Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	247	869	131	169	456	107	200	523	136	204	512	101
Future Volume (veh/h)	247	869	131	169	456	107	200	523	136	204	512	101
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.96	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	284	999	151	184	496	116	222	581	151	222	557	110
Peak Hour Factor	0.87	0.87	0.87	0.92	0.92	0.92	0.90	0.90	0.90	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	347	1119	599	212	1186	512	280	906	235	278	960	189
Arrive On Green	0.10	0.31	0.31	0.12	0.33	0.33	0.03	0.11	0.11	0.08	0.33	0.33
Sat Flow, veh/h	3456	3554	1495	1781	3554	1533	3456	2768	717	3456	2939	578
Grp Volume(v), veh/h	284	999	151	184	496	116	222	372	360	222	336	331
Grp Sat Flow(s),veh/h/ln	1728	1777	1495	1781	1777	1533	1728	1777	1708	1728	1777	1740
Q Serve(g_s), s	9.7	32.1	8.1	12.2	13.0	6.5	7.7	24.1	24.2	7.6	18.8	19.0
Cycle Q Clear(g_c), s	9.7	32.1	8.1	12.2	13.0	6.5	7.7	24.1	24.2	7.6	18.8	19.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.42	1.00		0.33
Lane Grp Cap(c), veh/h	347	1119	599	212	1186	512	280	582	559	278	580	568
V/C Ratio(X)	0.82	0.89	0.25	0.87	0.42	0.23	0.79	0.64	0.64	0.80	0.58	0.58
Avail Cap(c_a), veh/h	461	1170	621	260	1214	524	302	582	559	302	580	568
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.9	39.2	24.4	51.9	31.0	28.8	57.4	46.7	46.8	54.2	33.5	33.6
Incr Delay (d2), s/veh	8.5	9.0	0.3	22.0	0.3	0.3	11.8	5.0	5.2	13.2	4.2	4.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	14.8	2.8	6.6	5.4	2.4	3.9	12.3	11.9	3.7	8.6	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.4	48.2	24.7	73.9	31.3	29.1	69.2	51.7	52.0	67.4	37.7	37.9
LnGrp LOS	E	D	C	E	C	C	E	D	D	E	D	D
Approach Vol, veh/h		1434			796			954			889	
Approach Delay, s/veh		48.3			40.8			55.9			45.2	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	44.8	18.8	42.3	14.2	44.7	16.5	44.5
Change Period (Y+Rc), s	4.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
Max Green Setting (Gmax), s	10.5	33.5	17.5	39.5	10.5	33.5	16.0	41.0
Max Q Clear Time (g_c+I1), s	9.6	26.2	14.2	34.1	9.7	21.0	11.7	15.0
Green Ext Time (p_c), s	0.1	3.2	0.1	3.6	0.1	4.2	0.4	5.1

Intersection Summary	
HCM 6th Ctrl Delay	48.0
HCM 6th LOS	D

Notes

User approved changes to right turn type.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	18	28	259	25	187	83	570	148	62	581	17
Future Volume (veh/h)	14	18	28	259	25	187	83	570	148	62	581	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.98	1.00		0.97	1.00		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	20	25	39	308	30	223	104	712	185	67	625	18
Peak Hour Factor	0.71	0.71	0.71	0.84	0.84	0.84	0.80	0.80	0.80	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	37	49	43	251	19	679	230	1397	626	86	1100	32
Arrive On Green	0.44	0.44	0.44	0.44	0.44	0.44	0.26	0.79	0.79	0.02	0.10	0.10
Sat Flow, veh/h	0	112	97	442	43	1552	1781	3554	1593	1781	3519	101
Grp Volume(v), veh/h	84	0	0	338	0	223	104	712	185	67	315	328
Grp Sat Flow(s),veh/h/ln	209	0	0	485	0	1552	1781	1777	1593	1781	1777	1844
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	11.3	5.9	8.6	3.9	4.5	20.3	20.3
Cycle Q Clear(g_c), s	52.5	0.0	0.0	52.5	0.0	11.3	5.9	8.6	3.9	4.5	20.3	20.3
Prop In Lane	0.24		0.46	0.91		1.00	1.00		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	129	0	0	269	0	679	230	1397	626	86	555	576
V/C Ratio(X)	0.65	0.00	0.00	1.25	0.00	0.33	0.45	0.51	0.30	0.78	0.57	0.57
Avail Cap(c_a), veh/h	129	0	0	269	0	679	230	1397	626	171	555	576
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.87	0.87	0.87
Uniform Delay (d), s/veh	28.8	0.0	0.0	39.3	0.0	22.2	40.9	8.7	8.2	58.4	46.1	46.1
Incr Delay (d2), s/veh	12.6	0.0	0.0	141.2	0.0	0.4	6.3	1.3	1.2	4.8	3.6	3.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	0.0	18.8	0.0	4.2	2.8	2.5	1.4	2.2	10.2	10.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.4	0.0	0.0	180.5	0.0	22.6	47.2	10.0	9.4	63.2	49.7	49.6
LnGrp LOS	D	A	A	F	A	C	D	B	A	E	D	D
Approach Vol, veh/h		84			561			1001			710	
Approach Delay, s/veh		41.4			117.7			13.8			51.0	
Approach LOS		D			F			B			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.3	52.7		57.0	20.0	43.0		57.0				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	6.5	10.6		54.5	7.9	22.3		54.5				
Green Ext Time (p_c), s	0.0	8.6		0.0	0.0	4.5		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			50.7									
HCM 6th LOS			D									

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	26	30	134	32	130	68	694	165	147	772	33
Future Volume (veh/h)	28	26	30	134	32	130	68	694	165	147	772	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	0.99		0.97	1.00		0.99	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	36	33	38	144	34	140	73	746	177	158	830	35
Peak Hour Factor	0.78	0.78	0.78	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	67	62	49	232	46	431	230	1786	817	171	1627	69
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28	0.26	1.00	1.00	0.03	0.15	0.15
Sat Flow, veh/h	97	219	174	633	162	1535	1781	3554	1626	1781	3468	146
Grp Volume(v), veh/h	107	0	0	178	0	140	73	746	177	158	425	440
Grp Sat Flow(s),veh/h/ln	491	0	0	795	0	1535	1781	1777	1626	1781	1777	1837
Q Serve(g_s), s	3.9	0.0	0.0	0.0	0.0	8.7	4.0	0.0	0.0	10.6	26.4	26.4
Cycle Q Clear(g_c), s	31.0	0.0	0.0	27.2	0.0	8.7	4.0	0.0	0.0	10.6	26.4	26.4
Prop In Lane	0.34		0.36	0.81		1.00	1.00		1.00	1.00		0.08
Lane Grp Cap(c), veh/h	178	0	0	277	0	431	230	1786	817	171	834	862
V/C Ratio(X)	0.60	0.00	0.00	0.64	0.00	0.32	0.32	0.42	0.22	0.93	0.51	0.51
Avail Cap(c_a), veh/h	410	0	0	496	0	672	230	1786	817	171	834	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.87	0.87	0.87
Uniform Delay (d), s/veh	41.0	0.0	0.0	40.6	0.0	34.1	40.2	0.0	0.0	57.7	38.1	38.1
Incr Delay (d2), s/veh	4.6	0.0	0.0	3.5	0.0	0.6	3.6	0.7	0.6	43.1	1.9	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	0.0	0.0	5.2	0.0	3.3	1.9	0.2	0.1	7.1	13.0	13.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.6	0.0	0.0	44.1	0.0	34.8	43.8	0.7	0.6	100.7	40.0	39.9
LnGrp LOS	D	A	A	D	A	C	D	A	A	F	D	D
Approach Vol, veh/h		107			318			996			1023	
Approach Delay, s/veh		45.6			40.0			3.9			49.4	
Approach LOS		D			D			A			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	65.8		38.2	20.0	61.8		38.2				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	12.6	2.0		33.0	6.0	28.4		29.2				
Green Ext Time (p_c), s	0.0	9.5		0.7	0.0	4.5		2.2				

Intersection Summary												
HCM 6th Ctrl Delay			29.4									
HCM 6th LOS			C									

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	6	801	4	4	958
Future Vol, veh/h	0	6	801	4	4	958
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	7	871	4	4	1041

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	436	0	0	875	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	568	-	-	767	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	568	-	-	767	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	568	767	-
HCM Lane V/C Ratio	-	-	0.011	0.006	-
HCM Control Delay (s)	-	-	11.4	9.7	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	17	927	8	8	977
Future Vol, veh/h	0	17	927	8	8	977
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	1008	9	9	1062

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	504	0	0	1017	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	513	-	-	678	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	513	-	-	678	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.3	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	513	678	-
HCM Lane V/C Ratio	-	-	0.036	0.013	-
HCM Control Delay (s)	-	-	12.3	10.4	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	805	0	0	958
Future Vol, veh/h	0	0	805	0	0	958
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	875	0	0	1041

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	438	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	567	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	567	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	-

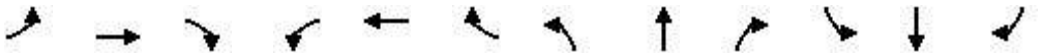
Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	935	0	0	977
Future Vol, veh/h	0	0	935	0	0	977
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1016	0	0	1062

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	508	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	510	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	510	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

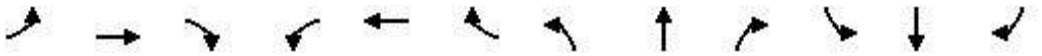
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	145	403	127	97	820	28	119	559	46	37	633	288
Future Volume (veh/h)	145	403	127	97	820	28	119	559	46	37	633	288
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.93	1.00		0.91	1.00		0.89
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	167	463	146	117	988	34	149	699	58	43	728	331
Peak Hour Factor	0.87	0.87	0.87	0.83	0.83	0.83	0.80	0.80	0.80	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	194	894	279	142	1075	37	177	1371	558	55	1127	448
Arrive On Green	0.11	0.34	0.34	0.08	0.31	0.31	0.03	0.13	0.13	0.06	0.63	0.63
Sat Flow, veh/h	1781	2622	818	1781	3495	120	1781	3554	1447	1781	3554	1414
Grp Volume(v), veh/h	167	312	297	117	502	520	149	699	58	43	728	331
Grp Sat Flow(s),veh/h/ln	1781	1777	1663	1781	1777	1839	1781	1777	1447	1781	1777	1414
Q Serve(g_s), s	11.1	16.9	17.2	7.8	32.7	32.7	10.0	22.0	4.3	2.9	15.2	19.3
Cycle Q Clear(g_c), s	11.1	16.9	17.2	7.8	32.7	32.7	10.0	22.0	4.3	2.9	15.2	19.3
Prop In Lane	1.00		0.49	1.00		0.07	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	194	606	567	142	547	566	177	1371	558	55	1127	448
V/C Ratio(X)	0.86	0.52	0.52	0.82	0.92	0.92	0.84	0.51	0.10	0.78	0.65	0.74
Avail Cap(c_a), veh/h	223	606	567	229	563	582	209	1371	558	107	1127	448
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.84	0.84	0.84	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.6	31.6	31.7	54.4	40.1	40.1	57.1	41.8	34.0	55.9	17.8	18.5
Incr Delay (d2), s/veh	22.6	1.0	1.2	5.5	20.3	19.8	17.2	1.1	0.3	8.7	2.9	10.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	7.2	6.9	3.6	16.9	17.4	5.5	10.7	1.5	1.4	4.7	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.1	32.7	32.9	59.9	60.4	59.9	74.3	42.9	34.3	64.6	20.6	28.9
LnGrp LOS	E	C	C	E	E	E	E	D	C	E	C	C
Approach Vol, veh/h		776			1139			906			1102	
Approach Delay, s/veh		41.9			60.1			47.5			24.8	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.2	51.8	14.1	45.9	16.4	43.6	18.1	41.9
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	7.2	39.8	15.4	38.1	14.1	32.9	15.0	38.0
Max Q Clear Time (g_c+I1), s	4.9	24.0	9.8	19.2	12.0	21.3	13.1	34.7
Green Ext Time (p_c), s	0.0	5.7	0.0	4.8	0.0	6.1	0.0	2.2

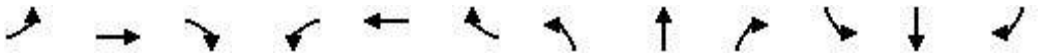
Intersection Summary	
HCM 6th Ctrl Delay	43.7
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	180	599	86	79	385	34	91	713	66	74	706	197
Future Volume (veh/h)	180	599	86	79	385	34	91	713	66	74	706	197
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	196	651	93	91	443	39	106	829	77	77	735	205
Peak Hour Factor	0.92	0.92	0.92	0.87	0.87	0.87	0.86	0.86	0.86	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	224	859	122	114	697	61	111	1608	701	77	1540	672
Arrive On Green	0.13	0.28	0.28	0.06	0.21	0.21	0.02	0.15	0.15	0.09	0.87	0.87
Sat Flow, veh/h	1781	3094	441	1781	3296	289	1781	3554	1549	1781	3554	1551
Grp Volume(v), veh/h	196	373	371	91	238	244	106	829	77	77	735	205
Grp Sat Flow(s),veh/h/ln	1781	1777	1758	1781	1777	1808	1781	1777	1549	1781	1777	1551
Q Serve(g_s), s	13.0	23.1	23.2	6.0	14.6	14.8	7.1	25.8	5.2	5.2	5.6	2.9
Cycle Q Clear(g_c), s	13.0	23.1	23.2	6.0	14.6	14.8	7.1	25.8	5.2	5.2	5.6	2.9
Prop In Lane	1.00		0.25	1.00		0.16	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	224	493	488	114	376	382	111	1608	701	77	1540	672
V/C Ratio(X)	0.87	0.76	0.76	0.80	0.63	0.64	0.95	0.52	0.11	1.00	0.48	0.30
Avail Cap(c_a), veh/h	453	675	668	229	444	452	111	1608	701	77	1540	672
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.82	0.82	0.82	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	39.7	39.7	55.4	43.1	43.1	58.6	38.9	30.1	54.8	4.9	4.7
Incr Delay (d2), s/veh	4.2	4.2	4.3	4.7	2.9	3.0	62.0	1.0	0.3	101.5	1.1	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	10.4	10.3	2.8	6.6	6.8	5.2	12.5	2.0	4.4	1.6	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	43.8	44.0	60.1	46.0	46.1	120.6	39.9	30.4	156.3	6.0	5.9
LnGrp LOS	E	D	D	E	D	D	F	D	C	F	A	A
Approach Vol, veh/h		940			573			1012			1017	
Approach Delay, s/veh		46.4			48.3			47.6			17.3	
Approach LOS		D			D			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	59.8	12.2	38.3	12.0	57.5	20.1	30.4
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	5.2	34.3	15.4	45.6	7.5	32.0	30.5	30.0
Max Q Clear Time (g_c+I1), s	7.2	27.8	8.0	25.2	9.1	7.6	15.0	16.8
Green Ext Time (p_c), s	0.0	3.7	0.0	6.1	0.0	8.3	0.1	3.0

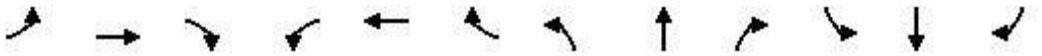
Intersection Summary	
HCM 6th Ctrl Delay	38.7
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	144	305	115	105	483	33	123	564	51	70	748	152
Future Volume (veh/h)	144	305	115	105	483	33	123	564	51	70	748	152
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	173	367	139	135	619	42	154	705	64	78	831	169
Peak Hour Factor	0.83	0.83	0.83	0.78	0.78	0.78	0.80	0.80	0.80	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	200	584	218	162	706	48	178	1667	743	99	1508	673
Arrive On Green	0.11	0.23	0.23	0.09	0.21	0.21	0.20	0.94	0.94	0.07	0.56	0.56
Sat Flow, veh/h	1781	2532	945	1781	3377	229	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	173	256	250	135	325	336	154	705	64	78	831	169
Grp Sat Flow(s),veh/h/ln	1781	1777	1700	1781	1777	1829	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	11.5	15.5	15.9	8.9	21.3	21.3	10.0	2.4	0.3	5.2	17.7	6.5
Cycle Q Clear(g_c), s	11.5	15.5	15.9	8.9	21.3	21.3	10.0	2.4	0.3	5.2	17.7	6.5
Prop In Lane	1.00		0.56	1.00		0.13	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	200	409	392	162	371	382	178	1667	743	99	1508	673
V/C Ratio(X)	0.86	0.62	0.64	0.83	0.88	0.88	0.86	0.42	0.09	0.79	0.55	0.25
Avail Cap(c_a), veh/h	252	409	392	258	400	412	223	1667	743	177	1508	673
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.89	0.89	0.89	0.51	0.51	0.51
Uniform Delay (d), s/veh	52.4	41.5	41.7	53.7	46.0	46.0	47.2	2.1	2.0	54.9	18.9	16.5
Incr Delay (d2), s/veh	18.5	3.5	4.0	6.3	19.0	18.8	18.8	0.7	0.2	2.7	0.7	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	7.2	7.1	4.3	11.3	11.7	4.9	0.8	0.2	2.3	6.2	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	70.8	45.0	45.6	59.9	65.0	64.8	66.0	2.8	2.2	57.6	19.7	16.9
LnGrp LOS	E	D	D	E	E	E	E	A	A	E	B	B
Approach Vol, veh/h		679			796			923			1078	
Approach Delay, s/veh		51.8			64.1			13.3			22.0	
Approach LOS		D			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.7	61.8	14.9	32.7	16.0	56.4	17.5	30.1
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	7.2	4.4	10.9	17.9	12.0	19.7	13.5	23.3
Green Ext Time (p_c), s	0.0	8.1	0.1	2.6	0.1	8.8	0.1	1.7

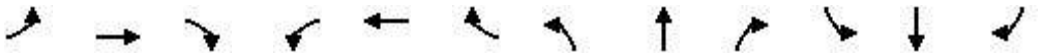
Intersection Summary	
HCM 6th Ctrl Delay	35.1
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	158	444	139	118	293	53	109	679	60	141	752	140
Future Volume (veh/h)	158	444	139	118	293	53	109	679	60	141	752	140
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	163	458	143	140	349	63	118	738	65	152	809	151
Peak Hour Factor	0.97	0.97	0.97	0.84	0.84	0.84	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	190	540	167	167	578	103	142	1589	692	177	1658	724
Arrive On Green	0.11	0.21	0.21	0.09	0.19	0.19	0.16	0.89	0.89	0.13	0.62	0.62
Sat Flow, veh/h	1781	2623	810	1781	3001	535	1781	3554	1547	1781	3554	1551
Grp Volume(v), veh/h	163	309	292	140	205	207	118	738	65	152	809	151
Grp Sat Flow(s),veh/h/ln	1781	1777	1656	1781	1777	1760	1781	1777	1547	1781	1777	1551
Q Serve(g_s), s	10.8	20.0	20.4	9.3	12.6	12.9	7.7	4.5	0.6	10.0	14.9	5.1
Cycle Q Clear(g_c), s	10.8	20.0	20.4	9.3	12.6	12.9	7.7	4.5	0.6	10.0	14.9	5.1
Prop In Lane	1.00		0.49	1.00		0.30	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	190	366	341	167	342	339	142	1589	692	177	1658	724
V/C Ratio(X)	0.86	0.84	0.86	0.84	0.60	0.61	0.83	0.46	0.09	0.86	0.49	0.21
Avail Cap(c_a), veh/h	252	394	367	258	400	396	223	1589	692	177	1658	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.83	0.83	0.83	0.51	0.51	0.51
Uniform Delay (d), s/veh	52.7	45.8	46.0	53.5	44.2	44.3	49.6	3.7	3.5	51.3	15.0	13.1
Incr Delay (d2), s/veh	15.8	15.3	18.0	7.9	2.5	2.8	6.4	0.8	0.2	18.4	0.5	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	10.4	10.1	4.5	5.8	5.9	3.4	1.3	0.2	5.2	5.1	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.5	61.1	63.9	61.4	46.7	47.1	56.1	4.6	3.8	69.7	15.5	13.4
LnGrp LOS	E	E	E	E	D	D	E	A	A	E	B	B
Approach Vol, veh/h		764			552			921			1112	
Approach Delay, s/veh		63.8			50.6			11.1			22.6	
Approach LOS		E			D			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.9	59.2	15.3	29.7	13.6	61.5	16.8	28.1
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	12.0	6.5	11.3	22.4	9.7	16.9	12.8	14.9
Green Ext Time (p_c), s	0.0	8.5	0.1	1.8	0.1	8.9	0.1	2.6

Intersection Summary	
HCM 6th Ctrl Delay	33.5
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	67	414	102	81	726	34	235	630	119	89	728	133
Future Volume (veh/h)	67	414	102	81	726	34	235	630	119	89	728	133
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	83	511	126	88	789	37	264	708	134	100	818	149
Peak Hour Factor	0.81	0.81	0.81	0.92	0.92	0.92	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	105	860	384	111	872	389	291	1649	735	123	1314	586
Arrive On Green	0.06	0.24	0.24	0.06	0.25	0.25	0.16	0.46	0.46	0.14	0.74	0.74
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	83	511	126	88	789	37	264	708	134	100	818	149
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	5.5	15.3	7.9	5.8	25.8	2.2	17.5	16.0	5.9	6.5	13.3	3.6
Cycle Q Clear(g_c), s	5.5	15.3	7.9	5.8	25.8	2.2	17.5	16.0	5.9	6.5	13.3	3.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	105	860	384	111	872	389	291	1649	735	123	1314	586
V/C Ratio(X)	0.79	0.59	0.33	0.80	0.90	0.10	0.91	0.43	0.18	0.81	0.62	0.25
Avail Cap(c_a), veh/h	126	888	396	141	918	409	319	1649	735	200	1314	586
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	55.7	40.2	37.4	55.5	43.9	35.0	49.3	21.5	18.8	50.9	11.6	10.3
Incr Delay (d2), s/veh	24.1	1.0	0.5	21.1	11.9	0.1	26.7	0.8	0.5	9.1	1.7	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	6.8	3.1	3.3	12.7	0.9	9.8	6.6	2.3	3.0	3.6	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.8	41.3	37.9	76.6	55.9	35.1	76.0	22.3	19.4	60.1	13.3	11.1
LnGrp LOS	E	D	D	E	E	D	E	C	B	E	B	B
Approach Vol, veh/h		720			914			1106			1067	
Approach Delay, s/veh		45.1			57.0			34.8			17.4	
Approach LOS		D			E			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.8	61.2	12.0	34.1	24.1	49.9	11.6	34.5
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	13.5	47.5	9.5	30.0	21.5	39.5	8.5	31.0
Max Q Clear Time (g_c+I1), s	8.5	18.0	7.8	17.3	19.5	15.3	7.5	27.8
Green Ext Time (p_c), s	0.1	5.5	0.0	3.1	0.2	6.2	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	37.2
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	591	129	175	443	79	143	675	96	115	825	86
Future Volume (veh/h)	98	591	129	175	443	79	143	675	96	115	825	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.99	1.00		0.98	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	642	140	186	471	84	155	734	104	134	959	100
Peak Hour Factor	0.92	0.92	0.92	0.94	0.94	0.94	0.92	0.92	0.92	0.86	0.86	0.86
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	133	781	331	214	943	415	182	1450	636	159	1404	608
Arrive On Green	0.07	0.22	0.22	0.12	0.27	0.27	0.10	0.41	0.41	0.18	0.79	0.79
Sat Flow, veh/h	1781	3554	1505	1781	3554	1562	1781	3554	1558	1781	3554	1539
Grp Volume(v), veh/h	107	642	140	186	471	84	155	734	104	134	959	100
Grp Sat Flow(s),veh/h/ln	1781	1777	1505	1781	1777	1562	1781	1777	1558	1781	1777	1539
Q Serve(g_s), s	7.1	20.6	9.6	12.3	13.5	5.0	10.3	18.5	5.1	8.7	14.7	1.9
Cycle Q Clear(g_c), s	7.1	20.6	9.6	12.3	13.5	5.0	10.3	18.5	5.1	8.7	14.7	1.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	133	781	331	214	943	415	182	1450	636	159	1404	608
V/C Ratio(X)	0.81	0.82	0.42	0.87	0.50	0.20	0.85	0.51	0.16	0.84	0.68	0.16
Avail Cap(c_a), veh/h	220	829	351	260	943	415	215	1450	636	246	1404	608
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	54.7	44.6	40.3	51.9	37.3	34.2	53.0	26.5	22.5	48.4	9.1	7.8
Incr Delay (d2), s/veh	10.8	6.4	0.9	22.4	0.4	0.2	23.4	1.3	0.6	11.0	2.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	9.8	3.6	6.8	5.9	1.9	5.7	7.8	2.0	4.0	3.5	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	65.5	51.0	41.1	74.2	37.7	34.5	76.4	27.8	23.1	59.4	11.2	8.2
LnGrp LOS	E	D	D	E	D	C	E	C	C	E	B	A
Approach Vol, veh/h		889			741			993			1193	
Approach Delay, s/veh		51.2			46.5			34.9			16.4	
Approach LOS		D			D			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.2	54.5	18.9	31.4	16.8	52.9	13.4	36.9
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	16.6	38.4	17.5	28.0	14.5	40.5	14.8	30.7
Max Q Clear Time (g_c+I1), s	10.7	20.5	14.3	22.6	12.3	16.7	9.1	15.5
Green Ext Time (p_c), s	0.1	4.8	0.1	2.2	0.1	7.3	0.1	3.0

Intersection Summary	
HCM 6th Ctrl Delay	35.1
HCM 6th LOS	D

Michael Baker
INTERNATIONAL

Appendix D: Opening Year 2026 Without Project Synchro Worksheets

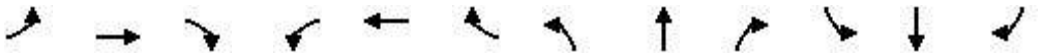
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	164	502	118	67	730	57	238	381	91	92	440	155
Future Volume (veh/h)	164	502	118	67	730	57	238	381	91	92	440	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	171	523	123	71	768	60	262	419	100	112	537	189
Peak Hour Factor	0.96	0.96	0.96	0.95	0.95	0.95	0.91	0.91	0.91	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	228	982	567	91	928	414	328	1330	315	166	1082	379
Arrive On Green	0.07	0.28	0.28	0.05	0.26	0.26	0.03	0.15	0.15	0.05	0.42	0.42
Sat Flow, veh/h	3456	3554	1508	1781	3554	1585	3456	2851	675	3456	2580	905
Grp Volume(v), veh/h	171	523	123	71	768	60	262	260	259	112	369	357
Grp Sat Flow(s),veh/h/ln	1728	1777	1508	1781	1777	1585	1728	1777	1749	1728	1777	1708
Q Serve(g_s), s	5.8	15.0	6.7	4.7	24.4	3.5	9.0	15.6	15.8	3.8	18.3	18.4
Cycle Q Clear(g_c), s	5.8	15.0	6.7	4.7	24.4	3.5	9.0	15.6	15.8	3.8	18.3	18.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.39	1.00		0.53
Lane Grp Cap(c), veh/h	228	982	567	91	928	414	328	829	816	166	745	716
V/C Ratio(X)	0.75	0.53	0.22	0.78	0.83	0.14	0.80	0.31	0.32	0.68	0.50	0.50
Avail Cap(c_a), veh/h	302	1111	622	156	1111	495	446	829	816	245	745	716
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.92	0.92	0.92	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.1	36.9	25.8	56.3	41.8	34.0	57.0	33.7	33.8	56.2	25.5	25.6
Incr Delay (d2), s/veh	7.0	0.6	0.3	13.4	5.0	0.2	6.6	0.9	0.9	4.7	2.3	2.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	6.4	2.4	2.4	11.0	1.3	4.4	7.6	7.6	1.8	8.0	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	62.1	37.5	26.1	69.6	46.8	34.3	63.6	34.6	34.7	61.0	27.9	28.0
LnGrp LOS	E	D	C	E	D	C	E	C	C	E	C	C
Approach Vol, veh/h		817			899			781			838	
Approach Delay, s/veh		40.9			47.7			44.4			32.4	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.3	61.5	10.6	37.7	15.9	55.8	12.4	35.9
Change Period (Y+Rc), s	4.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
Max Green Setting (Gmax), s	8.5	44.5	10.5	37.5	15.5	37.5	10.5	37.5
Max Q Clear Time (g_c+I1), s	5.8	17.8	6.7	17.0	11.0	20.4	7.8	26.4
Green Ext Time (p_c), s	0.1	4.4	0.0	5.0	0.4	5.5	0.1	4.9

Intersection Summary	
HCM 6th Ctrl Delay	41.4
HCM 6th LOS	D

Notes

User approved changes to right turn type.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	253	875	136	177	456	107	201	532	137	206	529	101
Future Volume (veh/h)	253	875	136	177	456	107	201	532	137	206	529	101
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.96	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	291	1006	156	192	496	116	223	591	152	224	575	110
Peak Hour Factor	0.87	0.87	0.87	0.92	0.92	0.92	0.90	0.90	0.90	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	355	1123	601	220	1197	517	281	891	229	280	949	181
Arrive On Green	0.10	0.32	0.32	0.12	0.34	0.34	0.03	0.11	0.11	0.08	0.32	0.32
Sat Flow, veh/h	3456	3554	1496	1781	3554	1534	3456	2774	711	3456	2956	564
Grp Volume(v), veh/h	291	1006	156	192	496	116	223	378	365	224	345	340
Grp Sat Flow(s),veh/h/ln	1728	1777	1496	1781	1777	1534	1728	1777	1709	1728	1777	1743
Q Serve(g_s), s	9.9	32.4	8.4	12.7	12.9	6.5	7.7	24.5	24.7	7.6	19.6	19.8
Cycle Q Clear(g_c), s	9.9	32.4	8.4	12.7	12.9	6.5	7.7	24.5	24.7	7.6	19.6	19.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.42	1.00		0.32
Lane Grp Cap(c), veh/h	355	1123	601	220	1197	517	281	571	549	280	570	559
V/C Ratio(X)	0.82	0.90	0.26	0.87	0.41	0.22	0.79	0.66	0.67	0.80	0.60	0.61
Avail Cap(c_a), veh/h	478	1170	621	260	1197	517	302	571	549	305	570	559
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.8	39.2	24.3	51.7	30.7	28.5	57.4	47.4	47.4	54.2	34.3	34.4
Incr Delay (d2), s/veh	8.1	9.3	0.3	23.6	0.3	0.3	12.0	5.5	5.8	13.2	4.7	4.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	14.9	2.9	7.0	5.4	2.4	3.9	12.5	12.2	3.8	9.0	8.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.9	48.4	24.7	75.2	31.0	28.9	69.4	52.9	53.3	67.4	39.0	39.2
LnGrp LOS	E	D	C	E	C	C	E	D	D	E	D	D
Approach Vol, veh/h		1453			804			966			909	
Approach Delay, s/veh		48.4			41.3			56.8			46.1	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	44.1	19.3	42.4	14.3	44.0	16.8	44.9
Change Period (Y+Rc), s	4.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
Max Green Setting (Gmax), s	10.6	33.4	17.5	39.5	10.5	33.5	16.6	40.4
Max Q Clear Time (g_c+I1), s	9.6	26.7	14.7	34.4	9.7	21.8	11.9	14.9
Green Ext Time (p_c), s	0.1	3.1	0.1	3.5	0.1	4.2	0.4	5.0

Intersection Summary	
HCM 6th Ctrl Delay	48.5
HCM 6th LOS	D

Notes

User approved changes to right turn type.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	18	28	260	25	188	83	585	148	63	594	17
Future Volume (veh/h)	14	18	28	260	25	188	83	585	148	63	594	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.98	1.00		0.97	1.00		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	20	25	39	310	30	224	104	731	185	68	639	18
Peak Hour Factor	0.71	0.71	0.71	0.84	0.84	0.84	0.80	0.80	0.80	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	37	49	43	251	19	679	230	1395	625	88	1101	31
Arrive On Green	0.44	0.44	0.44	0.44	0.44	0.44	0.26	0.79	0.79	0.02	0.10	0.10
Sat Flow, veh/h	0	112	97	442	43	1552	1781	3554	1593	1781	3524	99
Grp Volume(v), veh/h	84	0	0	340	0	224	104	731	185	68	322	335
Grp Sat Flow(s),veh/h/ln	209	0	0	485	0	1552	1781	1777	1593	1781	1777	1846
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	11.4	5.9	9.0	3.9	4.6	20.7	20.8
Cycle Q Clear(g_c), s	52.5	0.0	0.0	52.5	0.0	11.4	5.9	9.0	3.9	4.6	20.7	20.8
Prop In Lane	0.24		0.46	0.91		1.00	1.00		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	129	0	0	269	0	679	230	1395	625	88	555	577
V/C Ratio(X)	0.65	0.00	0.00	1.26	0.00	0.33	0.45	0.52	0.30	0.78	0.58	0.58
Avail Cap(c_a), veh/h	129	0	0	269	0	679	230	1395	625	171	555	577
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.85	0.85	0.85
Uniform Delay (d), s/veh	28.8	0.0	0.0	39.3	0.0	22.2	40.9	8.8	8.3	58.4	46.3	46.3
Incr Delay (d2), s/veh	12.6	0.0	0.0	144.3	0.0	0.4	6.3	1.4	1.2	4.7	3.7	3.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	0.0	19.0	0.0	4.2	2.8	2.6	1.4	2.2	10.4	10.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.4	0.0	0.0	183.6	0.0	22.6	47.2	10.2	9.5	63.0	50.0	49.9
LnGrp LOS	D	A	A	F	A	C	D	B	A	E	D	D
Approach Vol, veh/h		84			564			1020			725	
Approach Delay, s/veh		41.4			119.7			13.9			51.2	
Approach LOS		D			F			B			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	52.6		57.0	20.0	43.0		57.0				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	6.6	11.0		54.5	7.9	22.8		54.5				
Green Ext Time (p_c), s	0.0	8.8		0.0	0.0	4.5		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			51.1									
HCM 6th LOS			D									

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	26	30	135	32	131	68	706	166	150	826	33
Future Volume (veh/h)	28	26	30	135	32	131	68	706	166	150	826	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	0.99		0.97	1.00		0.99	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	36	33	38	145	34	141	73	759	178	161	888	35
Peak Hour Factor	0.78	0.78	0.78	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	67	62	49	233	45	434	230	1779	814	171	1626	64
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28	0.26	1.00	1.00	0.03	0.15	0.15
Sat Flow, veh/h	96	218	173	632	160	1536	1781	3554	1626	1781	3479	137
Grp Volume(v), veh/h	107	0	0	179	0	141	73	759	178	161	454	469
Grp Sat Flow(s),veh/h/ln	487	0	0	793	0	1536	1781	1777	1626	1781	1777	1839
Q Serve(g_s), s	3.9	0.0	0.0	0.0	0.0	8.7	4.0	0.0	0.0	10.8	28.3	28.3
Cycle Q Clear(g_c), s	31.2	0.0	0.0	27.4	0.0	8.7	4.0	0.0	0.0	10.8	28.3	28.3
Prop In Lane	0.34		0.36	0.81		1.00	1.00		1.00	1.00		0.07
Lane Grp Cap(c), veh/h	178	0	0	278	0	434	230	1779	814	171	830	860
V/C Ratio(X)	0.60	0.00	0.00	0.64	0.00	0.32	0.32	0.43	0.22	0.94	0.55	0.55
Avail Cap(c_a), veh/h	407	0	0	494	0	672	230	1779	814	171	830	860
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.71	0.71	0.71
Uniform Delay (d), s/veh	40.9	0.0	0.0	40.5	0.0	34.0	40.2	0.0	0.0	57.8	39.0	39.0
Incr Delay (d2), s/veh	4.6	0.0	0.0	3.5	0.0	0.6	3.6	0.8	0.6	42.1	1.8	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	0.0	0.0	5.2	0.0	3.3	1.9	0.2	0.1	7.1	13.9	14.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.5	0.0	0.0	44.0	0.0	34.6	43.8	0.8	0.6	99.8	40.8	40.8
LnGrp LOS	D	A	A	D	A	C	D	A	A	F	D	D
Approach Vol, veh/h		107			320			1010			1084	
Approach Delay, s/veh		45.5			39.9			3.8			49.6	
Approach LOS		D			D			A			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	65.6		38.4	20.0	61.6		38.4				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	12.8	2.0		33.2	6.0	30.3		29.4				
Green Ext Time (p_c), s	0.0	9.7		0.7	0.0	4.0		2.3				

Intersection Summary												
HCM 6th Ctrl Delay			29.8									
HCM 6th LOS			C									

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	6	816	4	5	971
Future Vol, veh/h	0	6	816	4	5	971
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	7	887	4	5	1055

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	444	0	0	891	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	561	-	-	757	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	561	-	-	757	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.5	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	561	757	-
HCM Lane V/C Ratio	-	-	0.012	0.007	-
HCM Control Delay (s)	-	-	11.5	9.8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	17	939	8	10	989
Future Vol, veh/h	0	17	939	8	10	989
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	1021	9	11	1075

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	511	0	0	1030	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	508	-	-	670	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	508	-	-	670	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	508	670	-
HCM Lane V/C Ratio	-	-	0.036	0.016	-
HCM Control Delay (s)	-	-	12.4	10.5	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	820	0	0	971
Future Vol, veh/h	0	0	820	0	0	971
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	891	0	0	1055

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	446	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	560	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	560	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	-

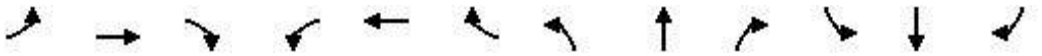
Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	947	0	0	989
Future Vol, veh/h	0	0	947	0	0	989
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1029	0	0	1075

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	515	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	505	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	505	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

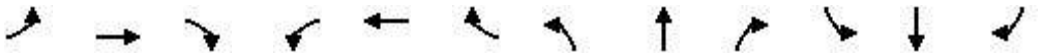
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	145	410	129	102	831	28	121	574	52	38	646	288
Future Volume (veh/h)	145	410	129	102	831	28	121	574	52	38	646	288
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.96	1.00		0.93	1.00		0.97	1.00		0.89
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	167	471	148	123	1001	34	151	718	65	44	743	331
Peak Hour Factor	0.87	0.87	0.87	0.83	0.83	0.83	0.80	0.80	0.80	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	194	895	279	149	1082	37	179	1362	592	56	1117	444
Arrive On Green	0.11	0.34	0.34	0.08	0.31	0.31	0.03	0.13	0.13	0.06	0.63	0.63
Sat Flow, veh/h	1781	2639	822	1781	3497	119	1781	3554	1544	1781	3554	1412
Grp Volume(v), veh/h	167	316	303	123	509	526	151	718	65	44	743	331
Grp Sat Flow(s),veh/h/ln	1781	1777	1684	1781	1777	1839	1781	1777	1544	1781	1777	1412
Q Serve(g_s), s	11.1	17.1	17.4	8.2	33.2	33.2	10.1	22.7	4.5	2.9	16.0	19.7
Cycle Q Clear(g_c), s	11.1	17.1	17.4	8.2	33.2	33.2	10.1	22.7	4.5	2.9	16.0	19.7
Prop In Lane	1.00		0.49	1.00		0.06	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	194	602	571	149	550	569	179	1362	592	56	1117	444
V/C Ratio(X)	0.86	0.52	0.53	0.83	0.93	0.93	0.84	0.53	0.11	0.78	0.67	0.75
Avail Cap(c_a), veh/h	223	602	571	235	563	582	215	1362	592	107	1117	444
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.82	0.82	0.82	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.6	31.9	32.0	54.1	40.1	40.1	57.1	42.2	34.3	55.8	18.3	18.9
Incr Delay (d2), s/veh	22.6	1.1	1.2	6.6	21.4	20.9	16.2	1.2	0.3	8.5	3.1	10.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	7.4	7.1	3.9	17.3	17.8	5.6	11.0	1.7	1.4	4.9	5.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.1	33.0	33.2	60.8	61.5	61.0	73.3	43.4	34.6	64.3	21.4	29.8
LnGrp LOS	E	C	C	E	E	E	E	D	C	E	C	C
Approach Vol, veh/h		786			1158			934			1118	
Approach Delay, s/veh		42.0			61.2			47.6			25.6	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.3	51.5	14.5	45.7	16.6	43.2	18.1	42.1
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	7.2	39.8	15.8	37.7	14.5	32.5	15.0	38.0
Max Q Clear Time (g_c+I1), s	4.9	24.7	10.2	19.4	12.1	21.7	13.1	35.2
Green Ext Time (p_c), s	0.0	5.7	0.0	4.8	0.0	5.9	0.0	1.9

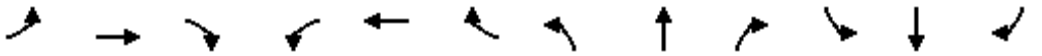
Intersection Summary	
HCM 6th Ctrl Delay	44.3
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	180	619	88	83	399	34	93	725	70	76	718	197
Future Volume (veh/h)	180	619	88	83	399	34	93	725	70	76	718	197
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	196	673	96	95	459	39	108	843	81	79	748	205
Peak Hour Factor	0.92	0.92	0.92	0.87	0.87	0.87	0.86	0.86	0.86	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	224	857	122	119	706	60	111	1602	698	77	1534	669
Arrive On Green	0.13	0.28	0.28	0.07	0.21	0.21	0.02	0.15	0.15	0.09	0.86	0.86
Sat Flow, veh/h	1781	3094	441	1781	3307	280	1781	3554	1549	1781	3554	1551
Grp Volume(v), veh/h	196	386	383	95	246	252	108	843	81	79	748	205
Grp Sat Flow(s),veh/h/ln	1781	1777	1758	1781	1777	1810	1781	1777	1549	1781	1777	1551
Q Serve(g_s), s	13.0	24.1	24.2	6.3	15.2	15.3	7.3	26.3	5.4	5.2	6.0	2.9
Cycle Q Clear(g_c), s	13.0	24.1	24.2	6.3	15.2	15.3	7.3	26.3	5.4	5.2	6.0	2.9
Prop In Lane	1.00		0.25	1.00		0.15	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	224	492	487	119	379	386	111	1602	698	77	1534	669
V/C Ratio(X)	0.87	0.78	0.79	0.80	0.65	0.65	0.97	0.53	0.12	1.02	0.49	0.31
Avail Cap(c_a), veh/h	453	675	668	229	444	452	111	1602	698	77	1534	669
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.82	0.82	0.82	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	40.1	40.1	55.2	43.1	43.1	58.7	39.2	30.4	54.8	5.1	4.9
Incr Delay (d2), s/veh	4.2	5.2	5.3	4.6	3.3	3.3	67.5	1.0	0.3	109.0	1.1	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	10.9	10.9	2.9	6.9	7.1	5.4	12.7	2.1	4.5	1.7	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	45.3	45.4	59.9	46.4	46.5	126.2	40.3	30.6	163.8	6.2	6.0
LnGrp LOS	E	D	D	E	D	D	F	D	C	F	A	A
Approach Vol, veh/h		965			593			1032			1032	
Approach Delay, s/veh		47.4			48.6			48.5			18.2	
Approach LOS		D			D			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	59.6	12.5	38.2	12.0	57.3	20.1	30.6
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	5.2	34.3	15.4	45.6	7.5	32.0	30.5	30.0
Max Q Clear Time (g_c+I1), s	7.2	28.3	8.3	26.2	9.3	8.0	15.0	17.3
Green Ext Time (p_c), s	0.0	3.5	0.0	6.2	0.0	8.4	0.1	3.1

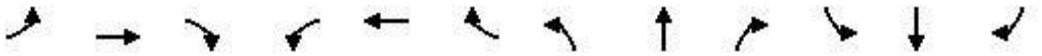
Intersection Summary	
HCM 6th Ctrl Delay	39.6
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	324	115	105	510	37	123	572	51	74	753	165
Future Volume (veh/h)	160	324	115	105	510	37	123	572	51	74	753	165
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	390	139	135	654	47	154	715	64	82	837	183
Peak Hour Factor	0.83	0.83	0.83	0.78	0.78	0.78	0.80	0.80	0.80	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	220	638	224	162	726	52	178	1592	694	104	1443	632
Arrive On Green	0.12	0.25	0.25	0.09	0.22	0.22	0.20	0.90	0.90	0.08	0.54	0.54
Sat Flow, veh/h	1781	2563	901	1781	3356	241	1781	3554	1550	1781	3554	1556
Grp Volume(v), veh/h	193	269	260	135	346	355	154	715	64	82	837	183
Grp Sat Flow(s),veh/h/ln	1781	1777	1687	1781	1777	1821	1781	1777	1550	1781	1777	1556
Q Serve(g_s), s	12.8	16.1	16.4	8.9	22.7	22.8	10.0	4.2	0.6	5.4	18.9	7.7
Cycle Q Clear(g_c), s	12.8	16.1	16.4	8.9	22.7	22.8	10.0	4.2	0.6	5.4	18.9	7.7
Prop In Lane	1.00		0.53	1.00		0.13	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	220	442	420	162	384	394	178	1592	694	104	1443	632
V/C Ratio(X)	0.88	0.61	0.62	0.83	0.90	0.90	0.86	0.45	0.09	0.79	0.58	0.29
Avail Cap(c_a), veh/h	252	442	420	258	400	410	223	1592	694	177	1443	632
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.87	0.87	0.87	0.63	0.63	0.63
Uniform Delay (d), s/veh	51.7	39.9	40.0	53.7	45.8	45.8	47.2	3.7	3.5	54.7	20.8	18.2
Incr Delay (d2), s/veh	23.3	2.8	3.3	6.3	22.8	22.7	18.5	0.8	0.2	3.2	1.1	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.1	7.4	7.2	4.3	12.4	12.7	4.9	1.2	0.2	2.5	6.8	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.0	42.7	43.3	59.9	68.5	68.4	65.7	4.5	3.7	57.9	21.8	18.9
LnGrp LOS	E	D	D	E	E	E	E	A	A	E	C	B
Approach Vol, veh/h		722			836			933			1102	
Approach Delay, s/veh		51.6			67.1			14.5			24.0	
Approach LOS		D			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	59.3	14.9	34.9	16.0	54.2	18.8	31.0
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	7.4	6.2	10.9	18.4	12.0	20.9	14.8	24.8
Green Ext Time (p_c), s	0.0	8.2	0.1	2.7	0.1	8.8	0.1	1.2

Intersection Summary	
HCM 6th Ctrl Delay	37.1
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	479	139	118	321	57	109	686	60	146	758	151
Future Volume (veh/h)	170	479	139	118	321	57	109	686	60	146	758	151
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	175	494	143	140	382	68	118	746	65	157	815	162
Peak Hour Factor	0.97	0.97	0.97	0.84	0.84	0.84	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	202	560	161	167	569	100	142	1577	686	177	1646	719
Arrive On Green	0.11	0.21	0.21	0.09	0.19	0.19	0.16	0.89	0.89	0.13	0.62	0.62
Sat Flow, veh/h	1781	2677	768	1781	3007	530	1781	3554	1547	1781	3554	1551
Grp Volume(v), veh/h	175	326	311	140	224	226	118	746	65	157	815	162
Grp Sat Flow(s),veh/h/ln	1781	1777	1668	1781	1777	1761	1781	1777	1547	1781	1777	1551
Q Serve(g_s), s	11.6	21.4	21.7	9.3	14.0	14.3	7.7	4.9	0.6	10.4	15.2	5.6
Cycle Q Clear(g_c), s	11.6	21.4	21.7	9.3	14.0	14.3	7.7	4.9	0.6	10.4	15.2	5.6
Prop In Lane	1.00		0.46	1.00		0.30	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	202	371	349	167	336	333	142	1577	686	177	1646	719
V/C Ratio(X)	0.87	0.88	0.89	0.84	0.67	0.68	0.83	0.47	0.09	0.89	0.50	0.23
Avail Cap(c_a), veh/h	252	394	370	258	400	396	223	1577	686	177	1646	719
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.83	0.83	0.83	0.78	0.78	0.78
Uniform Delay (d), s/veh	52.3	46.0	46.1	53.5	45.1	45.2	49.6	4.0	3.8	51.4	15.3	13.4
Incr Delay (d2), s/veh	19.0	19.7	22.4	7.9	4.1	4.5	6.4	0.8	0.2	31.1	0.8	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	11.4	11.1	4.5	6.6	6.7	3.4	1.4	0.3	5.9	5.3	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.3	65.7	68.5	61.4	49.2	49.7	56.1	4.9	4.0	82.6	16.1	14.0
LnGrp LOS	E	E	E	E	D	D	E	A	A	F	B	B
Approach Vol, veh/h		812			590			929			1134	
Approach Delay, s/veh		68.0			52.3			11.3			25.0	
Approach LOS		E			D			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.9	58.8	15.3	30.1	13.6	61.1	17.6	27.7
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	12.4	6.9	11.3	23.7	9.7	17.2	13.6	16.3
Green Ext Time (p_c), s	0.0	8.6	0.1	1.4	0.1	9.0	0.1	2.6

Intersection Summary	
HCM 6th Ctrl Delay	36.1
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	69	429	116	81	736	34	246	630	119	89	728	134
Future Volume (veh/h)	69	429	116	81	736	34	246	630	119	89	728	134
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	85	530	143	88	800	37	276	708	134	100	818	151
Peak Hour Factor	0.81	0.81	0.81	0.92	0.92	0.92	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	107	872	380	111	879	386	302	1637	719	123	1280	559
Arrive On Green	0.06	0.25	0.25	0.06	0.25	0.25	0.17	0.46	0.46	0.14	0.72	0.72
Sat Flow, veh/h	1781	3554	1548	1781	3554	1559	1781	3554	1561	1781	3554	1551
Grp Volume(v), veh/h	85	530	143	88	800	37	276	708	134	100	818	151
Grp Sat Flow(s),veh/h/ln	1781	1777	1548	1781	1777	1559	1781	1777	1561	1781	1777	1551
Q Serve(g_s), s	5.7	15.9	9.2	5.8	26.2	2.2	18.3	16.1	6.1	6.5	14.3	4.1
Cycle Q Clear(g_c), s	5.7	15.9	9.2	5.8	26.2	2.2	18.3	16.1	6.1	6.5	14.3	4.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	107	872	380	111	879	386	302	1637	719	123	1280	559
V/C Ratio(X)	0.79	0.61	0.38	0.80	0.91	0.10	0.91	0.43	0.19	0.81	0.64	0.27
Avail Cap(c_a), veh/h	126	888	387	141	918	403	319	1637	719	200	1280	559
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.73	0.73	0.73
Uniform Delay (d), s/veh	55.7	40.2	37.6	55.5	43.9	34.8	48.9	21.8	19.1	50.9	12.7	11.3
Incr Delay (d2), s/veh	24.9	1.2	0.6	21.1	12.6	0.1	28.4	0.8	0.6	8.9	1.8	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	7.1	3.6	3.3	13.0	0.9	10.3	6.7	2.3	3.0	3.9	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	80.6	41.3	38.3	76.6	56.5	34.9	77.4	22.6	19.7	59.8	14.5	12.2
LnGrp LOS	F	D	D	E	E	C	E	C	B	E	B	B
Approach Vol, veh/h		758			925			1118			1069	
Approach Delay, s/veh		45.1			57.5			35.8			18.4	
Approach LOS		D			E			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.8	60.8	12.0	34.4	24.9	48.7	11.7	34.7
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	13.5	47.5	9.5	30.0	21.5	39.5	8.5	31.0
Max Q Clear Time (g_c+I1), s	8.5	18.1	7.8	17.9	20.3	16.3	7.7	28.2
Green Ext Time (p_c), s	0.1	5.5	0.0	3.2	0.1	6.2	0.0	1.4

Intersection Summary	
HCM 6th Ctrl Delay	38.0
HCM 6th LOS	D

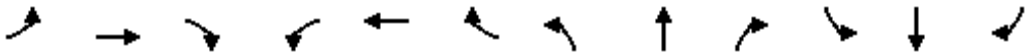
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	600	138	175	456	79	153	675	96	115	825	86
Future Volume (veh/h)	99	600	138	175	456	79	153	675	96	115	825	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.99	1.00		0.98	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	108	652	150	186	485	84	166	734	104	134	959	100
Peak Hour Factor	0.92	0.92	0.92	0.94	0.94	0.94	0.92	0.92	0.92	0.86	0.86	0.86
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	134	785	333	214	946	416	193	1445	634	159	1378	597
Arrive On Green	0.08	0.22	0.22	0.12	0.27	0.27	0.11	0.41	0.41	0.18	0.78	0.78
Sat Flow, veh/h	1781	3554	1506	1781	3554	1562	1781	3554	1558	1781	3554	1539
Grp Volume(v), veh/h	108	652	150	186	485	84	166	734	104	134	959	100
Grp Sat Flow(s),veh/h/ln	1781	1777	1506	1781	1777	1562	1781	1777	1558	1781	1777	1539
Q Serve(g_s), s	7.2	21.0	10.3	12.3	13.9	5.0	11.0	18.5	5.1	8.7	15.8	2.0
Cycle Q Clear(g_c), s	7.2	21.0	10.3	12.3	13.9	5.0	11.0	18.5	5.1	8.7	15.8	2.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	134	785	333	214	946	416	193	1445	634	159	1378	597
V/C Ratio(X)	0.81	0.83	0.45	0.87	0.51	0.20	0.86	0.51	0.16	0.84	0.70	0.17
Avail Cap(c_a), veh/h	220	829	351	260	946	416	215	1445	634	246	1378	597
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.79	0.79	0.79
Uniform Delay (d), s/veh	54.6	44.6	40.4	51.9	37.4	34.2	52.6	26.6	22.6	48.4	10.0	8.5
Incr Delay (d2), s/veh	10.8	6.8	1.0	22.4	0.5	0.2	26.0	1.3	0.6	11.5	2.3	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	10.0	3.9	6.8	6.1	1.9	6.2	7.9	2.0	4.0	3.8	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	65.4	51.4	41.4	74.2	37.9	34.4	78.6	27.9	23.2	59.9	12.3	8.9
LnGrp LOS	E	D	D	E	D	C	E	C	C	E	B	A
Approach Vol, veh/h		910			755			1004			1193	
Approach Delay, s/veh		51.4			46.5			35.8			17.4	
Approach LOS		D			D			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.2	54.3	18.9	31.5	17.5	52.0	13.5	36.9
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	16.6	38.4	17.5	28.0	14.5	40.5	14.8	30.7
Max Q Clear Time (g_c+I1), s	10.7	20.5	14.3	23.0	13.0	17.8	9.2	15.9
Green Ext Time (p_c), s	0.1	4.8	0.1	2.2	0.1	7.1	0.1	3.1

Intersection Summary	
HCM 6th Ctrl Delay	35.9
HCM 6th LOS	D

Michael Baker
INTERNATIONAL

Appendix E: Opening Year 2026 With Project Synchro Worksheets



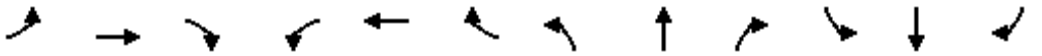
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	164	502	123	72	730	57	244	424	97	92	478	155
Future Volume (veh/h)	164	502	123	72	730	57	244	424	97	92	478	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	171	523	128	76	768	60	268	466	107	112	583	189
Peak Hour Factor	0.96	0.96	0.96	0.95	0.95	0.95	0.91	0.91	0.91	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	228	970	564	97	928	414	334	1340	306	166	1103	357
Arrive On Green	0.07	0.27	0.27	0.05	0.26	0.26	0.03	0.15	0.15	0.05	0.42	0.42
Sat Flow, veh/h	3456	3554	1507	1781	3554	1585	3456	2874	655	3456	2640	854
Grp Volume(v), veh/h	171	523	128	76	768	60	268	287	286	112	392	380
Grp Sat Flow(s),veh/h/ln	1728	1777	1507	1781	1777	1585	1728	1777	1752	1728	1777	1717
Q Serve(g_s), s	5.8	15.1	7.0	5.1	24.4	3.5	9.2	17.3	17.5	3.8	19.8	19.9
Cycle Q Clear(g_c), s	5.8	15.1	7.0	5.1	24.4	3.5	9.2	17.3	17.5	3.8	19.8	19.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.37	1.00		0.50
Lane Grp Cap(c), veh/h	228	970	564	97	928	414	334	829	817	166	742	717
V/C Ratio(X)	0.75	0.54	0.23	0.78	0.83	0.14	0.80	0.35	0.35	0.68	0.53	0.53
Avail Cap(c_a), veh/h	302	1111	624	156	1111	495	446	829	817	245	742	717
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.1	37.2	26.1	56.0	41.8	34.0	57.0	34.4	34.5	56.2	26.1	26.1
Incr Delay (d2), s/veh	7.0	0.7	0.3	12.9	5.0	0.2	6.9	1.0	1.1	4.7	2.7	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	6.4	2.5	2.6	11.0	1.3	4.5	8.5	8.4	1.8	8.6	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	62.1	37.9	26.4	68.9	46.8	34.3	63.9	35.5	35.6	61.0	28.8	28.9
LnGrp LOS	E	D	C	E	D	C	E	D	D	E	C	C
Approach Vol, veh/h		822			904			841			884	
Approach Delay, s/veh		41.1			47.8			44.6			32.9	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.3	61.5	11.0	37.3	16.1	55.6	12.4	35.9
Change Period (Y+Rc), s	4.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
Max Green Setting (Gmax), s	8.5	44.5	10.5	37.5	15.5	37.5	10.5	37.5
Max Q Clear Time (g_c+I1), s	5.8	19.5	7.1	17.1	11.2	21.9	7.8	26.4
Green Ext Time (p_c), s	0.1	4.9	0.0	5.0	0.3	5.7	0.1	4.9

Intersection Summary	
HCM 6th Ctrl Delay	41.6
HCM 6th LOS	D

Notes

User approved changes to right turn type.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	18	28	260	25	188	136	641	148	63	644	17
Future Volume (veh/h)	14	18	28	260	25	188	136	641	148	63	644	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.98	1.00		0.97	1.00		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	20	25	39	310	30	224	170	801	185	68	692	18
Peak Hour Factor	0.71	0.71	0.71	0.84	0.84	0.84	0.80	0.80	0.80	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	37	49	43	251	19	679	230	1395	625	88	1104	29
Arrive On Green	0.44	0.44	0.44	0.44	0.44	0.44	0.26	0.79	0.79	0.02	0.10	0.10
Sat Flow, veh/h	0	113	98	444	43	1552	1781	3554	1593	1781	3533	92
Grp Volume(v), veh/h	84	0	0	340	0	224	170	801	185	68	348	362
Grp Sat Flow(s),veh/h/ln	210	0	0	486	0	1552	1781	1777	1593	1781	1777	1848
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	11.4	10.5	10.6	3.9	4.6	22.5	22.5
Cycle Q Clear(g_c), s	52.5	0.0	0.0	52.5	0.0	11.4	10.5	10.6	3.9	4.6	22.5	22.5
Prop In Lane	0.24		0.46	0.91		1.00	1.00		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	129	0	0	270	0	679	230	1395	625	88	555	577
V/C Ratio(X)	0.65	0.00	0.00	1.26	0.00	0.33	0.74	0.57	0.30	0.78	0.63	0.63
Avail Cap(c_a), veh/h	129	0	0	270	0	679	230	1395	625	171	555	577
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.82	0.82	0.82
Uniform Delay (d), s/veh	28.8	0.0	0.0	39.3	0.0	22.2	42.6	9.0	8.3	58.4	47.1	47.1
Incr Delay (d2), s/veh	12.4	0.0	0.0	142.7	0.0	0.4	19.0	1.7	1.2	4.5	4.3	4.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	0.0	18.9	0.0	4.2	5.3	2.9	1.4	2.2	11.4	11.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.2	0.0	0.0	182.1	0.0	22.6	61.7	10.7	9.5	62.9	51.4	51.3
LnGrp LOS	D	A	A	F	A	C	E	B	A	E	D	D
Approach Vol, veh/h		84			564			1156			778	
Approach Delay, s/veh		41.2			118.7			18.0			52.4	
Approach LOS		D			F			B			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	52.6		57.0	20.0	43.0		57.0				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	6.6	12.6		54.5	12.5	24.5		54.5				
Green Ext Time (p_c), s	0.0	9.5		0.0	0.0	4.6		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		51.1	
HCM 6th LOS		D	

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	37	894	4	52	1027
Future Vol, veh/h	0	37	894	4	52	1027
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	40	972	4	57	1116

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	486	0	0	976	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	527	-	-	703	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	527	-	-	703	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.4	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	527	703	-
HCM Lane V/C Ratio	-	-	0.076	0.08	-
HCM Control Delay (s)	-	-	12.4	10.6	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.2	0.3	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	35	862	26	0	1027
Future Vol, veh/h	0	35	862	26	0	1027
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	38	937	28	0	1116

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	483	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	530	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	530	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	530	-
HCM Lane V/C Ratio	-	-	0.072	-
HCM Control Delay (s)	-	-	12.3	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.2	-

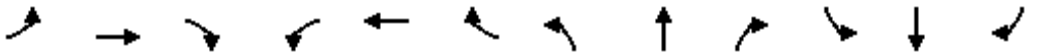
Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	30	858	26	0	1027
Future Vol, veh/h	0	30	858	26	0	1027
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	33	933	28	0	1116

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	481	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	531	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	531	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	531	-
HCM Lane V/C Ratio	-	-	0.061	-
HCM Control Delay (s)	-	-	12.2	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.2	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	150	410	129	112	837	45	121	616	55	53	686	288
Future Volume (veh/h)	150	410	129	112	837	45	121	616	55	53	686	288
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.96	1.00		0.94	1.00		0.97	1.00		0.89
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	172	471	148	135	1008	54	151	770	69	61	789	331
Peak Hour Factor	0.87	0.87	0.87	0.83	0.83	0.83	0.80	0.80	0.80	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	199	907	282	161	1087	58	179	1278	555	78	1076	426
Arrive On Green	0.11	0.34	0.34	0.09	0.32	0.32	0.03	0.12	0.12	0.09	0.61	0.61
Sat Flow, veh/h	1781	2639	822	1781	3416	183	1781	3554	1543	1781	3554	1406
Grp Volume(v), veh/h	172	316	303	135	524	538	151	770	69	61	789	331
Grp Sat Flow(s),veh/h/ln	1781	1777	1685	1781	1777	1823	1781	1777	1543	1781	1777	1406
Q Serve(g_s), s	11.4	17.0	17.3	8.9	34.2	34.3	10.1	24.7	4.8	4.0	18.9	21.0
Cycle Q Clear(g_c), s	11.4	17.0	17.3	8.9	34.2	34.3	10.1	24.7	4.8	4.0	18.9	21.0
Prop In Lane	1.00		0.49	1.00		0.10	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	199	610	579	161	565	580	179	1278	555	78	1076	426
V/C Ratio(X)	0.86	0.52	0.52	0.84	0.93	0.93	0.84	0.60	0.12	0.78	0.73	0.78
Avail Cap(c_a), veh/h	223	610	579	240	577	592	209	1278	555	135	1076	426
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.79	0.79	0.79	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.4	31.4	31.5	53.7	39.6	39.6	57.1	44.7	36.0	54.2	20.2	20.6
Incr Delay (d2), s/veh	24.0	1.0	1.2	9.7	21.4	21.1	16.8	1.7	0.4	6.3	4.4	13.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	7.3	7.0	4.4	17.8	18.2	5.6	12.0	1.9	1.9	5.7	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.3	32.5	32.7	63.4	61.0	60.6	73.9	46.4	36.3	60.5	24.6	33.7
LnGrp LOS	E	C	C	E	E	E	E	D	D	E	C	C
Approach Vol, veh/h		791			1197			990			1181	
Approach Delay, s/veh		42.1			61.1			49.9			29.0	
Approach LOS		D			E			D			C	

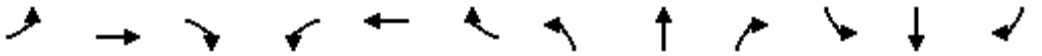
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	48.7	15.4	46.2	16.6	41.8	18.4	43.2
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	9.1	36.9	16.2	38.3	14.1	31.9	15.0	39.0
Max Q Clear Time (g_c+I1), s	6.0	26.7	10.9	19.3	12.1	23.0	13.4	36.3
Green Ext Time (p_c), s	0.0	4.8	0.0	4.9	0.0	5.3	0.0	1.9

Intersection Summary	
HCM 6th Ctrl Delay	45.7
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	324	115	105	510	37	123	617	51	74	803	165
Future Volume (veh/h)	160	324	115	105	510	37	123	617	51	74	803	165
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	390	139	135	654	47	154	771	64	82	892	183
Peak Hour Factor	0.83	0.83	0.83	0.78	0.78	0.78	0.80	0.80	0.80	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	220	638	224	162	726	52	178	1592	694	104	1443	632
Arrive On Green	0.12	0.25	0.25	0.09	0.22	0.22	0.20	0.90	0.90	0.08	0.54	0.54
Sat Flow, veh/h	1781	2563	901	1781	3356	241	1781	3554	1550	1781	3554	1556
Grp Volume(v), veh/h	193	269	260	135	346	355	154	771	64	82	892	183
Grp Sat Flow(s),veh/h/ln	1781	1777	1687	1781	1777	1821	1781	1777	1550	1781	1777	1556
Q Serve(g_s), s	12.8	16.1	16.4	8.9	22.7	22.8	10.0	4.8	0.6	5.4	20.8	7.7
Cycle Q Clear(g_c), s	12.8	16.1	16.4	8.9	22.7	22.8	10.0	4.8	0.6	5.4	20.8	7.7
Prop In Lane	1.00		0.53	1.00		0.13	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	220	442	420	162	384	394	178	1592	694	104	1443	632
V/C Ratio(X)	0.88	0.61	0.62	0.83	0.90	0.90	0.86	0.48	0.09	0.79	0.62	0.29
Avail Cap(c_a), veh/h	252	442	420	258	400	410	223	1592	694	177	1443	632
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.85	0.85	0.85	0.55	0.55	0.55
Uniform Delay (d), s/veh	51.7	39.9	40.0	53.7	45.8	45.8	47.2	3.7	3.5	54.7	21.2	18.2
Incr Delay (d2), s/veh	23.3	2.8	3.3	6.3	22.8	22.7	18.1	0.9	0.2	2.8	1.1	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.1	7.4	7.2	4.3	12.4	12.7	4.8	1.3	0.2	2.4	7.5	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.0	42.7	43.3	59.9	68.5	68.4	65.3	4.6	3.7	57.5	22.3	18.8
LnGrp LOS	E	D	D	E	E	E	E	A	A	E	C	B
Approach Vol, veh/h		722			836			989			1157	
Approach Delay, s/veh		51.6			67.1			14.0			24.2	
Approach LOS		D			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	59.3	14.9	34.9	16.0	54.2	18.8	31.0
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	7.4	6.8	10.9	18.4	12.0	22.8	14.8	24.8
Green Ext Time (p_c), s	0.0	8.9	0.1	2.7	0.1	8.9	0.1	1.2

Intersection Summary	
HCM 6th Ctrl Delay	36.5
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	429	116	81	736	39	246	663	119	95	765	140
Future Volume (veh/h)	74	429	116	81	736	39	246	663	119	95	765	140
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	91	530	143	88	800	42	276	745	134	107	860	157
Peak Hour Factor	0.81	0.81	0.81	0.92	0.92	0.92	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	114	886	386	111	879	386	302	1609	707	131	1267	553
Arrive On Green	0.06	0.25	0.25	0.06	0.25	0.25	0.17	0.45	0.45	0.15	0.71	0.71
Sat Flow, veh/h	1781	3554	1548	1781	3554	1559	1781	3554	1561	1781	3554	1551
Grp Volume(v), veh/h	91	530	143	88	800	42	276	745	134	107	860	157
Grp Sat Flow(s),veh/h/ln	1781	1777	1548	1781	1777	1559	1781	1777	1561	1781	1777	1551
Q Serve(g_s), s	6.0	15.8	9.2	5.8	26.2	2.5	18.3	17.4	6.2	7.0	16.2	4.4
Cycle Q Clear(g_c), s	6.0	15.8	9.2	5.8	26.2	2.5	18.3	17.4	6.2	7.0	16.2	4.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	114	886	386	111	879	386	302	1609	707	131	1267	553
V/C Ratio(X)	0.80	0.60	0.37	0.80	0.91	0.11	0.91	0.46	0.19	0.82	0.68	0.28
Avail Cap(c_a), veh/h	126	888	387	141	918	403	319	1609	707	200	1267	553
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.69	0.69	0.69
Uniform Delay (d), s/veh	55.4	39.8	37.3	55.5	43.9	34.9	48.9	22.7	19.7	50.4	13.4	11.7
Incr Delay (d2), s/veh	27.3	1.1	0.6	21.1	12.6	0.1	28.4	1.0	0.6	10.2	2.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	7.0	3.6	3.3	13.0	1.0	10.3	7.2	2.4	3.2	4.3	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.7	40.9	37.9	76.6	56.4	35.0	77.4	23.7	20.3	60.6	15.5	12.6
LnGrp LOS	F	D	D	E	E	D	E	C	C	E	B	B
Approach Vol, veh/h		764			930			1155			1124	
Approach Delay, s/veh		45.3			57.4			36.1			19.4	
Approach LOS		D			E			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.3	59.8	12.0	34.9	24.9	48.3	12.2	34.7
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	13.5	47.5	9.5	30.0	21.5	39.5	8.5	31.0
Max Q Clear Time (g_c+I1), s	9.0	19.4	7.8	17.8	20.3	18.2	8.0	28.2
Green Ext Time (p_c), s	0.1	5.8	0.0	3.3	0.1	6.4	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	38.1
HCM 6th LOS	D

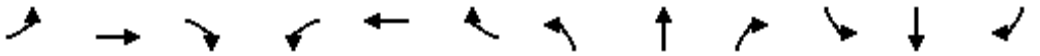
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	511	966	6	0	28
Future Vol, veh/h	6	511	966	6	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	555	1050	7	0	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1057	0	-	0	1346	529
Stage 1	-	-	-	-	1054	-
Stage 2	-	-	-	-	292	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	655	-	-	-	143	494
Stage 1	-	-	-	-	296	-
Stage 2	-	-	-	-	732	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	655	-	-	-	141	494
Mov Cap-2 Maneuver	-	-	-	-	239	-
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	732	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	12.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	655	-	-	-	494
HCM Lane V/C Ratio	0.01	-	-	-	0.062
HCM Control Delay (s)	10.6	-	-	-	12.8
HCM Lane LOS	B	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	253	875	141	182	456	107	205	561	141	206	562	101
Future Volume (veh/h)	253	875	141	182	456	107	205	561	141	206	562	101
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.96	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	291	1006	162	198	496	116	228	623	157	224	611	110
Peak Hour Factor	0.87	0.87	0.87	0.92	0.92	0.92	0.90	0.90	0.90	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	355	1123	604	226	1210	522	286	885	223	280	944	169
Arrive On Green	0.10	0.32	0.32	0.13	0.34	0.34	0.03	0.10	0.10	0.08	0.32	0.32
Sat Flow, veh/h	3456	3554	1496	1781	3554	1534	3456	2787	701	3456	2989	537
Grp Volume(v), veh/h	291	1006	162	198	496	116	228	397	383	224	363	358
Grp Sat Flow(s),veh/h/ln	1728	1777	1496	1781	1777	1534	1728	1777	1711	1728	1777	1749
Q Serve(g_s), s	9.9	32.4	8.8	13.1	12.8	6.5	7.9	25.9	26.0	7.6	21.0	21.2
Cycle Q Clear(g_c), s	9.9	32.4	8.8	13.1	12.8	6.5	7.9	25.9	26.0	7.6	21.0	21.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.41	1.00		0.31
Lane Grp Cap(c), veh/h	355	1123	604	226	1210	522	286	564	543	280	561	552
V/C Ratio(X)	0.82	0.90	0.27	0.88	0.41	0.22	0.80	0.70	0.71	0.80	0.65	0.65
Avail Cap(c_a), veh/h	478	1170	624	275	1226	529	311	564	543	305	561	552
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.92	0.92	0.92	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.8	39.2	24.3	51.4	30.3	28.2	57.4	48.2	48.3	54.2	35.3	35.3
Incr Delay (d2), s/veh	8.1	9.3	0.3	22.4	0.3	0.3	11.7	6.6	6.9	13.2	5.7	5.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	14.9	3.1	7.1	5.4	2.4	4.0	13.3	12.9	3.8	9.7	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.9	48.4	24.7	73.9	30.7	28.5	69.0	54.8	55.2	67.4	40.9	41.1
LnGrp LOS	E	D	C	E	C	C	E	D	E	E	D	D
Approach Vol, veh/h		1459			810			1008			945	
Approach Delay, s/veh		48.3			40.9			58.2			47.3	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	43.6	19.7	42.4	14.4	43.4	16.8	45.4
Change Period (Y+Rc), s	4.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
Max Green Setting (Gmax), s	10.6	32.4	18.5	39.5	10.8	32.2	16.6	41.4
Max Q Clear Time (g_c+I1), s	9.6	28.0	15.1	34.4	9.9	23.2	11.9	14.8
Green Ext Time (p_c), s	0.1	2.3	0.2	3.5	0.1	3.7	0.4	5.1

Intersection Summary	
HCM 6th Ctrl Delay	49.0
HCM 6th LOS	D

Notes

User approved changes to right turn type.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	26	30	135	32	131	105	744	166	150	826	33
Future Volume (veh/h)	28	26	30	135	32	131	105	744	166	150	826	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	0.99		0.97	1.00		0.99	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1945	1870	1870	1870
Adj Flow Rate, veh/h	36	33	38	145	34	141	113	800	178	161	888	35
Peak Hour Factor	0.78	0.78	0.78	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	67	62	49	233	45	434	230	1779	814	171	1626	64
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28	0.26	1.00	1.00	0.03	0.15	0.15
Sat Flow, veh/h	96	218	173	632	160	1536	1781	3554	1626	1781	3479	137
Grp Volume(v), veh/h	107	0	0	179	0	141	113	800	178	161	454	469
Grp Sat Flow(s),veh/h/ln	487	0	0	793	0	1536	1781	1777	1626	1781	1777	1839
Q Serve(g_s), s	3.9	0.0	0.0	0.0	0.0	8.7	6.5	0.0	0.0	10.8	28.3	28.3
Cycle Q Clear(g_c), s	31.2	0.0	0.0	27.4	0.0	8.7	6.5	0.0	0.0	10.8	28.3	28.3
Prop In Lane	0.34		0.36	0.81		1.00	1.00		1.00	1.00		0.07
Lane Grp Cap(c), veh/h	178	0	0	278	0	434	230	1779	814	171	830	860
V/C Ratio(X)	0.60	0.00	0.00	0.64	0.00	0.32	0.49	0.45	0.22	0.94	0.55	0.55
Avail Cap(c_a), veh/h	407	0	0	494	0	672	230	1779	814	171	830	860
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	0.70	0.70	0.70
Uniform Delay (d), s/veh	40.9	0.0	0.0	40.5	0.0	34.0	41.2	0.0	0.0	57.8	39.0	39.0
Incr Delay (d2), s/veh	4.6	0.0	0.0	3.5	0.0	0.6	7.3	0.8	0.6	41.7	1.8	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	0.0	0.0	5.2	0.0	3.3	3.1	0.2	0.1	7.1	13.8	14.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.5	0.0	0.0	44.0	0.0	34.6	48.5	0.8	0.6	99.5	40.8	40.7
LnGrp LOS	D	A	A	D	A	C	D	A	A	F	D	D
Approach Vol, veh/h		107			320			1091			1084	
Approach Delay, s/veh		45.5			39.9			5.7			49.5	
Approach LOS		D			D			A			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	65.6		38.4	20.0	61.6		38.4				
Change Period (Y+Rc), s	4.5	5.5		4.5	4.5	5.5		4.5				
Max Green Setting (Gmax), s	11.5	41.5		52.5	15.5	37.5		52.5				
Max Q Clear Time (g_c+I1), s	12.8	2.0		33.2	8.5	30.3		29.4				
Green Ext Time (p_c), s	0.0	10.3		0.7	0.0	4.0		2.3				

Intersection Summary			
HCM 6th Ctrl Delay		29.8	
HCM 6th LOS		C	

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	39	992	8	43	1035
Future Vol, veh/h	0	39	992	8	43	1035
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	80	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	42	1078	9	47	1125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	539	0	0	1087	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	487	-	-	638	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	487	-	-	638	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	487	638	-
HCM Lane V/C Ratio	-	-	0.087	0.073	-
HCM Control Delay (s)	-	-	13.1	11.1	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.3	0.2	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	24	976	18	0	1035
Future Vol, veh/h	0	24	976	18	0	1035
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	26	1061	20	0	1125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	541	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	485	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	485	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	485	-
HCM Lane V/C Ratio	-	-	0.054	-
HCM Control Delay (s)	-	-	12.8	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.2	-

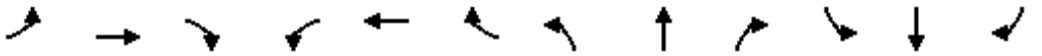
Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	21	973	18	0	1035
Future Vol, veh/h	0	21	973	18	0	1035
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	1058	20	0	1125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	539	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	487	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	487	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.8	0	0
HCM LOS	B		

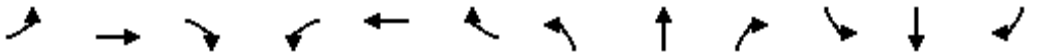
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	487	-
HCM Lane V/C Ratio	-	-	0.047	-
HCM Control Delay (s)	-	-	12.8	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	184	620	88	89	403	46	93	753	79	94	746	197
Future Volume (veh/h)	184	620	88	89	403	46	93	753	79	94	746	197
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.94	1.00		0.97	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	200	674	96	102	463	53	108	876	92	98	777	205
Peak Hour Factor	0.92	0.92	0.92	0.87	0.87	0.87	0.86	0.86	0.86	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	228	858	122	126	691	79	111	1585	691	77	1517	662
Arrive On Green	0.13	0.28	0.28	0.07	0.22	0.22	0.02	0.15	0.15	0.09	0.85	0.85
Sat Flow, veh/h	1781	3095	440	1781	3204	365	1781	3554	1549	1781	3554	1551
Grp Volume(v), veh/h	200	386	384	102	256	260	108	876	92	98	777	205
Grp Sat Flow(s),veh/h/ln	1781	1777	1758	1781	1777	1792	1781	1777	1549	1781	1777	1551
Q Serve(g_s), s	13.2	24.1	24.2	6.8	15.8	16.0	7.3	27.5	6.2	5.2	6.8	3.1
Cycle Q Clear(g_c), s	13.2	24.1	24.2	6.8	15.8	16.0	7.3	27.5	6.2	5.2	6.8	3.1
Prop In Lane	1.00		0.25	1.00		0.20	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	228	492	487	126	383	387	111	1585	691	77	1517	662
V/C Ratio(X)	0.88	0.79	0.79	0.81	0.67	0.67	0.97	0.55	0.13	1.27	0.51	0.31
Avail Cap(c_a), veh/h	453	675	668	229	444	448	111	1585	691	77	1517	662
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.78	0.78	0.78	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.4	40.1	40.1	54.9	43.1	43.2	58.7	40.0	31.0	54.8	5.5	5.3
Incr Delay (d2), s/veh	4.2	5.2	5.3	4.5	3.8	3.9	65.7	1.1	0.3	191.1	1.2	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	11.0	10.9	3.1	7.2	7.4	5.4	13.3	2.4	6.3	1.9	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.6	45.2	45.4	59.5	46.9	47.1	124.4	41.1	31.3	245.9	6.8	6.5
LnGrp LOS	E	D	D	E	D	D	F	D	C	F	A	A
Approach Vol, veh/h		970			618			1076			1080	
Approach Delay, s/veh		47.4			49.1			48.6			28.4	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	59.0	13.0	38.3	12.0	56.7	20.4	30.9
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	5.0	5.0
Max Green Setting (Gmax), s	5.2	34.3	15.4	45.6	7.5	32.0	30.5	30.0
Max Q Clear Time (g_c+I1), s	7.2	29.5	8.8	26.2	9.3	8.8	15.2	18.0
Green Ext Time (p_c), s	0.0	3.0	0.0	6.2	0.0	8.6	0.1	3.1

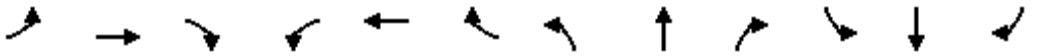
Intersection Summary	
HCM 6th Ctrl Delay	42.6
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	479	139	118	321	57	109	723	60	146	792	151
Future Volume (veh/h)	170	479	139	118	321	57	109	723	60	146	792	151
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.98	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	175	494	143	140	382	68	118	786	65	157	852	162
Peak Hour Factor	0.97	0.97	0.97	0.84	0.84	0.84	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	202	560	161	167	569	100	142	1577	686	177	1646	719
Arrive On Green	0.11	0.21	0.21	0.09	0.19	0.19	0.16	0.89	0.89	0.13	0.62	0.62
Sat Flow, veh/h	1781	2677	768	1781	3007	530	1781	3554	1547	1781	3554	1551
Grp Volume(v), veh/h	175	326	311	140	224	226	118	786	65	157	852	162
Grp Sat Flow(s),veh/h/ln	1781	1777	1668	1781	1777	1761	1781	1777	1547	1781	1777	1551
Q Serve(g_s), s	11.6	21.4	21.7	9.3	14.0	14.3	7.7	5.4	0.6	10.4	16.2	5.6
Cycle Q Clear(g_c), s	11.6	21.4	21.7	9.3	14.0	14.3	7.7	5.4	0.6	10.4	16.2	5.6
Prop In Lane	1.00		0.46	1.00		0.30	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	202	371	349	167	336	333	142	1577	686	177	1646	719
V/C Ratio(X)	0.87	0.88	0.89	0.84	0.67	0.68	0.83	0.50	0.09	0.89	0.52	0.23
Avail Cap(c_a), veh/h	252	394	370	258	400	396	223	1577	686	177	1646	719
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.81	0.81	0.81	0.75	0.75	0.75
Uniform Delay (d), s/veh	52.3	46.0	46.1	53.5	45.1	45.2	49.6	4.1	3.8	51.4	15.5	13.4
Incr Delay (d2), s/veh	19.0	19.7	22.4	7.9	4.1	4.5	6.3	0.9	0.2	30.3	0.9	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	11.4	11.1	4.5	6.6	6.7	3.4	1.5	0.2	5.9	5.5	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.3	65.7	68.5	61.4	49.2	49.7	55.9	5.0	4.0	81.7	16.4	14.0
LnGrp LOS	E	E	E	E	D	D	E	A	A	F	B	B
Approach Vol, veh/h		812			590			969			1171	
Approach Delay, s/veh		68.0			52.3			11.1			24.8	
Approach LOS		E			D			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.9	58.8	15.3	30.1	13.6	61.1	17.6	27.7
Change Period (Y+Rc), s	4.0	5.5	4.0	5.0	4.0	5.5	4.0	5.0
Max Green Setting (Gmax), s	11.9	45.6	17.4	26.6	15.0	42.5	17.0	27.0
Max Q Clear Time (g_c+I1), s	12.4	7.4	11.3	23.7	9.7	18.2	13.6	16.3
Green Ext Time (p_c), s	0.0	9.1	0.1	1.4	0.1	9.3	0.1	2.6

Intersection Summary	
HCM 6th Ctrl Delay	35.5
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	600	138	175	456	84	153	703	96	119	851	92
Future Volume (veh/h)	104	600	138	175	456	84	153	703	96	119	851	92
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.99	1.00		0.98	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	113	652	150	186	485	89	166	764	104	138	990	107
Peak Hour Factor	0.92	0.92	0.92	0.94	0.94	0.94	0.92	0.92	0.92	0.86	0.86	0.86
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	139	785	333	214	935	411	193	1437	630	164	1378	597
Arrive On Green	0.08	0.22	0.22	0.12	0.26	0.26	0.11	0.40	0.40	0.18	0.78	0.78
Sat Flow, veh/h	1781	3554	1506	1781	3554	1562	1781	3554	1558	1781	3554	1539
Grp Volume(v), veh/h	113	652	150	186	485	89	166	764	104	138	990	107
Grp Sat Flow(s),veh/h/ln	1781	1777	1506	1781	1777	1562	1781	1777	1558	1781	1777	1539
Q Serve(g_s), s	7.5	21.0	10.3	12.3	14.0	5.3	11.0	19.6	5.1	9.0	16.9	2.2
Cycle Q Clear(g_c), s	7.5	21.0	10.3	12.3	14.0	5.3	11.0	19.6	5.1	9.0	16.9	2.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	139	785	333	214	935	411	193	1437	630	164	1378	597
V/C Ratio(X)	0.81	0.83	0.45	0.87	0.52	0.22	0.86	0.53	0.17	0.84	0.72	0.18
Avail Cap(c_a), veh/h	220	829	351	260	935	411	215	1437	630	246	1378	597
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.77	0.77	0.77
Uniform Delay (d), s/veh	54.4	44.6	40.4	51.9	37.7	34.6	52.6	27.1	22.8	48.2	10.1	8.5
Incr Delay (d2), s/veh	11.7	6.8	1.0	22.4	0.5	0.3	26.0	1.4	0.6	12.1	2.5	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	10.0	3.9	6.8	6.2	2.1	6.2	8.3	2.0	4.1	3.9	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.1	51.4	41.4	74.2	38.2	34.8	78.6	28.5	23.4	60.3	12.6	9.0
LnGrp LOS	E	D	D	E	D	C	E	C	C	E	B	A
Approach Vol, veh/h		915			760			1034			1235	
Approach Delay, s/veh		51.6			46.6			36.0			17.7	
Approach LOS		D			D			D			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.5	54.0	18.9	31.5	17.5	52.0	13.9	36.6
Change Period (Y+Rc), s	4.5	5.5	4.5	5.0	4.5	5.5	4.5	5.0
Max Green Setting (Gmax), s	16.6	38.4	17.5	28.0	14.5	40.5	14.8	30.7
Max Q Clear Time (g_c+I1), s	11.0	21.6	14.3	23.0	13.0	18.9	9.5	16.0
Green Ext Time (p_c), s	0.1	4.9	0.1	2.2	0.1	7.3	0.1	3.1

Intersection Summary	
HCM 6th Ctrl Delay	35.9
HCM 6th LOS	D

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	772	520	6	0	17
Future Vol, veh/h	20	772	520	6	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	839	565	7	0	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	572	0	-	0	1033	286
Stage 1	-	-	-	-	569	-
Stage 2	-	-	-	-	464	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	997	-	-	-	228	711
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	599	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	997	-	-	-	223	711
Mov Cap-2 Maneuver	-	-	-	-	354	-
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	599	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	997	-	-	-	711
HCM Lane V/C Ratio	0.022	-	-	-	0.026
HCM Control Delay (s)	8.7	-	-	-	10.2
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

APPENDIX F

July 10, 2023

City of Covina
125 E. College Street
Covina, CA 91723

Subject: Vehicle Miles Traveled Analysis for Covina Village Project

Michael Baker International (Michael Baker) has conducted a Vehicle Miles Traveled (VMT) analysis for Covina Village (Project) located at 1000 N. Azusa Avenue in the City of Covina. The Project is a mixed-used development consisting of 80 residential townhomes; 17 live-work townhomes; 950 square-foot coffee shop; 3,500 square-foot fast food restaurant with drive through, and 3,596 square-foot automated car wash and self-vacuum area. **Figure 1** shows the project site plan. The following summarizes the VMT analysis methodology and findings.

Background - SB743 and VMT

In December 2018, new California Environmental Quality Act (CEQA) guidelines were approved that shift traffic analysis from delay and operations to VMT when evaluating Transportation Impacts under CEQA. This change in methodology is a result of Senate Bill 743 (SB743), which was signed into law in September 2013. SB743 "creates a process to change the way that transportation impacts are analyzed under CEQA. Specifically, SB 743 requires OPR to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must 'promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.'[1] "[2]

Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated." [3] According to SB743, projects should aim to reduce VMT and mitigate potential VMT impacts through the implementation of TDM strategies. Agencies must fully implement the new CEQA guidelines for Transportation by July 1, 2020.

As part of the development of the new CEQA guidelines, the Governor's Office of Planning and Research (OPR) prepared a ***Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018*** (Technical Advisory)**.** The Technical Advisory provides guidance for local jurisdictions in developing methodologies and thresholds for evaluating VMT. The Technical Advisory provides VMT thresholds for residential, employment and other uses. For all projects, the Technical Advisory recommends establishing the VMT threshold at 85% or less of an adopted VMT baseline including VMT/capita for residential projects, VMT/employee for employment projects and total VMT for all other uses.

[1] Public Resources Code Section 21099(b)(1)
[2] Office of Planning and Research, http://www.opr.ca.gov/ceqa/updates/sb-743/
[3] Public Resources Code Section 21099(b)(1)

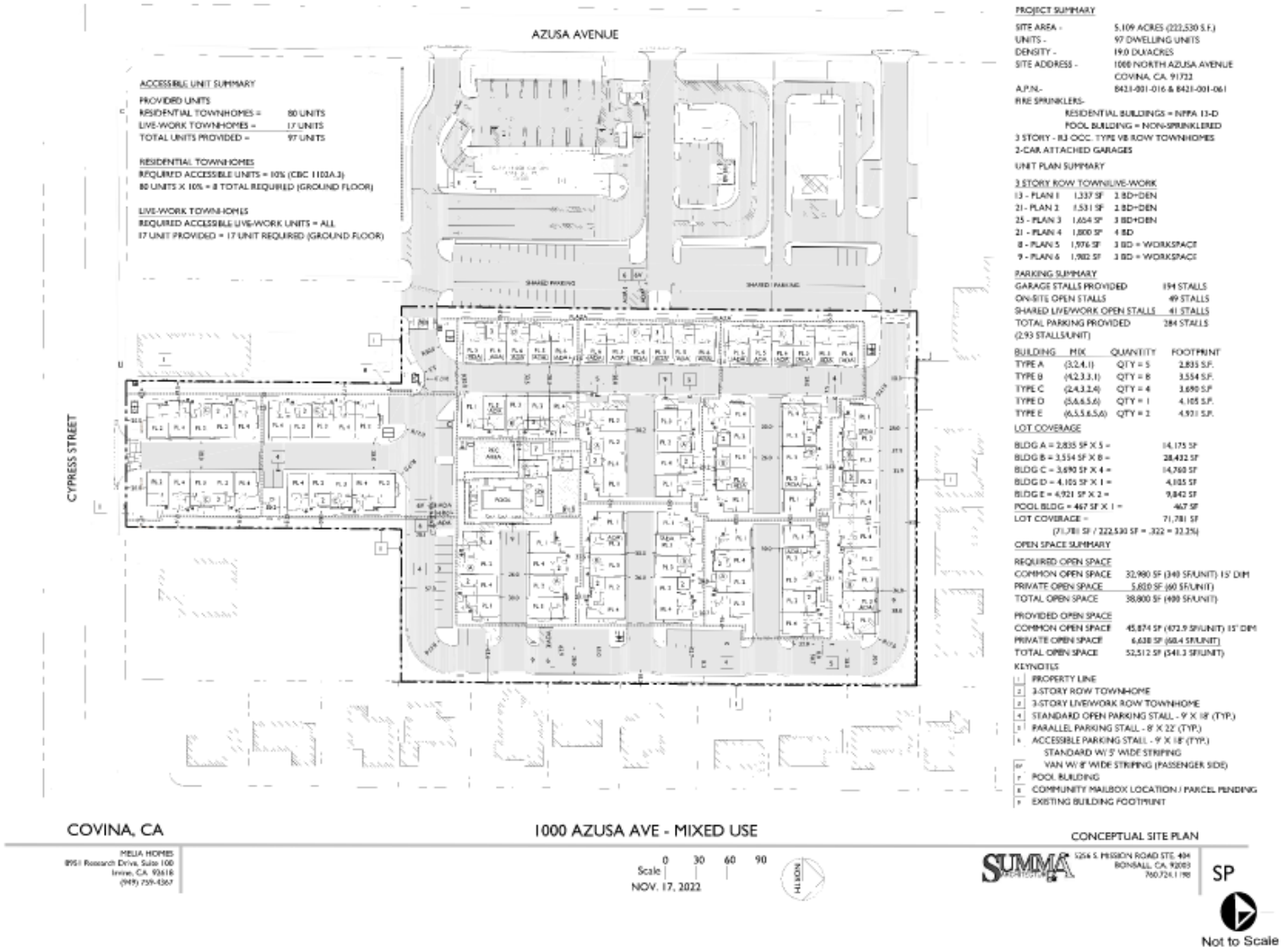


Figure 1 – Project Site Plan

City of Covina VMT Guidelines

On March 17, 2020, the City of Covina approved a Memorandum of Agreement (MOA) with the San Gabriel Valley Council of Governments (SGVCOG) to participate in the San Gabriel Valley Regional VMT Analysis Model, along with 25 other cities in the San Gabriel Valley. Fehr & Peers was selected by SGVCOG to complete the San Gabriel Valley Regional VMT Analysis Model. City staff will utilize this model to analyze project related VMT to determine whether transportation impacts from proposed developments will constitute a significant environmental impact under CEQA.

On June 9, 2020, Planning Commission recommended that Resolution No. 2020-011PC be forwarded to City Council to adopt VMT thresholds of significance for the purposes of analyzing transportation impacts under CEQA. The VMT screening criteria, VMT maps, and thresholds of significance were outlined in the June 9th Planning Commission staff report.

The City of Covina established a baseline VMT using the VMT rates for the SGVCOG's Southeast Subarea where the City of Covina is located. A project's VMT will be compared to the baseline VMT when determining potential significant impacts. For land use projects, the City has decided a significant VMT impact occurs when a project VMT (per capita, per employee, or per service population) is higher than 85% of the baseline VMT.

For purposes of this analysis, the VMT screening criteria, online VMT tool, and thresholds of significance outlined in the *City of Covina Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment* dated October 2020 was utilized to evaluate VMT impacts for the Project.

Project Trip Generation

The Project proposes to demolish and redevelop the existing property located at 1000 N. Azusa Avenue. The property includes a vacant and unoccupied grocery store and parking lot. The Project plans to construct 80 residential townhomes, 17 live-work townhomes, 950 square-foot coffee shop, 3,500 square-foot fast-food restaurant with drive through window, and 3,596 square-foot automated car wash with self-vacuum area. Trip rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition* were utilized to estimate the number of existing and project-related traffic. Pass-by trip reductions were also applied for the commercial projects in accordance with *ITE's Trip Generation Handbook, 3rd Edition*. **Table 1** shows the trip rates used to calculate the trip generation of the site.

Table 1 – ITE Trip Generation Rates

Land Use	ITE Code [1]	Daily Trip Rate		AM Peak Hour Rate					PM Peak Hour Rate				
				Total		In	:	Out	Total		In	:	Out
Multifamily Housing (Mid-Rise)	221	4.289	/DU	0.32	/DU	23%	:	77%	0.39	/DU	61%	:	39%
Automated Car Wash [2]	948	781.00	/CWT	49.00	/CWT	50%	:	50%	77.5	/CWT	50%	:	50%
Coffee Shop w/ Drive Thru	937	86.316	/KSF	86.32	/KSF	51%	:	49%	38.9	/KSF	50%	:	50%
Fast Food Restaurant with Drive-Thru Window	934	475.43	/KSF	45.43	/KSF	51%	:	49%	33.7	/KSF	52%	:	48%
Supermarket	850	93.84	/KSF	2.86	/KSF	59%	:	41%	8.95	/KSF	50%	:	50%

[1] Source: ITE Trip Generation Manual, 11th Edition. Rates shown are based on fitted curve equation as applicable. Where fitted curve is not available, average rates were used.

[2] Trip Rates for an Automated Car Wash are not available in the ITE Trip Generation Manual, therefore, daily rates assumes 10% of PM peak hour. AM rates assume 6 .2% of the daily rate.

As shown in **Table 2**, the Project is expected to generate 1,665 daily vehicle trips with 236 AM and 178 PM peak hour trips. The existing 81,330 square-foot grocery store generated 4,685 daily vehicle trips with 233 AM and 418 PM peak hour trips. The net new trips generated by the Project is forecast to be 3,020 fewer daily vehicle trips with 3 additional AM peak hour trips and 240 fewer PM peak hour trips when compared to the trips previously generated at the site.

Table 2 – Covina Village Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
			Total	In : Out	Total	In : Out
PROPOSED PROJECT						
Multifamily Housing (Mid-Rise)	97 DU	416	31	7 : 24	38	23 : 15
Automated Car Wash 2	1 CWT	781	49	25 : 24	78	39 : 39
Car Wash Pass-By Trip Reduction (56% Daily, AM and PM Peak) [1,2]		-437	-27	-14 : -13	-44	-22 : -22
Sub-Total Trip Generation for Car Wash		344	22	11 : 11	34	17 : 17
Coffee Shop w/ Drive Thru	0.95 KSF	507	82	42 : 40	37	19 : 19
Coffee Shop Pass-By Trip Reduction (89% Daily, AM and PM Peak) [1]		-451	-73	-37 : -36	-33	-17 : -17
Sub-Total Trip Generation for Coffe Shop		56	102	52 : 50	46	23 : 23
Fast Food Restaurant with Drive-Thru Window	3.500 KSF	1664	159	81 : 78	118	61 : 57
Fast Food Pass-By Trip Reduction (49% Daily, AM and PM Peak) [1]		-815	-78	-40 : -38	-58	-30 : -28
Sub-Total Trip Generation for Fast Food with Drive-Thru		849	81	41 : 40	60	31 : 29
Sub-Total Trip Generation (Proposed Project)		**1665**	**236**	**111 : 125**	**178**	**94 : 84**
EXISTING USE						
Supermarket	81.33 KSF	7,321	233	137 : 96	654	327 : 327
Supermarket Pass-By Trip Reduction (36% Daily and PM Peak) [1]		-2636	0	0 : 0	-235	-118 : -118
Sub-Total Trip Generation for Existing Use		**4685**	**233**	**137 : 96**	**418**	**209 : 209**
TOTAL NET NEW TRIP GENERATION (Proposed Project - Existing Use)		**-3020**	**3**	**-26 : 29**	**-240**	**-115 : -125**

Notes:

[1]Pass-By Trip Rates taken from ITE's Trip Generation Handbook, 3rd Edition.

[2]Pass-By Trip Rates for an Automated Car Wash are not available in the ITE Trip Generation Handbook, therefore, a Gas/Service Station (LU Code 945) was used since both uses are similar in trip characteristics.

DU = Dwelling Unit

CWT = Car Wash Tunnels

KSF = 1,000 Square Feet

VMT Screening Criteria

The City of Covina uses VMT screening criteria to streamline land use project review for VMT impacts. If a project does not pass the initial screening test, a full VMT analysis is warranted. Three screening criteria have been considered:

- Project Type Screening
- Transit Priority Area (TPA) Screening, and
- Low VMT Area Screening.

If the project is "screened out" based on any one of the three criteria, a full VMT analysis is not required, and the project is presumed to have a less-than-significant VMT impact. Since the project includes both residential and retail uses, each of the land uses are evaluated separately.

The project was evaluated against the screening criteria using the SGVCOG VMT Evaluation Tool at: https://apps.fehrandpeers.com/SGVCOGVMT and the findings are summarized in the following sections.

Project Type Screening

The City of Covina has identified local serving project types that may be presumed to have a less-than-significant impact. Local serving projects are more likely to serve the local population and reduce the need for people to drive further away, thus reduce VMT. Examples include local serving K-12 schools, local parks, day care centers, new retail buildings less than 50,000 square-feet, projects that generate less than 110 daily vehicle trips, community institutions (public libraries, fire stations), etc. Each of the land uses proposed as part of the mixed-use project were evaluated separately.

Residential: Based on the trip generation table, the residential component of the project generates 4,269 fewer daily trips (4,685 - 416) due to the existing grocery store which does not exceed the 110 daily vehicle trip threshold. Therefore, the residential component of this project is screened out based on the Project Type Screening.

Project Type Screening Criteria Met (Residential): YES

Retail: According to the site plan, the retail portion of the project includes a 950 square-foot coffee shop; 3,500 square-foot fast food restaurant with drive through, and 3,596 square-foot automated car wash and self-vacuum area for a total of 8,046 square feet of retail. These land uses for the project are consistent with the local serving project types and the total square footage of the retail falls below the 50,000 square foot "Project Type" screening criteria for new retail buildings. Therefore, the retail component of the project would be screened out and determined to have a less-than-significant impact.

Project Type Screening Criteria Met (Retail): YES

Transit Priority Area (TPA) Screening:

Projects located within a Transit Priority Area (TPA) may be presumed to have a less-than-significant impact and would not be required to prepare a full VMT analysis. TPA's are defined as locations within ½ mile around an existing major stop or an existing stop along a high-quality transit corridor per the definitions below:

Major Transit Stop[4] – a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Figure 2 shows the TPA's within the City of Covina indicated by the light brown shaded areas. As shown, the proposed project is located within a TPA.

[4] Public Resource Code, 21064.3

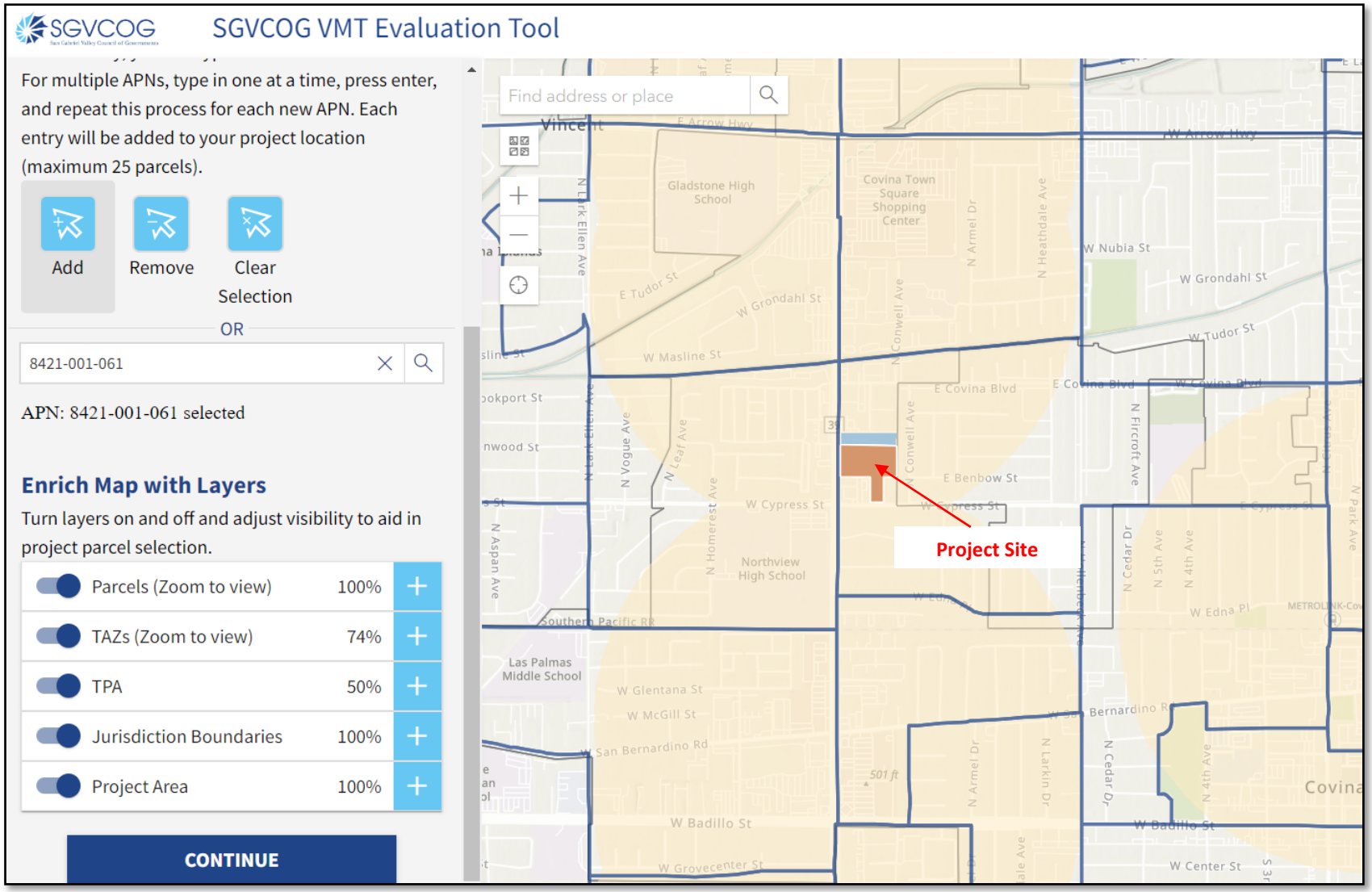


Figure 2 – City of Covina Transit Priority Area

High-Quality Transit Corridor[5] – a corridor with fixed route bus service with service intervals no longer than 15 minutes during the peak commute hours.

Foothill Transit operates the local bus service in the City of Covina. Foothill Transit Route 280 travels along Azusa Avenue adjacent to the project site. The nearest bus stop is located on the northeast corner of Azusa Avenue / Cypress Street approximately 300-foot walking distance from the project site. Service is provided Monday through Friday, weekends and holidays. According to the Foothill Transit website, the average headway during the weekday are 15 minutes from 7:00 AM to 9:00 AM and from 2:00 PM to 7:00 PM with 20 to 30 minutes headways outside the peak periods.

Although the project is located within a TPA, additional criterion needs to be evaluated. For the project, if any of the following criteria are met, then the project may not be screened out despite being located within a TPA:

1.) Does the project have a Floor Area Ratio (FAR) of less than 0.75?
Response: Yes. The project has a FAR of 0.322 (71,781 SF / 222,530 SF).

2.) Does the project include more parking for use by residents, customers, or employees of the project than required by the City?
Response: Yes. For the residential component, the project is required to provide 241 parking spaces and is providing 284 spaces. This translates to 43 more parking spaces than required by the City's Municipal Code. For the commercial component, the project is required to provide 53 parking spaces and the project is providing 73 spaces which is 20 more parking spaces than required.

3.) Is the project inconsistent with the applicable Sustainable Communities Strategy?
Response: No. The project is not inconsistent. The project is consistent with the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted 2020 by the Southern California Association of Governments (SCAG). The project appears to be consistent with the goals and policies outlined in this document. For example, one of the RTP/SCS strategies is to "Plan for additional housing and jobs near transit." This project is located along a transit corridor and within walking distance to nearby retail and commercial uses.

4.) Does the project replace affordable residential units with a smaller number of moderate or high-income residential units?
Response: No. The existing site is vacant and contains remnant site improvements including an 81,333 SF building formerly occupied by an Albertson's grocery store.

The project is located within a TPA, however the project does not meet the TPA screening criteria as outlined in the OPR Technical Advisory (e.g. minimum FAR requirement is not met and the project provides more parking spaces than required by the City). Therefore, the TPA screening criteria is not fully met.

[5] Public Resource Code, 21155

TPA Screening Criteria Met: NO

Low VMT Area Screening:

Projects that are located within a low VMT areas would be screened out and a full VMT analysis would not be required. In addition, projects within these low VMT areas may be presumed to have a less-than-significant impact. Low VMT is defined as areas of the City where the VMT falls below the City's adopted threshold of significance.

The San Gabriel Valley Regional VMT Analysis Model was used to measure VMT performance for individual traffic analysis zones (TAZ) within the City of Covina. TAZ's are geographic polygons similar to Census block groups used to represent areas of homogenous travel behavior. Based on the results of the model, TAZ's within the City are categorized as follows:

- 15% or more below Subarea Average VMT
- 0 to 15% below Subarea Average VMT, or
- higher than Subarea Average VMT

The SGVCOG VMT Evaluation Online Tool was used to determine if the residential and retail portions of the project screened out. 15% or more below the Subarea Average VMT is determined to be "less-than-significant" as it falls below the City's established threshold of significance.

Since the project consists of both residential and retail, the residential component of the project was compared to the residential home-based VMT per capita metric (17.48) and the retail component of the project was compared to the commercial home-based work VMT per worker metric (19.75).

Residential: In the SGVCOG VMT Evaluation Tool Report, the home-based VMT per capita is 17.48. The residential VMT screening results show the Project VMT rate at 14.7 with the project and Tier 1 VMT reductions. The Tier 1 VMT reduction demonstrates the residential density of the project at 5.75 is higher than existing residential density at 5.21. As shown, the residential VMT rate at 14.7 passes the Low VMT Screening Analysis. Therefore, the residential component of the project is screened out.

Low VMT Area Screening Criteria Met (Residential Component): YES

Retail: In the SGVCOG VMT Evaluation Tool Report, the home-based work VMT per worker is 19.75. The commercial VMT screening results show the Project VMT rate at 16.0 with the project. As shown, the commercial VMT rate at 16.0 passes the Low VMT Screening Analysis. Therefore, the retail component of the project is screened out.

Low VMT Area Screening Criteria Met (Retail Component): YES

The SGVCOG VMT Evaluation Tool Report for this project is provided as an attachment to this memorandum.

Conclusion

The purpose of this VMT analysis was to determine if the Covina Village project would result in a VMT impact according to the CEQA guidelines and the City's VMT screening criteria. Based on the City's *Transportation Study Guidelines* (October 2020), if the project meets the criteria of any of the identified screening criteria, the project can be determined to have a less than significant impact if substantial evidence is provided. Michael Baker reviewed the Project Type, TPA and Low VMT Area screening criteria and determined the following:

- **Project Type:** The retail component of the project falls below the 50,000 square foot Project Type Screening threshold for new retail projects. Therefore, the retail component of the project is screened out. The residential component generates less than 110 vehicle trips per day based on the existing trip credit of the grocery store; therefore, the residential component was screened out based on Project Type.

- **Transit Priority Area (TPA):** Using the SGVCOG VMT Evaluation Tool online, the project is located within a TPA. Additional criteria are required for projects located within TPA's such as minimum FAR's, parking requirements, consistency with the SCS and affordable housing considerations. The project did not meet the additional TPA criteria as the minimum FAR requirement is not met and the project is providing more parking spaces than required by the City.

- **Low VMT Area:** The project passes the Low VMT Screening Analysis for both the residential and retail components of the project according to the online SGVCOG VMT Evaluation Tool Report.

Based on the findings that the Project Type and Low VMT Area screening criteria are met, the retail component of the project is considered to have a less-than-significant VMT impact and no mitigation measures or further analysis is required.

The residential component of the project meets the Project Type and Low VMT Area screening criteria. Therefore, the residential portion of the project is considered to have a less-than-significant VMT impact and no mitigation measures or further analysis is required.

SGVCOG VMT Evaluation Tool Report

Project Details

Timestamp of Analysis: July 06, 2023, 11:36:50 AM

Project Name: Covina Village

Project Description: 80 townhomes, 17 live/work units, 950 SF coffee shop, 3500 SF fast food, 3596 SF car wash (8 KSF commercial)

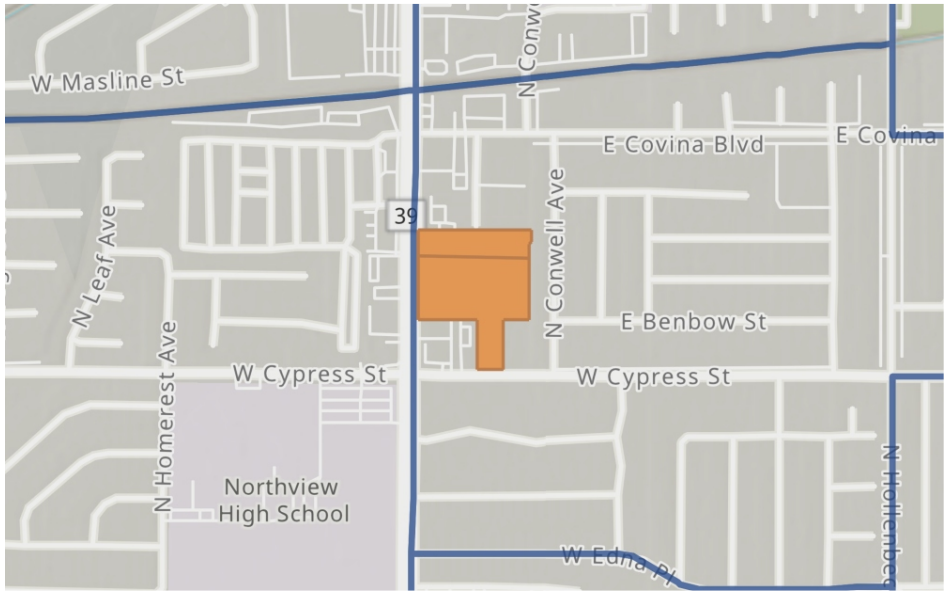
Project Location

jurisdiction:
Covina

apn	TAZ
8421-001-016	22336100
8421-001-061	22336100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model 2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2023

Project Land Use

Residential:

Single Family DU:	
Multifamily DU:	97
Total DUs:	97

Non-Residential:

Office KSF:	
Local Serving Retail KSF:	8
Industrial KSF:	

Residential Affordability (percent of all units):

Extremely Low Income:	0 %
Very Low Income:	0 %
Low Income:	0 %

Parking:

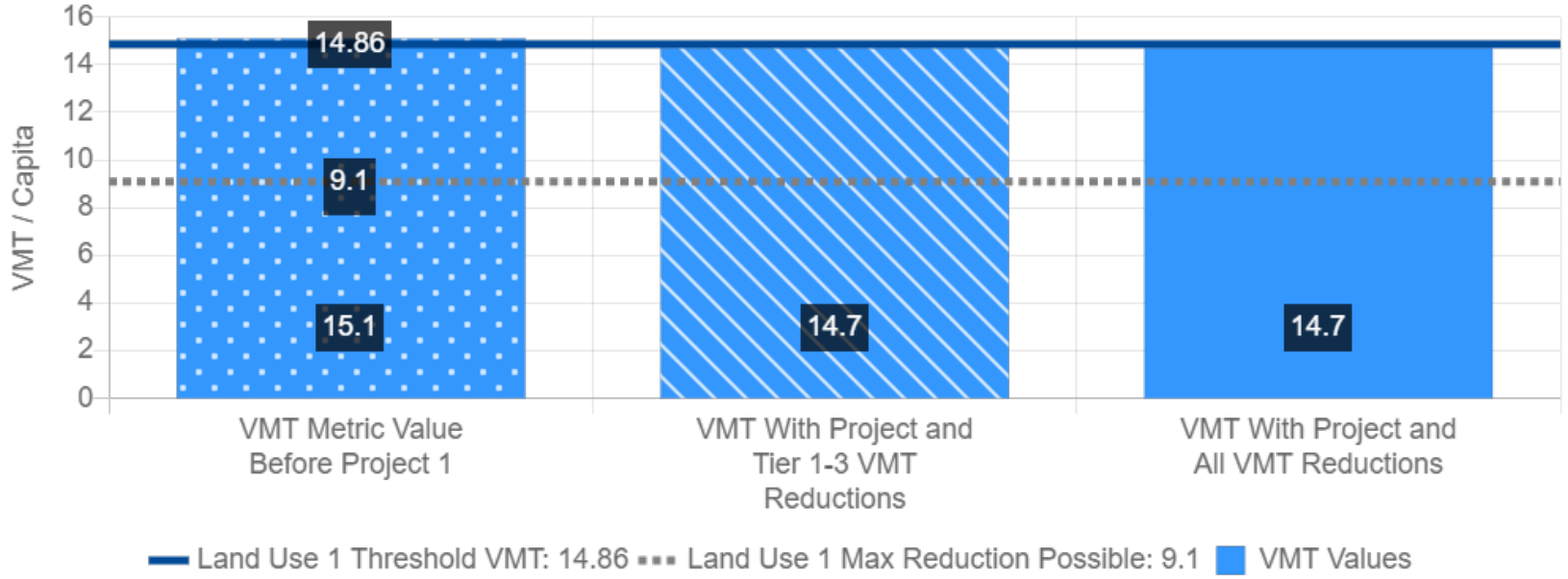
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Home-based VMT per Capita
VMT Baseline Description 1:	Subarea Average
VMT Baseline Value 1:	17.48
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

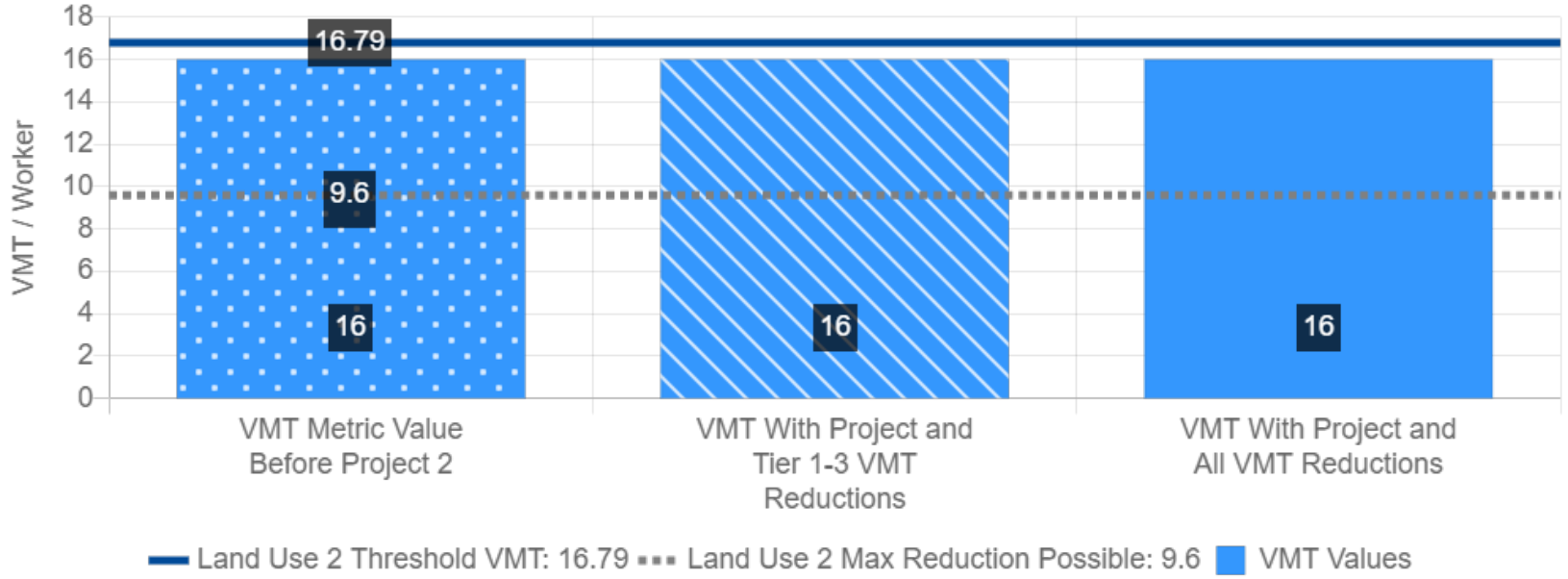
	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	15.1	14.7	14.7
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



Commercial Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 2:	Commercial
VMT Without Project 2:	Home-based Work VMT per Worker
VMT Baseline Description 2:	Subarea
VMT Baseline Value 2:	19.75
VMT Threshold Description 2:	-15%
Land Use 2 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	16	16	16
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	5.21
With Project Residential Density:	5.75

APPENDIX G

March 28, 2023

TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

Jennifer Colicchio
PKL INVESTMNETS LLS
2863 Maricopa Street
Torrance, CA 90503

Subject: Covina Village Queue Study – City of Covina

Dear Jennifer Colicchio:

TJW ENGINEERING, INC. (TJW) is pleased to submit this queue study for the proposed Project located at 1000 North Azusa Avenue in the City of Covina. The purpose of this study is to assess if drive-through demand can be accommodated by the Project.

Project Description

The Project consists of the following uses:

- Residential Development
  - 80 townhome units
  - 17 live/work units
- Commercial Development
  - Single-tunnel drive-through car wash (Quick Quack)
  - 950 square foot coffee shop with drive-through (Dutch Bros. Coffee)
  - 3,500 square foot restaurant with drive-through

Queue analysis has been conducted for commercial uses only. The proposed site plan is shown in **Appendix A**.

Drive-Through Queue Analysis Methodology

Queue observations at 3 comparable sites were conducted for each commercial land use, with data collected in 5-minute increments. The sites are as follows:

- Car Wash
  - Covina Express Car Wash, 154 E. Arrow Hwy., Covina, CA
  - Fast5Xpress Car Wash, 935 E. Huntington Dr., Monrovia, CA
  - Whittier Express Car Wash, 13945 Telegraph Rd., Whittier, CA

- Dutch Bros. Coffee
  - 13322 Limonite Ave., Eastvale, CA
  - 32690 Yucaipa Blvd., Yucaipa, CA
  - 15211 Hook Blvd., Victorville, CA

- Panera Bread With Drive-Through (Restaurant with Drive-Through Comparable)
  - 1054 W. Gladstone St., San Dimas, CA
  - 423 S. Associated Rd., Brea, CA
  - 1750 S. State College Blvd., Anaheim, CA

Car Wash sites were observed from 7:00 AM-8:00 PM (except for the Whittier site, which is open from 8:00 AM-5:00 PM) on Wednesday January 11, Thursday January 12, Saturday January 21, and Saturday January 28, 2023. Panera Bread sites were observed from 11:00 AM-2:00 PM and 4:00-7:00 PM on Wednesday January 11, Thursday January 12, and Saturday January 21, 2023. Dutch Bros. Coffee sites were observed from 6:00-9:00 AM, 11:00 AM-2:00 PM, and 4:00-7:00 PM on Wednesday January 11 and Saturday January 21, 2023.

The data has been utilized to determine the 85th percentile queue length, which is typically used to determine the appropriate vehicle stacking capacity needed for land uses with drive-throughs.

Drive-Through Queue Observation Results

Based on the collected data, **Table 1**, **Table 2**, and **Table 3** show the number of times a certain queue length occurred, and the probability of that queue length being exceeded for the car wash, Dutch Bros. Coffee, and restaurant sites, respectively. Complete observation data is provided in **Appendix B**.

It should be noted that the Eastvale Dutch Bros. Coffee site experienced much larger queues on the observed Saturday compared to the 5 other sets of Dutch Bros. Coffee data. Without the Saturday Eastvale Dutch Bros. Coffee data included, the 85th percentile queue would be 10 vehicles. In an effort to provide a conservative analysis, the 85th percentile calculation includes the data and results in an 85th percentile queue of 19 vehicles.

Table 1
Car Wash Drive-Through Queue Analysis

Queue Length (Vehicles)	Number of Occurrences	Total Number of Data Points	Probability of Exceeding Queue Length
0	199	199	53.29%
1	89	288	32.39%
2	50	338	20.66%
3	23	361	15.26%
4	12	373	12.44%
5	8	381	10.56%
6	19	400	6.10%
7	6	406	4.69%
8	3	409	3.99%
9	2	411	3.52%
10	3	414	2.82%
11	2	416	2.35%
12	3	419	1.64%
13	4	423	0.70%
14	3	426	0.00%
85th Percentile Info			
Queue Length: 4 Vehicles		Data Point: 363rd	

Table 2
Dutch Bros. Coffee Drive-Through Queue Analysis

Queue Length (Vehicles)	Number of Occurrences	Total Number of Data Points	Probability of Exceeding Queue Length
0	11	11	96.78%
1	15	26	92.40%
2	29	55	83.92%
3	37	92	73.10%
4	30	122	64.33%
5	29	151	55.85%
6	19	170	50.29%
7	24	194	43.27%
8	14	208	39.18%
9	14	222	35.09%
10	18	240	29.82%
11	15	255	25.44%
12	7	262	23.39%
13	5	267	21.93%
14	5	272	20.47%
15	4	276	19.30%
16	2	278	18.71%
17	3	281	17.84%
18	7	288	15.79%
19	5	293	14.33%
20	6	299	12.57%
21	5	304	11.11%
22	3	307	10.23%
23	4	311	9.06%
24	4	315	7.89%
25	4	319	6.73%
26	3	322	5.85%
27	3	325	4.97%
28	0	325	4.97%
29	1	326	4.68%
30	2	328	4.09%
31	3	331	3.22%
32	3	334	2.34%
33	1	335	2.05%
34	1	336	1.75%
35	1	337	1.46%
36	2	339	0.88%
37	2	341	0.29%
38	1	342	0.00%
85th Percentile Info			
Queue Length: 19 Vehicles		Data Point: 291st	

Table 3
Restaurant With Drive-Through Queue Analysis

Queue Length (Vehicles)	Number of Occurrences	Total Number of Data Points	Probability of Exceeding Queue Length
0	50	50	78.07%
1	60	110	51.75%
2	48	158	30.70%
3	25	183	19.74%
4	25	208	8.77%
5	14	222	2.63%
6	5	227	0.44%
7	1	228	0.00%
85th Percentile Info			
Queue Length: 4 Vehicles		Data Point: 194th	

Based on the observed queue data, the 85th percentile queue length for the car wash is 4 vehicles which occurred at the 363rd data point. In short, 85% of instances will show 4 vehicles or less within the queue. The maximum observed queue was 14 vehicles, which occurred 3 times.

Based on the observed queue data, the 85th percentile queue length for the Dutch Bros. Coffee is 19 vehicles which occurred at the 291st data point. In short, 85% of instances will show 19 vehicles or less within the queue. The maximum observed queue was 38 vehicles, which occurred once. As mentioned previously, the Eastvale Dutch Bros. Coffee site experienced much larger queues on the observed Saturday compared to the 5 other sets of Dutch Bros. Coffee data. Without the Saturday Eastvale Dutch Bros. Coffee data included, the maximum observed queue would be a one-time occurrence of 25 vehicles.

Based on the observed queue data, the 85th percentile queue length for the restaurant with drive-through is 4 vehicles which occurred at the 194th data point. In short, 85% of instances will show 4 vehicles or less within the queue. The maximum observed queue was 7 vehicles, which occurred once.

Drive-Through Queue Capacities

As shown in **Appendix B**, the car wash drive-through lanes will have room for approximately 21 vehicles before it spills into the nearest drive aisle. This amounts to 17 vehicles more than the 85th percentile queue. As such, the Quick Quack Car Wash drive-through queue is not expected to affect neighboring business operations and circulation.

As also shown in **Appendix B**, the Dutch Bros. Coffee drive-through lanes will have room for approximately 23 vehicles before it spills into the nearest drive aisle. This amounts to 4 vehicles more than the 85th

percentile queue. As such, the Dutch Bros. Coffee drive-through queue is not expected to affect neighboring business operations and circulation.

As also shown in **Appendix B**, the restaurant drive-through lanes will have room for approximately 15 vehicles before it spills into the nearest drive aisle. This amounts to 11 vehicles more than the 85th percentile queue. As such, the restaurant drive-through queue is not expected to affect neighboring business operations and circulation.

Dutch Bros. Coffee Circulation Analysis

The Dutch Bros. Coffee drive-through lane capacity of 23 vehicles is expected to accommodate the 85th percentile queue of 19 vehicles before spilling into the nearest drive aisle. If the queue were to exceed 23 vehicles, approximately 32 vehicles could be accommodated before spilling onto Azusa Avenue.

As mentioned previously, the Eastvale Dutch Bros. Coffee site experienced much larger queues on the observed Saturday compared to the 5 other observed sites/days. Without the Saturday Eastvale Dutch Bros. Coffee data included, the maximum observed queue would be a one-time occurrence of 25 vehicles. Because approximately 32 vehicles could be accommodated before spilling onto Azusa Avenue, the Dutch Bros. Coffee drive-through queue is not expected to affect through traffic on Azusa Avenue.

With the Saturday Eastvale Dutch Bros. Coffee data included, there is a 2% chance that the queue would be comprised of more than 32 vehicles. In short, 98% of instances will show 32 vehicles or less within the queue.

Dutch Bros. Coffee Contingency Plan

In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), a contingency plan is recommended to be utilized. It is recommended that Dutch Bros. Coffee employees use cones and temporary signage to close off the Dutch Bros. Coffee driveway inbound access, and use signage to direct customers to enter at the southern Quick Quack Car Wash driveway. This will allow vehicles to queue on site instead of affecting circulation along Azusa Avenue. The queue would form in the drive aisle where the live/work shared parking spaces are located. Based on the queue data, the maximum queue occurred on a Saturday. Because the office space of the live/work units will likely not be open during the weekend, the queue is not anticipated to affect office operations within the live/work units with the contingency plan in place.

Summary

The 85th percentile queue length for the car wash is 4 vehicles and the maximum observed queue was 14 vehicles. The car wash drive-through lanes will have room for approximately 21 vehicles before it spills into the nearest drive aisle. As such, the Quick Quack Car Wash drive-through queue is not expected to affect neighboring business operations and circulation.

The 85th percentile queue length for the restaurant is 4 vehicles and the maximum observed queue was 7 vehicles. The restaurant drive-through lanes will have room for approximately 15 vehicles before it spills into the nearest drive aisle. As such, the restaurant drive-through queue is not expected to affect neighboring business operations and circulation.

The 85th percentile queue length for the Dutch Bros. Coffee is 19 vehicles and the maximum observed queue was 38 vehicles. The Dutch Bros. Coffee drive-through lanes will have room for approximately 23 vehicles before it spills into the nearest drive aisle.

The Eastvale Dutch Bros. Coffee site experienced much larger queues on the observed Saturday compared to the 5 other observed sites/days. Without the Saturday Eastvale Dutch Bros. Coffee data included, the maximum observed queue would be a one-time occurrence of 25 vehicles. With the Saturday Eastvale Dutch Bros. Coffee data included, there is a 2% chance that the queue would be comprised of more than 32 vehicles.

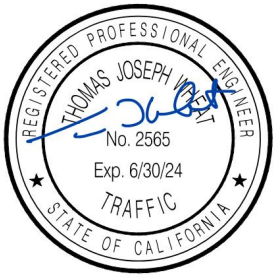
In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), a contingency plan is recommended to be utilized. It is recommended that Dutch Bros. Coffee employees use cones and temporary signage to close off the Dutch Bros. Coffee driveway inbound access, and use signage to direct customers to enter at the southern Quick Quack Car Wash driveway. This will allow vehicles to queue on site instead of affecting circulation along Azusa Avenue. The queue would form in the drive aisle where the live/work shared parking spaces are located. Based on the queue data, the maximum queue occurred on a Saturday. Because the office space of the live/work units will likely not be open during the weekend, the queue is not anticipated to affect office operations within the live/work units with the contingency plan in place.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

Thomas Wheat, PE, TE
President

Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*



David Chew, PTP
Transportation Planner

Brandon Alvarado, EIT
Transportation Planner

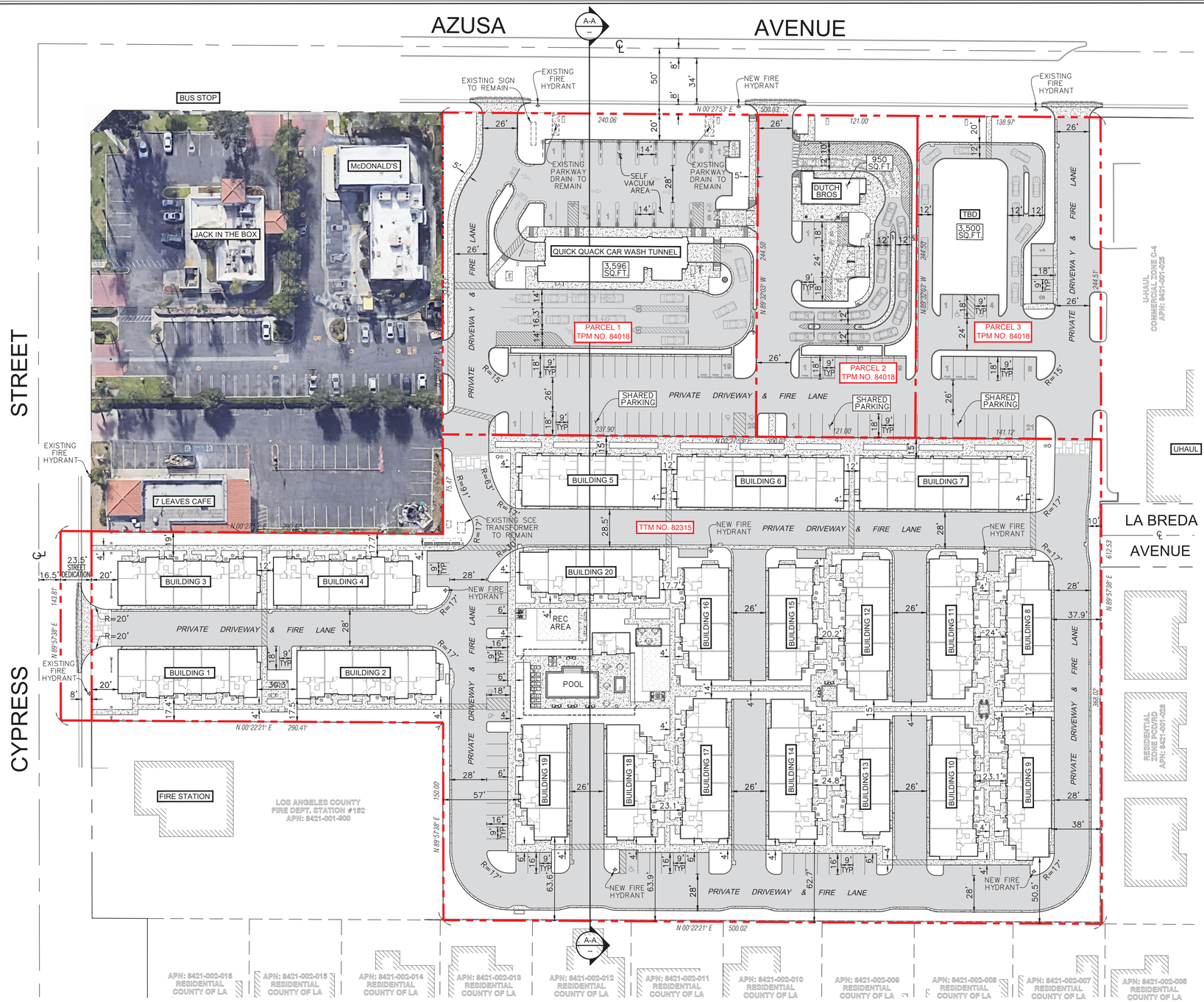
APPENDIX A

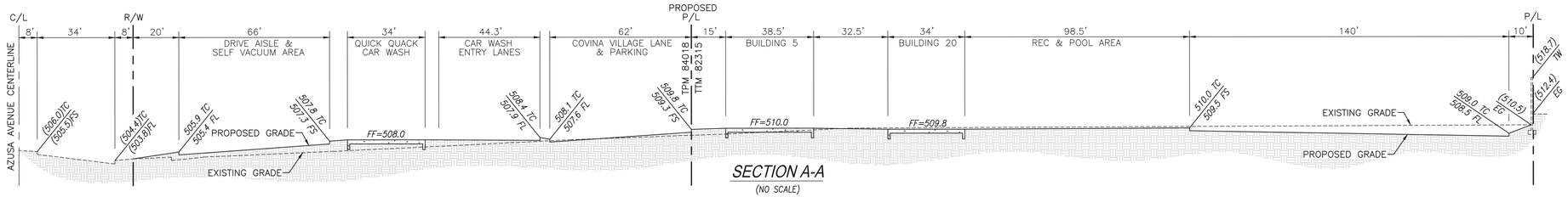
PROJECT SITE PLAN

SITE PLAN

COVINA VILLAGE

RETAIL / COMMERCIAL + LIVE WORK + TOWNHOMES
TENTATIVE TRACT MAP NO. 82315 & TENTATIVE PARCEL MAP NO. 84018
845 WEST CYPRESS STREET & 1000 NORTH AZUSA AVENUE
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





PROJECT SUMMARY:

OWNER (TTM NO. 82315):	MELIA HOMES 8951 RESEARCH DRIVE, SUITE 100 IRVINE, CA 92618
OWNER (TPM NO. 84018):	PKL INVESTMENTS, LLC 2863 MARICOPA STREET TORRANCE, CA 90503
ENGINEER:	LAND DEVELOPMENT CONSULTANTS 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705
ARCHITECT:	SUMMA ARCHITECTURE 5256 S. MISSION ROAD, SUITE 404 BONSALL, CA 92003
SOILS ENGINEER:	GEOTEK, INC. 1548 N. MAPLE STREET CORONA, CA 92878
PROJECT LOCATION:	1000 NORTH AZUSA AVENUE 845 WEST CYPRESS STREET COVINA, CA 91722
APNs:	8421–001–016 & 8421–001–061
FLOOD ZONE:	ZONE "X" (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 06037C1700F
EXISTING GENERAL PLAN:	GENERAL COMMERCIAL
PROPOSED GENERAL PLAN:	COVINA VILLAGE SPECIFIC PLAN
EXISTING ZONING:	COMMERCIAL ZONE (HIGHWAY) (C–4)
PROPOSED ZONING:	SPECIFIC PLAN

PROJECT SITE AREA:	348,165 SF = 7.993 ACRES
STREET DEDICATION:	3,379 SF = 0.078 ACRES
NET SITE AREA:	344,786 SF = 7.915 ACRES

TTM NO. 82315 (RESIDENTIAL):	222,530 SF = 5.109 ACRES	
97 UNITS		
3 STORY ROW TOWN/LIVE–WORK		
13 – PLAN 1	1,337 SF	2 BD + DEN
21 – PLAN 2	1,531 SF	2 BD + DEN
25 – PLAN 3	1,654 SF	3 BD + DEN
21 – PLAN 4	1,800 SF	4 BD
8 – PLAN 5	1,976 SF	3 BD + WORKSPACE
9 – PLAN 6	1,982 SF	3 BD + WORKSPACE

PARKING SUMMARY	
GARAGE STALLS PROVIDED	194 STALLS
ON–SITE OPEN STALLS	49 STALLS
SHARED LIVE/WORK OPEN STALLS	41 STALLS
TOTAL PARKING PROVIDED	284 STALLS
(2.93 STALLS/UNIT)	

COMMON OPEN SPACE	38,877 SF (400.8 SF/UNIT)
PRIVATE OPEN SPACE	10,191 SF (105.0 SF/UNIT)
TOTAL OPEN SPACE	49,068 SF (505.8 SF/UNIT)

TPM NO. 84018 (COMMERCIAL):	122,256 SF = 2.806 ACRES
PARCEL 1: (QUICK QUACK CAR WASH)	58,430 SF = 1.341 ACRES
PARCEL 2: (DUTCH BROS)	29,584 SF = 0.679 ACRES
PARCEL 3: (TBD)	34,242 SF = 0.786 ACRES

PARCEL 1 BUILDING (QUICK QUACK):	3,596 SF
PARCEL 2 BUILDING (DUTCH BROS):	950 SF
PARCEL 3 BUILDING (TBD):	3,500 SF

PARKING SUMMARY:	
VACUUM:	15 SPACES (14' X 19')
NON–STANDARD:	4 SPACES
STANDARD:	51 SPACES (9' X 18')
SHARED LIVE/WORK:	41 SPACES (9' X 18')
TOTAL:	111 SPACES

40' 0 40' 80' 120'
SCALE: 1"=40'

DATE PREPARED: MARCH 27, 2022

APPENDIX B

QUEUE OBSERVATION DATA AND QUEUE VISUALIZATION

DRIVE THRU SURVEY

LOCATION: Covina Express Car Wash, 154 E Arrow Hwy
CITY: Covina, CA

DAY: Thursday
DATE: 1/12/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
7:00	0	0	0	**0**
7:10	0	0	0	**0**
7:20	0	1	0	**1**
7:30	0	1	0	**1**
7:40	0	0	0	**0**
7:50	0	0	0	**0**
8:00	0	0	0	**0**
8:10	0	0	0	**0**
8:20	0	0	0	**0**
8:30	0	2	0	**2**
8:40	0	2	0	**2**
8:50	1	1	0	**2**
9:00	0	0	0	**0**
9:10	1	0	0	**1**
9:20	0	0	0	**0**
9:30	0	0	0	**0**
9:40	1	0	0	**1**
9:50	0	0	0	**0**
10:00	0	0	0	**0**
10:10	0	0	0	**0**
10:20	0	1	0	**1**
10:30	0	0	0	**0**
10:40	0	0	0	**0**
10:50	0	0	0	**0**
11:00	1	1	0	**2**
11:10	0	0	0	**0**
11:20	0	1	0	**1**
11:30	0	0	0	**0**
11:40	0	0	0	**0**
11:50	0	0	0	**0**
12:00	0	0	0	**0**
12:10	0	0	0	**0**
12:20	1	0	0	**1**
12:30	0	1	0	**1**
12:40	1	0	0	**1**
12:50	0	0	0	**0**
13:00	0	0	0	**0**
13:10	0	0	0	**0**
13:20	0	1	0	**1**
13:30	0	1	0	**1**
13:40	2	1	0	**3**
13:50	1	0	0	**1**
14:00	0	0	0	**0**
14:10	0	0	0	**0**
14:20	0	0	0	**0**
14:30	0	0	0	**0**
14:40	0	0	0	**0**
14:50	0	1	0	**1**
15:00	0	0	0	**0**
15:10	0	1	0	**1**
15:20	0	0	0	**0**
15:30	0	0	0	**0**
15:40	0	0	0	**0**
15:50	0	0	0	**0**
16:00	0	0	0	**0**
16:10	1	0	0	**1**
16:20	0	0	0	**0**
16:30	0	0	0	**0**
16:40	0	0	0	**0**
16:50	0	1	0	**1**
17:00	0	0	0	**0**
17:10	0	0	0	**0**
17:20	1	2	0	**3**
17:30	0	0	0	**0**
17:40	0	1	0	**1**
17:50	0	1	0	**1**
18:00	0	1	0	**1**
18:10	0	0	0	**0**
18:20	0	1	0	**1**
18:30	0	1	0	**1**
18:40	0	0	0	**0**
18:50	1	0	0	**1**
19:00	0	0	0	**0**
19:10	0	0	0	**0**
19:20	0	0	0	**0**
19:30	0	0	0	**0**
19:40	0	0	0	**0**
19:50	0	0	0	**0**
20:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Covina Express Car Wash, 154 E Arrow Hwy
CITY: Covina, CA

DAY: Saturday
DATE: 1/21/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
7:00	0	0	0	**0**
7:10	0	0	0	**0**
7:20	0	1	0	**1**
7:30	0	0	0	**0**
7:40	0	0	0	**0**
7:50	0	0	0	**0**
8:00	0	0	0	**0**
8:10	0	0	0	**0**
8:20	0	0	0	**0**
8:30	0	0	0	**0**
8:40	0	2	0	**2**
8:50	0	1	0	**1**
9:00	0	4	0	**4**
9:10	0	1	0	**1**
9:20	0	0	0	**0**
9:30	0	0	0	**0**
9:40	3	1	0	**4**
9:50	2	2	0	**4**
10:00	2	1	0	**3**
10:10	1	2	0	**3**
10:20	1	0	0	**1**
10:30	0	1	0	**1**
10:40	2	1	0	**3**
10:50	1	3	0	**4**
11:00	0	1	0	**1**
11:10	0	2	0	**2**
11:20	3	3	0	**6**
11:30	3	5	0	**8**
11:40	3	4	0	**7**
11:50	3	4	0	**7**
12:00	3	4	0	**7**
12:10	3	3	0	**6**
12:20	2	4	0	**6**
12:30	3	3	0	**6**
12:40	3	3	0	**6**
12:50	2	1	0	**3**
13:00	1	0	0	**1**
13:10	0	1	0	**1**
13:20	2	5	0	**7**
13:30	3	3	0	**6**
13:40	0	0	0	**0**
13:50	0	1	0	**1**
14:00	0	0	0	**0**
14:10	1	2	0	**3**
14:20	2	1	0	**3**
14:30	3	2	0	**5**
14:40	3	3	0	**6**
14:50	0	1	0	**1**
15:00	0	2	0	**2**
15:10	0	1	0	**1**
15:20	2	3	0	**5**
15:30	0	0	0	**0**
15:40	2	0	0	**2**
15:50	2	0	0	**2**
16:00	1	0	0	**1**
16:10	1	1	0	**2**
16:20	1	0	0	**1**
16:30	0	0	0	**0**
16:40	0	0	0	**0**
16:50	1	0	0	**1**
17:00	0	1	0	**1**
17:10	0	1	0	**1**
17:20	2	1	0	**3**
17:30	1	0	0	**1**
17:40	0	0	0	**0**
17:50	0	0	0	**0**
18:00	0	0	0	**0**
18:10	0	0	0	**0**
18:20	0	0	0	**0**
18:30	1	1	0	**2**
18:40	0	0	0	**0**
18:50	0	0	0	**0**
19:00	0	0	0	**0**
19:10	0	0	0	**0**
19:20	0	0	0	**0**
19:30	0	0	0	**0**
19:40	0	0	0	**0**
19:50	0	0	0	**0**
20:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Fast5Xpress Car Wash, 935 E Huntington Dr
CITY: Monrovia, CA

DAY: Thursday
DATE: 1/12/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
7:00	0	0	0	**0**
7:10	0	0	0	**0**
7:20	0	0	0	**0**
7:30	0	0	0	**0**
7:40	0	0	0	**0**
7:50	0	0	0	**0**
8:00	0	0	0	**0**
8:10	0	1	0	**1**
8:20	0	1	0	**1**
8:30	0	0	0	**0**
8:40	0	0	0	**0**
8:50	0	0	0	**0**
9:00	0	1	0	**1**
9:10	1	0	0	**1**
9:20	1	1	0	**2**
9:30	1	0	0	**1**
9:40	0	0	0	**0**
9:50	1	1	0	**2**
10:00	0	0	0	**0**
10:10	1	0	0	**1**
10:20	2	1	0	**3**
10:30	3	2	0	**5**
10:40	1	2	0	**3**
10:50	0	0	0	**0**
11:00	1	1	0	**2**
11:10	2	0	0	**2**
11:20	1	0	0	**1**
11:30	1	2	0	**3**
11:40	0	2	0	**2**
11:50	0	0	0	**0**
12:00	1	0	0	**1**
12:10	0	2	0	**2**
12:20	1	1	0	**2**
12:30	2	0	0	**2**
12:40	1	3	0	**4**
12:50	2	1	0	**3**
13:00	0	0	0	**0**
13:10	2	0	0	**2**
13:20	1	1	0	**2**
13:30	0	0	0	**0**
13:40	1	0	0	**1**
13:50	0	1	0	**1**
14:00	1	0	0	**1**
14:10	1	1	0	**2**
14:20	0	1	0	**1**
14:30	0	0	0	**0**
14:40	0	2	0	**2**
14:50	2	2	0	**4**
15:00	0	1	0	**1**
15:10	1	2	0	**3**
15:20	0	1	0	**1**
15:30	2	0	0	**2**
15:40	1	2	0	**3**
15:50	1	0	0	**1**
16:00	0	0	0	**0**
16:10	3	2	0	**5**
16:20	2	1	0	**3**
16:30	1	0	0	**1**
16:40	0	4	0	**4**
16:50	1	0	0	**1**
17:00	3	1	0	**4**
17:10	3	1	0	**4**
17:20	1	1	0	**2**
17:30	1	1	0	**2**
17:40	1	1	0	**2**
17:50	0	1	0	**1**
18:00	0	1	0	**1**
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18:20	0	1	0	**1**
18:30	1	0	0	**1**
18:40	0	0	0	**0**
18:50	0	0	0	**0**
19:00	0	0	0	**0**
19:10	0	0	0	**0**
19:20	0	0	0	**0**
19:30	0	0	0	**0**
19:40	0	0	0	**0**
19:50	0	0	0	**0**
20:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Fast5Xpress Car Wash, 935 E Huntington Dr
CITY: Monrovia, CA

DAY: Saturday
DATE: 1/21/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
7:00	0	6	0	**6**
7:10	1	1	0	**2**
7:20	0	2	0	**2**
7:30	1	0	0	**1**
7:40	0	1	0	**1**
7:50	1	1	0	**2**
8:00	2	1	0	**3**
8:10	1	1	0	**2**
8:20	3	1	0	**4**
8:30	1	0	0	**1**
8:40	3	2	0	**5**
8:50	1	1	0	**2**
9:00	2	4	0	**6**
9:10	0	1	0	**1**
9:20	1	1	0	**2**
9:30	0	4	0	**4**
9:40	1	0	0	**1**
9:50	3	3	0	**6**
10:00	3	4	0	**7**
10:10	3	3	0	**6**
10:20	3	0	0	**3**
10:30	2	3	0	**5**
10:40	1	1	0	**2**
10:50	2	4	0	**6**
11:00	2	4	0	**6**
11:10	2	4	0	**6**
11:20	2	6	0	**8**
11:30	2	3	0	**5**
11:40	3	3	0	**6**
11:50	2	8	0	**10**
12:00	2	9	0	**11**
12:10	2	10	0	**12**
12:20	3	11	0	**14**
12:30	2	11	0	**13**
12:40	2	10	0	**12**
12:50	3	6	0	**9**
13:00	1	3	0	**4**
13:10	2	6	0	**8**
13:20	2	10	0	**12**
13:30	2	4	0	**6**
13:40	2	8	0	**10**
13:50	2	8	0	**10**
14:00	3	10	0	**13**
14:10	4	9	0	**13**
14:20	3	11	0	**14**
14:30	3	6	0	**9**
14:40	1	5	0	**6**
14:50	2	1	0	**3**
15:00	3	11	0	**14**
15:10	2	4	0	**6**
15:20	2	5	0	**7**
15:30	1	10	0	**11**
15:40	3	10	0	**13**
15:50	3	3	0	**6**
16:00	3	2	0	**5**
16:10	2	0	0	**2**
16:20	2	0	0	**2**
16:30	0	0	0	**0**
16:40	2	0	0	**2**
16:50	2	1	0	**3**
17:00	1	0	0	**1**
17:10	0	0	0	**0**
17:20	2	0	0	**2**
17:30	1	1	0	**2**
17:40	0	0	0	**0**
17:50	0	0	0	**0**
18:00	0	1	0	**1**
18:10	0	0	0	**0**
18:20	1	0	0	**1**
18:30	1	1	0	**2**
18:40	1	1	0	**2**
18:50	0	0	0	**0**
19:00	0	0	0	**0**
19:10	0	0	0	**0**
19:20	0	0	0	**0**
19:30	0	0	0	**0**
19:40	0	0	0	**0**
19:50	0	0	0	**0**
20:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Whittier Express Car Wash, 13945 Telegraph Rd
CITY: Whittier, CA

DAY: Wednesday
DATE: 1/11/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
8:00	0	0	0	**0**
8:10	0	0	0	**0**
8:20	0	0	0	**0**
8:30	0	0	0	**0**
8:40	0	0	0	**0**
8:50	0	0	0	**0**
9:00	0	0	0	**0**
9:10	0	0	0	**0**
9:20	0	0	0	**0**
9:30	0	0	0	**0**
9:40	1	0	0	**1**
9:50	0	0	0	**0**
10:00	0	0	0	**0**
10:10	0	0	0	**0**
10:20	0	0	0	**0**
10:30	0	0	0	**0**
10:40	0	1	0	**1**
10:50	0	0	1	**1**
11:00	0	0	0	**0**
11:10	0	0	0	**0**
11:20	0	0	0	**0**
11:30	0	0	0	**0**
11:40	0	0	0	**0**
11:50	0	0	0	**0**
12:00	0	0	0	**0**
12:10	0	0	0	**0**
12:20	0	0	0	**0**
12:30	0	0	0	**0**
12:40	1	1	0	**2**
12:50	0	0	0	**0**
13:00	0	0	0	**0**
13:10	0	0	0	**0**
13:20	1	0	0	**1**
13:30	0	0	0	**0**
13:40	0	0	0	**0**
13:50	0	0	0	**0**
14:00	1	0	0	**1**
14:10	0	0	0	**0**
14:20	0	0	0	**0**
14:30	1	1	0	**2**
14:40	0	3	0	**3**
14:50	0	0	0	**0**
15:00	0	0	0	**0**
15:10	0	0	0	**0**
15:20	1	0	0	**1**
15:30	0	2	0	**2**
15:40	0	0	0	**0**
15:50	0	0	0	**0**
16:00	0	0	0	**0**
16:10	0	0	0	**0**
16:20	0	0	0	**0**
16:30	0	2	0	**2**
16:40	0	0	0	**0**
16:50	0	0	0	**0**
17:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Whittier Express Car Wash, 13945 Telegraph Rd
CITY: Whittier, CA

DAY: Saturday
DATE: 1/28/2023

TIME	Tunnel Entrance to Payment Kiosk	Payment Kiosk to Car Wash Entrance	Car Wash Entrance into Parking Lot	**TOTAL**
8:00	0	0	0	**0**
8:10	0	0	0	**0**
8:20	0	0	0	**0**
8:30	0	0	0	**0**
8:40	1	0	0	**1**
8:50	0	0	0	**0**
9:00	0	0	0	**0**
9:10	0	0	0	**0**
9:20	1	0	0	**1**
9:30	0	0	0	**0**
9:40	1	0	0	**1**
9:50	0	0	0	**0**
10:00	1	0	0	**1**
10:10	0	0	0	**0**
10:20	2	0	0	**2**
10:30	0	0	0	**0**
10:40	1	0	0	**1**
10:50	0	0	0	**0**
11:00	0	0	0	**0**
11:10	0	0	0	**0**
11:20	0	0	0	**0**
11:30	0	0	0	**0**
11:40	0	0	0	**0**
11:50	1	0	0	**1**
12:00	1	2	0	**3**
12:10	0	0	0	**0**
12:20	2	1	0	**3**
12:30	2	0	0	**2**
12:40	1	0	0	**1**
12:50	1	1	0	**2**
13:00	0	2	0	**2**
13:10	0	1	0	**1**
13:20	0	2	0	**2**
13:30	1	0	0	**1**
13:40	0	0	0	**0**
13:50	0	0	0	**0**
14:00	0	0	0	**0**
14:10	0	0	0	**0**
14:20	1	0	0	**1**
14:30	0	0	0	**0**
14:40	0	1	0	**1**
14:50	0	0	0	**0**
15:00	1	0	0	**1**
15:10	0	0	0	**0**
15:20	0	0	0	**0**
15:30	0	1	0	**1**
15:40	0	0	0	**0**
15:50	1	0	0	**1**
16:00	0	0	0	**0**
16:10	0	0	0	**0**
16:20	0	0	0	**0**
16:30	0	0	0	**0**
16:40	0	0	0	**0**
16:50	0	0	0	**0**
17:00	0	0	0	**0**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DAY: Wednesday
DATE: 1/11/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
6:00	1	2	0	**3**
6:10	2	3	0	**5**
6:20	1	4	0	**5**
6:30	2	0	0	**2**
6:40	2	0	0	**2**
6:50	0	0	0	**0**
7:00	1	3	0	**4**
7:10	1	10	0	**11**
7:20	1	6	0	**7**
7:30	1	6	0	**7**
7:40	1	4	0	**5**
7:50	1	2	0	**3**
8:00	0	1	0	**1**
8:10	2	5	0	**7**
8:20	1	3	0	**4**
8:30	1	3	0	**4**
8:40	2	6	0	**8**
8:50	1	6	0	**7**
9:00	1	6	0	**7**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	1	7	0	**8**
11:10	1	4	0	**5**
11:20	1	5	0	**6**
11:30	1	5	0	**6**
11:40	1	1	0	**2**
11:50	1	11	0	**12**
12:00	1	13	0	**14**
12:10	1	9	0	**10**
12:20	1	11	0	**12**
12:30	1	4	0	**5**
12:40	2	10	0	**12**
12:50	1	5	0	**6**
13:00	1	8	0	**9**
13:10	1	9	0	**10**
13:20	2	7	0	**9**
13:30	1	9	0	**10**
13:40	1	6	0	**7**
13:50	2	2	0	**4**
14:00	1	6	0	**7**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	2	4	0	**6**
16:10	1	10	0	**11**
16:20	1	10	0	**11**
16:30	1	9	0	**10**
16:40	1	11	0	**12**
16:50	1	7	0	**8**
17:00	2	4	0	**6**
17:10	1	0	0	**1**
17:20	0	2	0	**2**
17:30	1	5	0	**6**
17:40	1	5	0	**6**
17:50	0	0	0	**0**
18:00	1	3	0	**4**
18:10	1	1	0	**2**
18:20	1	2	0	**3**
18:30	2	2	0	**4**
18:40	1	2	0	**3**
18:50	1	5	0	**6**
19:00	1	5	0	**6**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
6:00	1	7	0	**8**
6:10	1	9	0	**10**
6:20	1	8	0	**9**
6:30	1	9	0	**10**
6:40	1	10	0	**11**
6:50	1	13	0	**14**
7:00	1	17	0	**18**
7:10	1	19	0	**20**
7:20	1	18	0	**19**
7:30	1	17	0	**18**
7:40	1	17	0	**18**
7:50	1	19	0	**20**
8:00	1	20	2	**23**
8:10	1	20	2	**23**
8:20	1	20	2	**23**
8:30	1	17	0	**18**
8:40	1	19	4	**24**
8:50	1	20	4	**25**
9:00	1	18	0	**19**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
11:00	1	19	17	**37**
11:10	1	20	16	**37**
11:20	1	20	15	**36**
11:30	1	20	12	**33**
11:40	1	20	11	**32**
11:50	1	18	13	**32**
12:00	1	19	12	**32**
12:10	1	20	15	**36**
12:20	1	20	13	**34**
12:30	1	19	11	**31**
12:40	1	20	6	**27**
12:50	1	20	5	**26**
13:00	1	19	2	**22**
13:10	1	17	11	**29**
13:20	1	17	12	**30**
13:30	1	18	0	**19**
13:40	1	19	0	**20**
13:50	2	20	1	**23**
14:00	1	19	4	**24**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
16:00	1	20	17	**38**
16:10	1	20	14	**35**
16:20	1	20	9	**30**
16:30	2	20	3	**25**
16:40	1	20	4	**25**
16:50	1	20	1	**22**
17:00	1	20	10	**31**
17:10	1	20	6	**27**
17:20	1	19	2	**22**
17:30	1	20	3	**24**
17:40	1	20	0	**21**
17:50	1	20	5	**26**
18:00	1	19	1	**21**
18:10	1	19	7	**27**
18:20	1	20	10	**31**
18:30	1	20	5	**26**
18:40	1	19	0	**20**
18:50	1	17	0	**18**
19:00	1	18	0	**19**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 32690 Yucaipa Boulevard
CITY: Yucaipa, CA

DAY: Wednesday
DATE: 1/11/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
6:00	1	0	0	**1**
6:10	2	1	0	**3**
6:20	3	1	0	**4**
6:30	3	2	0	**5**
6:40	4	0	0	**4**
6:50	2	0	0	**2**
7:00	1	0	0	**1**
7:10	3	0	0	**3**
7:20	2	1	0	**3**
7:30	4	1	0	**5**
7:40	1	0	0	**1**
7:50	1	0	0	**1**
8:00	2	3	0	**5**
8:10	4	7	0	**11**
8:20	6	4	0	**10**
8:30	3	0	0	**3**
8:40	4	2	0	**6**
8:50	2	3	0	**5**
9:00	1	1	0	**2**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	5	2	0	**7**
11:10	6	9	0	**15**
11:20	5	11	2	**18**
11:30	5	13	0	**18**
11:40	4	6	0	**10**
11:50	6	2	0	**8**
12:00	2	1	0	**3**
12:10	3	2	0	**5**
12:20	5	2	0	**7**
12:30	5	3	0	**8**
12:40	2	1	0	**3**
12:50	1	2	0	**3**
13:00	1	0	0	**1**
13:10	3	9	0	**12**
13:20	4	5	0	**9**
13:30	4	2	0	**6**
13:40	5	6	0	**11**
13:50	4	5	0	**9**
14:00	1	2	0	**3**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	5	6	0	**11**
16:10	4	3	0	**7**
16:20	5	5	0	**10**
16:30	4	6	0	**10**
16:40	5	2	0	**7**
16:50	5	2	0	**7**
17:00	5	5	0	**10**
17:10	2	5	0	**7**
17:20	5	6	0	**11**
17:30	5	6	0	**11**
17:40	6	3	0	**9**
17:50	1	1	0	**2**
18:00	2	2	0	**4**
18:10	3	1	0	**4**
18:20	4	0	0	**4**
18:30	1	8	0	**9**
18:40	5	2	0	**7**
18:50	2	2	0	**4**
19:00	1	1	0	**2**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 32690 Yucaipa Boulevard
CITY: Yucaipa, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
6:00	1	0	0	**1**
6:10	2	0	0	**2**
6:20	1	0	0	**1**
6:30	3	1	0	**4**
6:40	1	1	0	**2**
6:50	2	1	0	**3**
7:00	4	1	0	**5**
7:10	4	0	0	**4**
7:20	5	0	0	**5**
7:30	2	2	0	**4**
7:40	3	2	0	**5**
7:50	1	1	0	**2**
8:00	3	5	0	**8**
8:10	4	6	0	**10**
8:20	5	5	0	**10**
8:30	4	4	0	**8**
8:40	5	10	0	**15**
8:50	4	12	0	**16**
9:00	5	10	0	**15**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	4	5	0	**9**
11:10	5	6	0	**11**
11:20	3	11	0	**14**
11:30	5	12	0	**17**
11:40	5	9	0	**14**
11:50	2	5	0	**7**
12:00	4	8	0	**12**
12:10	4	10	1	**15**
12:20	5	12	2	**19**
12:30	5	12	4	**21**
12:40	4	13	3	**20**
12:50	4	14	2	**20**
13:00	4	12	1	**17**
13:10	5	14	2	**21**
13:20	4	13	0	**17**
13:30	3	12	1	**16**
13:40	4	11	6	**21**
13:50	4	12	8	**24**
14:00	4	15	6	**25**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	5	8	0	**13**
16:10	5	8	0	**13**
16:20	3	4	0	**7**
16:30	5	4	0	**9**
16:40	5	6	0	**11**
16:50	5	8	0	**13**
17:00	5	6	0	**11**
17:10	4	6	0	**10**
17:20	4	7	0	**11**
17:30	1	1	0	**2**
17:40	5	4	0	**9**
17:50	4	6	0	**10**
18:00	5	5	0	**10**
18:10	5	6	0	**11**
18:20	5	8	0	**13**
18:30	5	4	0	**9**
18:40	5	8	0	**13**
18:50	4	8	0	**12**
19:00	5	9	0	**14**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 15211 Hook Boulevard
CITY: Victorville, CA

DAY: Wednesday
DATE: 1/11/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
6:00	0	0	0	**0**
6:10	2	1	0	**3**
6:20	0	0	0	**0**
6:30	0	0	0	**0**
6:40	2	0	0	**2**
6:50	4	0	0	**4**
7:00	2	0	0	**2**
7:10	2	0	0	**2**
7:20	4	0	0	**4**
7:30	4	0	0	**4**
7:40	5	1	0	**6**
7:50	3	1	0	**4**
8:00	5	4	0	**9**
8:10	5	1	0	**6**
8:20	5	3	0	**8**
8:30	7	2	0	**9**
8:40	6	4	0	**10**
8:50	5	2	0	**7**
9:00	3	0	0	**3**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	4	1	0	**5**
11:10	3	0	0	**3**
11:20	4	1	0	**5**
11:30	2	1	0	**3**
11:40	4	0	0	**4**
11:50	0	0	0	**0**
12:00	4	1	0	**5**
12:10	4	0	0	**4**
12:20	4	0	0	**4**
12:30	5	0	0	**5**
12:40	1	0	0	**1**
12:50	0	0	0	**0**
13:00	0	0	0	**0**
13:10	5	0	0	**5**
13:20	3	0	0	**3**
13:30	2	1	0	**3**
13:40	2	0	0	**2**
13:50	0	0	0	**0**
14:00	2	0	0	**2**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	3	1	0	**4**
16:10	2	1	0	**3**
16:20	3	0	0	**3**
16:30	1	0	0	**1**
16:40	2	0	0	**2**
16:50	2	0	0	**2**
17:00	3	0	0	**3**
17:10	5	2	0	**7**
17:20	6	1	0	**7**
17:30	4	2	0	**6**
17:40	5	1	0	**6**
17:50	5	0	0	**5**
18:00	2	1	0	**3**
18:10	5	1	0	**6**
18:20	4	0	0	**4**
18:30	3	0	0	**3**
18:40	2	0	0	**2**
18:50	2	0	0	**2**
19:00	3	0	0	**3**

Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 15211 Hook Boulevard
CITY: Victorville, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
6:00	0	0	0	**0**
6:10	0	0	0	**0**
6:20	1	0	0	**1**
6:30	1	0	0	**1**
6:40	2	0	0	**2**
6:50	1	0	0	**1**
7:00	2	2	0	**4**
7:10	3	0	0	**3**
7:20	2	0	0	**2**
7:30	3	0	0	**3**
7:40	3	0	0	**3**
7:50	5	0	0	**5**
8:00	1	1	0	**2**
8:10	5	0	0	**5**
8:20	6	3	0	**9**
8:30	3	0	0	**3**
8:40	1	0	0	**1**
8:50	4	0	0	**4**
9:00	6	1	0	**7**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	5	6	0	**11**
11:10	4	6	0	**10**
11:20	3	4	0	**7**
11:30	2	0	0	**2**
11:40	5	3	0	**8**
11:50	4	2	0	**6**
12:00	5	2	0	**7**
12:10	3	0	0	**3**
12:20	3	3	0	**6**
12:30	3	2	0	**5**
12:40	2	3	0	**5**
12:50	4	1	0	**5**
13:00	4	1	0	**5**
13:10	3	1	0	**4**
13:20	3	0	0	**3**
13:30	5	2	0	**7**
13:40	5	2	0	**7**
13:50	2	0	0	**2**
14:00	4	2	0	**6**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	4	4	0	**8**
16:10	5	3	0	**8**
16:20	5	0	0	**5**
16:30	3	0	0	**3**
16:40	4	0	0	**4**
16:50	3	0	0	**3**
17:00	5	3	0	**8**
17:10	3	0	0	**3**
17:20	3	0	0	**3**
17:30	5	0	0	**5**
17:40	4	0	0	**4**
17:50	2	1	0	**3**
18:00	2	0	0	**2**
18:10	2	0	0	**2**
18:20	5	0	0	**5**
18:30	6	2	0	**8**
18:40	3	2	0	**5**
18:50	3	0	0	**3**
19:00	3	1	0	**4**

DRIVE THRU SURVEY

LOCATION: Panera Bread, 1054 W Gladstone Street
CITY: San Dimas, CA

DAY: Thursday
DATE: 1/12/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	0	1	0	**1**
11:10	2	0	0	**2**
11:20	1	2	0	**3**
11:30	1	0	0	**1**
11:40	2	0	0	**2**
11:50	2	1	0	**3**
12:00	0	1	0	**1**
12:10	2	0	0	**2**
12:20	1	1	0	**2**
12:30	2	1	0	**3**
12:40	1	3	0	**4**
12:50	1	3	0	**4**
13:00	1	0	0	**1**
13:10	0	0	0	**0**
13:20	3	2	0	**5**
13:30	3	2	0	**5**
13:40	1	0	0	**1**
13:50	0	1	0	**1**
14:00	0	0	0	**0**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	2	2	0	**4**
16:10	2	0	0	**2**
16:20	2	3	0	**5**
16:30	3	3	0	**6**
16:40	1	1	0	**2**
16:50	0	0	0	**0**
17:00	0	1	0	**1**
17:10	1	2	0	**3**
17:20	3	1	0	**4**
17:30	1	2	0	**3**
17:40	1	0	0	**1**
17:50	2	2	0	**4**
18:00	0	1	0	**1**
18:10	1	1	0	**2**
18:20	1	2	0	**3**
18:30	1	3	0	**4**
18:40	1	3	0	**4**
18:50	3	1	0	**4**
19:00	0	1	0	**1**

DRIVE THRU SURVEY

LOCATION: Panera Bread, 1054 W Gladstone Street
CITY: San Dimas, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	0	0	0	**0**
11:10	0	0	0	**0**
11:20	1	0	0	**1**
11:30	0	0	0	**0**
11:40	0	0	0	**0**
11:50	1	0	0	**1**
12:00	1	1	0	**2**
12:10	0	0	0	**0**
12:20	0	0	0	**0**
12:30	1	2	0	**3**
12:40	3	1	0	**4**
12:50	2	0	0	**2**
13:00	1	0	0	**1**
13:10	0	0	0	**0**
13:20	0	0	0	**0**
13:30	2	0	0	**2**
13:40	0	0	0	**0**
13:50	2	0	0	**2**
14:00	3	1	0	**4**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	1	0	0	**1**
16:10	2	0	0	**2**
16:20	0	0	0	**0**
16:30	0	0	0	**0**
16:40	1	0	0	**1**
16:50	1	1	0	**2**
17:00	0	0	0	**0**
17:10	0	0	0	**0**
17:20	2	2	0	**4**
17:30	2	0	0	**2**
17:40	1	1	0	**2**
17:50	2	0	0	**2**
18:00	0	1	0	**1**
18:10	0	0	0	**0**
18:20	0	0	0	**0**
18:30	2	0	0	**2**
18:40	3	2	0	**5**
18:50	2	3	0	**5**
19:00	4	1	0	**5**

Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 951-268-6268

DRIVE THRU SURVEY

LOCATION: Panera Bread, 423 S Associated Rd
CITY: Brea, CA

DAY: Thursday
DATE: 1/12/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	2	0	0	**2**
11:10	2	0	0	**2**
11:20	1	0	0	**1**
11:30	0	0	0	**0**
11:40	3	0	0	**3**
11:50	1	0	0	**1**
12:00	1	0	0	**1**
12:10	1	0	0	**1**
12:20	2	1	0	**3**
12:30	0	2	0	**2**
12:40	1	1	0	**2**
12:50	3	2	0	**5**
13:00	0	0	0	**0**
13:10	0	1	0	**1**
13:20	2	0	0	**2**
13:30	3	0	0	**3**
13:40	2	0	0	**2**
13:50	1	0	0	**1**
14:00	2	0	0	**2**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	2	0	0	**2**
16:10	3	0	0	**3**
16:20	1	0	0	**1**
16:30	1	0	0	**1**
16:40	0	1	0	**1**
16:50	3	0	0	**3**
17:00	1	0	0	**1**
17:10	0	2	0	**2**
17:20	3	1	0	**4**
17:30	0	0	0	**0**
17:40	4	0	0	**4**
17:50	4	1	0	**5**
18:00	2	1	0	**3**
18:10	1	1	0	**2**
18:20	2	1	0	**3**
18:30	0	0	0	**0**
18:40	1	1	0	**2**
18:50	3	0	0	**3**
19:00	3	1	0	**4**

DRIVE THRU SURVEY

LOCATION: Panera Bread, 423 S Associated Rd
CITY: Brea, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	4	0	0	**4**
11:10	4	3	0	**7**
11:20	4	2	0	**6**
11:30	4	0	0	**4**
11:40	1	0	0	**1**
11:50	1	0	0	**1**
12:00	0	0	0	**0**
12:10	3	2	0	**5**
12:20	4	1	0	**5**
12:30	3	0	0	**3**
12:40	3	1	0	**4**
12:50	3	1	0	**4**
13:00	2	0	0	**2**
13:10	0	1	0	**1**
13:20	3	0	0	**3**
13:30	2	1	0	**3**
13:40	1	1	0	**2**
13:50	3	0	0	**3**
14:00	2	0	0	**2**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	1	0	0	**1**
16:10	1	1	0	**2**
16:20	0	0	0	**0**
16:30	3	1	0	**4**
16:40	1	1	0	**2**
16:50	2	0	0	**2**
17:00	1	0	0	**1**
17:10	1	0	0	**1**
17:20	2	1	0	**3**
17:30	1	0	0	**1**
17:40	0	0	0	**0**
17:50	1	2	0	**3**
18:00	3	2	0	**5**
18:10	2	0	0	**2**
18:20	0	0	0	**0**
18:30	1	1	0	**2**
18:40	2	0	0	**2**
18:50	0	0	0	**0**
19:00	2	2	0	**4**

DRIVE THRU SURVEY

LOCATION: Panera Bread, 1750 S State College Blvd
CITY: Anaheim, CA

DAY: Wednesday
DATE: 1/11/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	0	1	0	**1**
11:10	1	0	0	**1**
11:20	2	0	0	**2**
11:30	0	1	0	**1**
11:40	0	0	0	**0**
11:50	0	0	0	**0**
12:00	3	1	0	**4**
12:10	3	0	0	**3**
12:20	2	0	0	**2**
12:30	0	0	0	**0**
12:40	4	2	0	**6**
12:50	4	2	0	**6**
13:00	2	3	0	**5**
13:10	2	0	0	**2**
13:20	4	2	0	**6**
13:30	3	1	0	**4**
13:40	1	0	0	**1**
13:50	0	0	0	**0**
14:00	1	0	0	**1**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	0	0	0	**0**
16:10	1	0	0	**1**
16:20	1	0	0	**1**
16:30	1	0	0	**1**
16:40	1	0	0	**1**
16:50	2	3	0	**5**
17:00	2	0	0	**2**
17:10	0	0	0	**0**
17:20	2	0	0	**2**
17:30	2	0	0	**2**
17:40	0	0	0	**0**
17:50	1	0	0	**1**
18:00	0	0	0	**0**
18:10	0	2	0	**2**
18:20	4	0	0	**4**
18:30	3	1	0	**4**
18:40	3	2	0	**5**
18:50	1	0	0	**1**
19:00	0	0	0	**0**

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DRIVE THRU SURVEY

LOCATION: Panera Bread, 1750 S State College Blvd
CITY: Anaheim, CA

DAY: Saturday
DATE: 1/21/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:00	0	0	0	**0**
11:10	0	0	0	**0**
11:20	0	0	0	**0**
11:30	1	1	0	**2**
11:40	0	0	0	**0**
11:50	0	0	0	**0**
12:00	0	0	0	**0**
12:10	3	0	0	**3**
12:20	0	1	0	**1**
12:30	2	0	0	**2**
12:40	1	0	0	**1**
12:50	0	0	0	**0**
13:00	1	0	0	**1**
13:10	2	1	0	**3**
13:20	1	0	0	**1**
13:30	0	0	0	**0**
13:40	0	0	0	**0**
13:50	1	0	0	**1**
14:00	1	0	0	**1**

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
16:00	1	0	0	**1**
16:10	1	0	0	**1**
16:20	0	1	0	**1**
16:30	2	1	0	**3**
16:40	1	0	0	**1**
16:50	0	0	0	**0**
17:00	0	0	0	**0**
17:10	1	0	0	**1**
17:20	0	1	0	**1**
17:30	1	0	0	**1**
17:40	0	1	0	**1**
17:50	1	0	0	**1**
18:00	0	0	0	**0**
18:10	1	0	0	**1**
18:20	0	0	0	**0**
18:30	0	0	0	**0**
18:40	1	3	0	**4**
18:50	2	0	0	**2**
19:00	2	0	0	**2**

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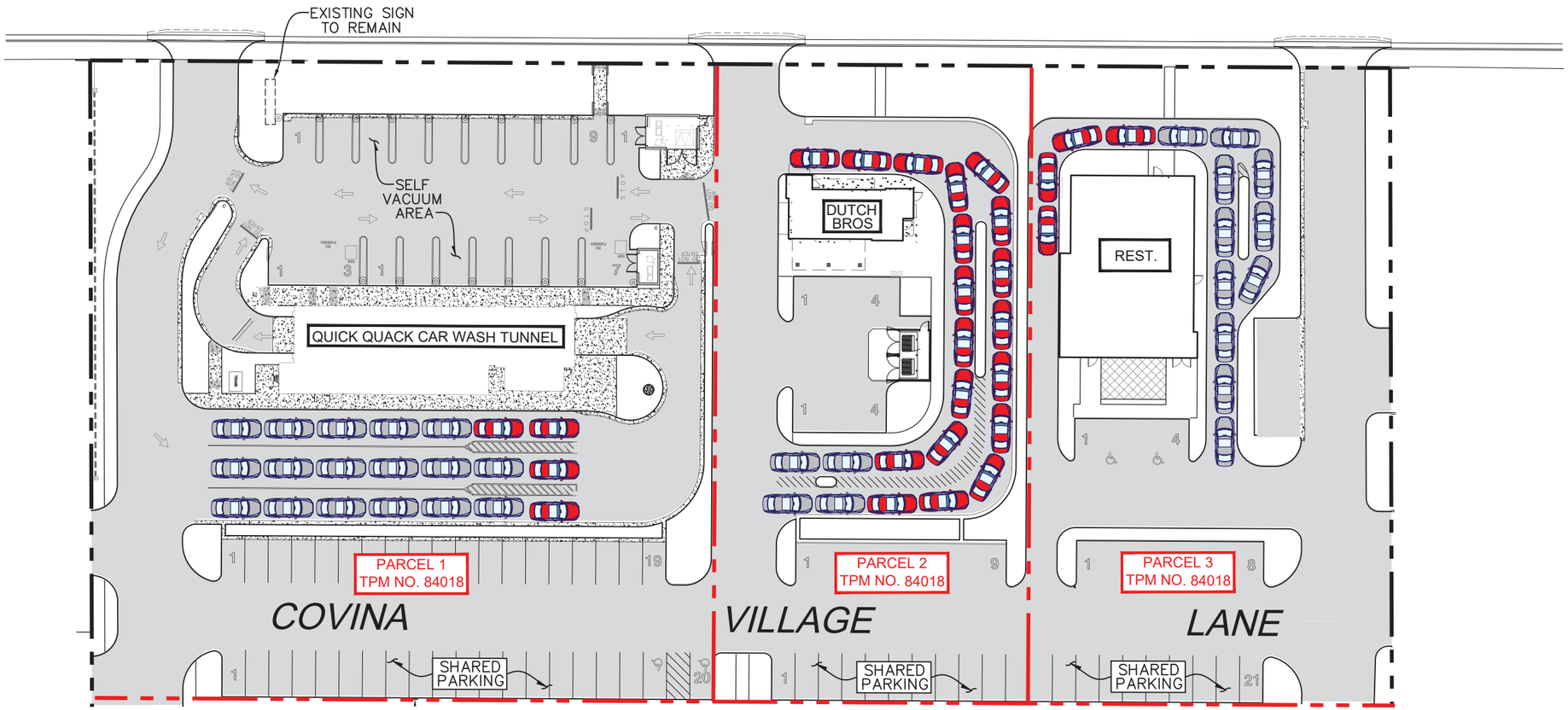
AZUSA AVENUE



85TH PERCENTILE QUEUE

ADDITIONAL CAPACITY

20 10 0 20 40 60

SCALE: 1"=20'

0 20

DRIVE-THROUGH CAPACITY

PKL-22-001

TJW ENGINEERING, INC.

APPENDIX H

City of Azusa

AZUSA
LIGHT & WATER
For Quality of Life

December 19, 2022

Chad Brown
8951 Research Drive, #100
Irvine, CA 92618

Attention: Chad Brown

Subject: 1000 N. Azusa Avenue & 845 W. Cypress Street, Covina, CA 91722
APN 8421-001-016 & 8421-001-061 – Mix use project with a 3 retail building and 97 dwelling units.

This is to advise you that the above-referenced project site is situated within the service boundaries of Azusa Light & Water (ALW). ALW is the incumbent water purveyor for this project site. The water produced by Azusa Light & Water currently meets all State and Federal Standards relating to domestic water quality.

Following a review of the information you submitted regarding your project water requirements, we have determined that your proposed project can be served by ALW with adequate water supply for normally anticipated domestic demand from a similar development compared to yours. Your development, of course, is subject to all the current and future rules and regulations of ALW. In addition, the water service from ALW is contingent upon project developer's satisfactory fulfillment of the following requirements which includes but not limited to:

1) Compliance to all the governing agencies' Conditions of Approval imposed on the proposed project.
2) Payment of the necessary fees to ALW which includes Water Capacity fees, inspection fees and any applicable water usage rates.
3) Design, furnish and install the required water facilities as per approved Water Standards of Azusa Light & Water including compliance with applicable water conservation requirements contained in the City of Azusa Municipal Code.
4) The attached Conditions of Approval.

In order to obtain a water service the service applicant shall determine the meter size(s) required for the proposed project and water improvement plans shall be submitted to ALW for review and approval. Please contact ALW Water Division for further details on specification and requirements for installation.

ALW looks forward to working with you in providing water service to this proposed project. If you have any questions or require additional information, please feel free to contact me at (626) 812-5063 or via email at jsabbaghi@azusaca.gov

Sincerely,

Jonathan B. Sabbaghi

Jonathan B. Sabbaghi
Assistant Water Utility Engineer

CITY OF AZUSA
WATER DIVISION
CONDITIONS OF APPROVAL

Project Address:	**1000 N. Azusa Avenue & 845 W. Cypress Street, Covina, CA 91722**
Assessor Parcel Number(s):	**8421-001-016 & 8421-001-061**
Project Description:	**Mix-use project with 3 retail buildings (8,046 SF total) and a 122,256 SF retail site area. The residential portion includes 97 dwelling units (DU) with a 222,530 SF residential site area.**
	W-194, B59V, B56V, C042V, C010V, D079, ALW 96, ALW 105, AVW 28, AVW 40, AVW 41
Review Date:	**12/21/2022**

All requirements of the Water Division shall be met, including but not limited to the following:

☒ 1. Applicant shall apply for water services & meters and pay applicable associated installation deposit and inspection fees.

☒ 2. The owner/applicant is required to install new water services and meters per ALW Standards. Owner is required to size their own meters to meet their proposed needs. Each commercial unit requires a new water meter, service, and backflow. An irrigation service, meter, and backflow is also required for a total of 7 minimum (1 residential, 2 irrigation, 4 commercial) services, meters, and backflows per ALW Standards W-1 through W-4. If the proposed retail areas are divided into multiple commercial units, each unit shall have its own service, meter, and backflow device in addition to the minimum provided above.

☒ 3. Will require approved backflow devices on all services (residential, commercial, irrigation, fire) per ALW standard W-15 with cages installed. Backflow device shall be field verified with ALW Water Inspector prior to placement (5) working days prior to start of work. The backflow shall be installed on private property directly behind the property line by owner/applicant, tested by LA County Certified backflow tester at owner's expense. The reports shall be filed with ALW immediately after the devices are in place and required prior to certificate of occupancy. Required to install backflow cages.

☒ 4. All easements shall be identified on the water plans and on the Tract Map. The existing water main(s) shall be identified on improvement plans including any/all easements. All quit-claimed easements shall be recorded on the Tract Map.

☒ 5. Plan check required. Required to submit a Water Plan & Tract Map for review and approval by Azusa Light & Water (ALW) using ALW latest title block. The plan approval is valid for one year from the date the plans are signed by ALW.

☒ 6. The owner or project applicant shall take sole responsibility for cost incurred due to any modification, relocation or alteration of existing water facilities cause by this project to the satisfaction of Light and Water Department.

☒ 7. This project is subject to Ordinance No. 96-08 City of Azusa Municipal Code Section 78-471 through 477 of Article VI, Division 5 entitled "Water System Development Fee" if there is any change in floor footage. Fees must be paid to the Light and Water Department prior to the final plan approval by Building Department.

☒ 8. This project is subject to the Water Conservation requirements under the ALW Rules & Regulations – Water Utility Rule No. 21. This also includes the installation of water saving devices, such as ultra low-flow toilets (1.28 gallons per flush), and drip irrigation.

☒ 9. The owner/applicant is required to remove any unused water facilities, including services, meters, fire services, irrigation meters, water vaults, etc. within project vicinity, abandon and completely severe from water main per ALW standards & shall be inspected & approved by ALW Water Inspector.

CITY OF AZUSA
WATER DIVISION
CONDITIONS OF APPROVAL

☒ 10. No public water facilities, including water mains, fire hydrants, or water meters are allowed on private property or private sidewalks. All proposed water meters, public fire hydrants, and public water mains shall be within the public right-of-way or within the street.

☒ 11. If a fire service line is required for this project by the Fire Department it shall be placed on the ALW Water Plan. The Fire Department Connection(s) (FDC)(s) shall not be installed on the riser of the backflow device. ALW is required to inspect the backflow devices. FDC(s) and fire backflow devices shall be painted red.

☒ 12. The onsite private water system shall be labeled private and owned and maintained by the property owner.

☒ 13. The Water System Development fees are required to be paid in full for this development prior to the Water Plan approval.

☒ 14. The owner shall pay all current applicable fees and deposits required for this project. ALW staff shall be consulted for current and applicable fees.

☒ 15. Currently in Phase III of the Drought, recommend drought tolerant landscaping.

☒ 16. Will require installation of a new water main. Public water mains shall be ductile iron class 350 with a minimum size of 8-inches in diameter, sized & designed for project needs. The public water mains shall be inspected & approved by ALW Water Inspector prior to certificate of occupancy including: trenching, bedding, shading, placing of pipe, valves, fittings, thrust blocks, other underground utilities in place, vertical & horizontal crossing separations, leakage testing, flushing, disinfection, bacteriological, valve boxes raised to grade and lines flushed, final inspection, etc.

☒ 17. Contact Water Division for details on Specifications and Requirements.

☒ 18. The developer shall submit a water system and hydraulic analysis for proposed plan with proposed water demands for development including average day demand, max day demand, and peak hour demand.

☒ 19. Requires installation of new class 350 ductile iron public water main on Azusa Avenue from northern property line to Cypress Avenue and on Cypress Avenue from Azusa Avenue to the eastern property line, including the entire intersection of Azusa Avenue and Cypress Avenue. All new water main shall be sized to meet the development's proposed needs. All new and existing services, valves, tie-ins, and fire hydrants shall be re-connected to the new public water main.

☒ 20. All existing public water main on private property shall be severed and abandoned completely per ALW requirements.

The following estimated Water System Development Fee is based on Resolution No. 17-C2 and will be changed to reflect the actual rate as of the day fees are paid. (Actual fees will be determined once additional information is provided and the plans have been approved by ALW)

☒ Residential	**$2,187/dwelling unit**	$
☒ Commercial	**$1.00/square feet**	$
☐ Industrial	**$0.43/square feet**	$
☐ School	**$7,927 fee**	$
☐ Park	**$3,628 fee**	$
	TOTAL	$

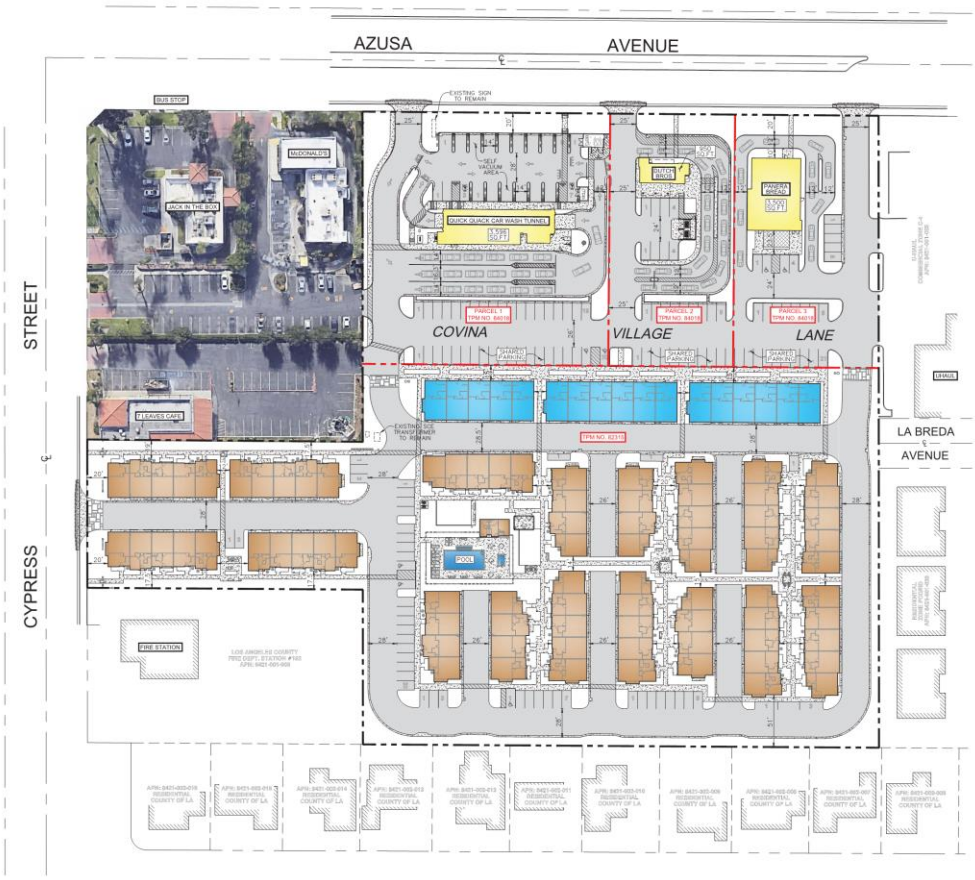
Reviewed By: Jonathan B. Sabbaghi **Date:** 12-21-2022

Jonathan B. Sabbaghi jsabbaghi@azusaca.gov 626.812.5063

APPENDIX I

SEWER AREA STUDY

for Parcel Map No. 84018 and Tract No. 82315 – Covina



LOCATION: ***1000 N. Azusa Avenue***

Revised March 2023

PREPARED FOR:

MELIA HOMES

8951 Research Drive
Irvine, CA 92618
(949) 759-4367

PREPARED BY:

Land Development Consultants
forward thinking, forward planning

1520 Brookhollow Drive, Suite 33
Santa Ana, CA 92705
(714) 557-7700

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3.0 Sewage Generation.....5

4.0 Conclusion.....8

5.0 Appendices.....9

SEWER CAPACITY STUDY

for Parcel Map No. 84018 and Tract Map No. 82315 – Covina

1.0 Executive Summary

At the request of Melia Homes Inc., and the City of Covina, Land Development Consultants (LDC) has prepared a Sewer Capacity Study comparing the existing and proposed sewage generation for APNs 8421-001-016 and 8421-001-061, 1000 N. Azusa Avenue, in the City of Covina (hereinafter referred to as "Property"). The Property is located towards the northeast corner of Cypress Avenue and Azusa Avenue intersection, and is approximately 7.9 acres. See *Appendix A* for an existing aerial of the Property. *Appendix B* shows the proposed Site Plan for the Property, consisting of three commercial parcels (Parcel Map No. 84018, *Appendix C*) and townhome units with live/work townhome units within Tract Map No. 82315, *Appendix C*. The commercial component consists of approximately 2.8 acres, while the residential component is approximately 5.1 acres. The Property is presently designated General Commercial (GC) by the City's General Plan and zoned C-4 by the City's Zoning Code.

The Property is currently improved with one (1) building, which served as a grocery store. The site is now vacant with the building now abandoned. The Property currently connects to sewer towards the north of the Property, along Azusa Avenue. The existing line is an 8" V.C.P., and runs westerly through Azusa Avenue to a service road and easement, then southerly down Homerest Avenue, eventually connecting to Sanitation District lines. Please see *Appendix D*, As-Built Plan and Profile of Sanitary Sewer in Azusa Avenue Service Road, Sheets 1 and 2, and *Appendix E*, Sewer Index Sheet E-2257. *Appendix E* will show Property In Question (PIQ) in red. As seen in the following calculations, and based on the findings of this report, mitigation will not be warranted as the proposed development will produce a decrease in sewage generation. This study will also demonstrate that the proposed development will not exceed the existing capacity, based on zoning coefficients and calculations.

2.0 Introduction

The purpose of this Sewer Capacity Study is to calculate the existing and proposed sewage generated from the Property. Calculations will show that the proposed development will not exceed the allowable capacity of the existing sewer main. The wastewater flow from the proposed site is calculated per County of Los Angeles Department of Public Works' Estimated Average Daily Sewage Flows for Various Occupancies as found in *Appendix F*.

2.1 Project Description

The proposed development per Parcel Map No. 84018 and Tract Map No. 82315 is located on the northeast corner of Cypress Avenue and Azusa Avenue, in the City of Covina, County of Los Angeles, State of California. Development of the proposed project site will consist of a residential and commercial component. Tract Map No. 82315 will consist of a stand-alone residential community, with entry from Cypress Avenue, and includes 80 townhomes and 17 live/work residential units, open space, amenities, garage and visitor parking, private yards, and two- and three-story elevation options. Parcels within the Parcel Map will front along Azusa Avenue, and will be the retail/fast-food component of this project. Currently proposed are three small retail/fast-food buildings with potential drive-thrus.

3.0 Sewage Generation

The equation for the tributary sewer discharge is as follows:

Q = ZA

Where Q = Sewer discharge (cfs)

Z = Zoning coefficient (cfs/acre)

A = Area (acres)

The corresponding zoning coefficients were obtained from the County of Los

Angeles Department of Public Works. This equation is common-practice in sewage generation, and utilizes zoning and acreage information to determine generation factors. The wastewater flow from the proposed site is calculated per County of Los Angeles Department of Public Works' Estimated Average Daily Sewage Flows for Various Occupancies as found in *Appendix F*.

3.1 Sewage Generation Factors for Existing Land Use

The generation factor for commercial (C-1 through C-4) is 0.021 cfs per acre based on the City of Covina's Sewer Master Plan. The Property is 7.99 acres.

Calculation for sewage flow for existing Property:

0.021 cfs/acre * 7.99 acres = 0.1678 cfs

Peak factor = 2.5 (based on LADPW)

0.1678 cfs x 2.5 = 0.4195 cfs

1 cfs = 448.83 GPM

0.4195 cfs * 448.83 = 188.28 GPM

The existing sewage generation including peak factor is:

0.4195 cfs or 188.28 GPM.

3.2 Sewage Generation Factors for Proposed Development

The Property will be subdivided into the following: 5.11 acres residential (0.92 acres live/work; 4.18 multi-family), with a total of 97 units; and 2.80 acres commercial. (0.078 acres will be street dedication)

Residential Component Calculation

The generation factor for residential, assuming condominiums for all units, is 0.001 cfs/unit, based on the LADPW Sanitary Sewer Procedural Manual,

Estimated Average Daily Sewage Flows for Various Occupancies.

Calculation for sewage flow for proposed residential component:

0.001 cfs * 97 units = 0.097 cfs

Peak factor = 2.5 (based on LADPW)

0.097 cfs x 2.5 = 0.2425 cfs

1 cfs = 448.83 GPM

0.2425 cfs * 448.83 = 108.84 GPM

The proposed sewage generation for the residential component, including peak factor, is:

0.2425 cfs or 108.84 GPM

Commercial Component Calculation

The generation factor for commercial (C-1 through C-4) is 0.021 cfs per acre based on the LADPW Sanitary Sewer Procedural Manual, Estimated Average Daily Sewage Flows for Various Occupancies. The commercial component is 2.80 acres.

Calculation for sewage flow for proposed commercial component:

0.021 cfs/acre * 2.80 acres = 0.059 cfs

Peak factor = 2.5 (based on LADPW)

0.059 cfs x 2.5 = 0.148 cfs

1 cfs = 448.83 GPM

0.148 cfs * 448.83 = 66.43 GPM

The proposed sewage generation for the commercial component, including peak factor, is:

0.148 cfs or 66.43 GPM

3.3 Existing and Proposed Sewage Generation Comparison

Based on the above calculations, the existing Property generates 0.4195 cfs or 188.28 GPM at its current zoning and land use. The proposed development will generate a total of 0.39 cfs (0.2425 [residential] + 0.148 [commercial]) and 175.27 GPM (108.84 GPM [residential] + 66.43 GPM [commercial]).

SEWAGE GENERATION SUMMARY		
	TOTAL CFS (includes Peak Factor)	**TOTAL GPM** (includes Peak Factor)
EXISTING PROPERTY (COMMERCIAL)	0.4195 CFS	188.28 GPM
PROPOSED DEVELOPMENT (RESIDENTIAL + COMMERCIAL)	0.39 CFS	175.27 GPM
DIFFERENCE/REDUCTION	**0.0295 CFS**	**13.01 GPM**

4.0 Conclusion

Based on the findings of this report, the proposed development will discharge a peak flow of 0.39 cfs or 175.27 GPM. There will be a **reduction** of sewage generation by 0.0295 CFS or 13.01 GPM from the existing allowable land use.

DUE TO THE REDUCTION IN SEWAGE GENERATION FOR THE PROPOSED DEVELOPMENT, MITIGATION IS NOT WARRANTED. CALCULATED RESULTS SHOW THE PROPOSED DEVELOPMENT WILL HAVE LESS IMPACT ON THE EXISTING SEWER SYSTEM THAN EXISTING ZONED CONDITIONS. THE PROPOSED DEVELOPMENT WILL GENERATE SIGNIFICANTLY LESS CFS AND GPM THAN THE EXISTING ALLOWABLE LAND USE.

5.0 Appendices

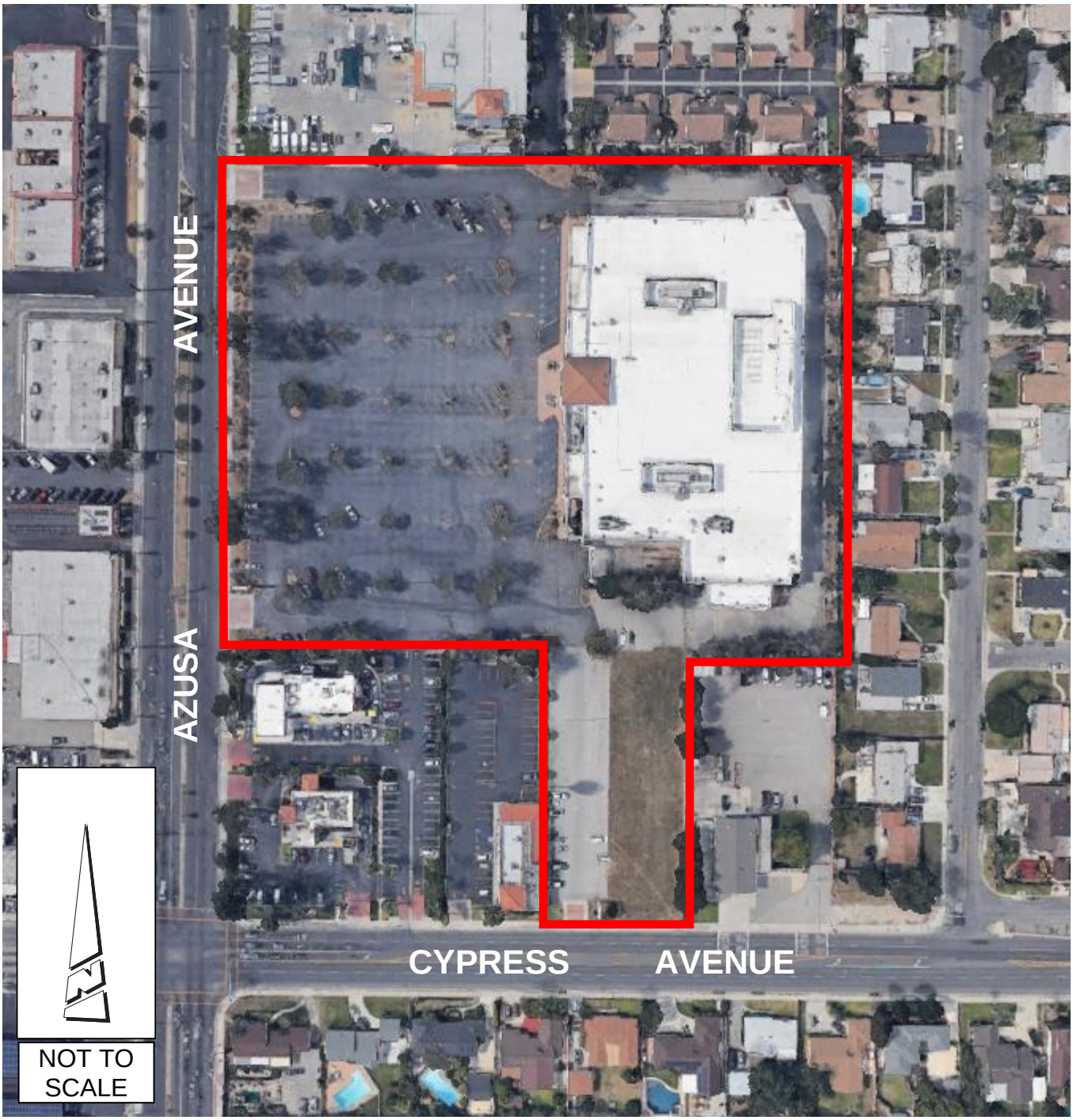
Please see attached for the following supplemental information related to this Sewer Area Study.

- **Appendix A** – Existing Aerial of the Property
- **Appendix B** – Site Plan for Parcel Map No. 84018 and Tract Map No. 82315
- **Appendix C** – Tentative Parcel Map No. 84018 and Tentative Tract No. 82315
- **Appendix D** – As-Built Plan and Profile in Azusa Avenue Service Road, Sheets 1 and 2
- **Appendix E** – Sewer Index Sheet E-2257
- **Appendix F** – Estimated Average Daily Sewage Flows for Various Occupancies
- **Appendix G** – Flow Diagram for the Design of Circular Sanitary Sewer, Standard S-C4

APPENDIX A

Existing Aerial

EXISTING AERIAL AND SITE CONDITIONS
1000 N. AZUSA AVENUE, COVINA, CA



LEGEND:

- PROPERTY BOUNDARY

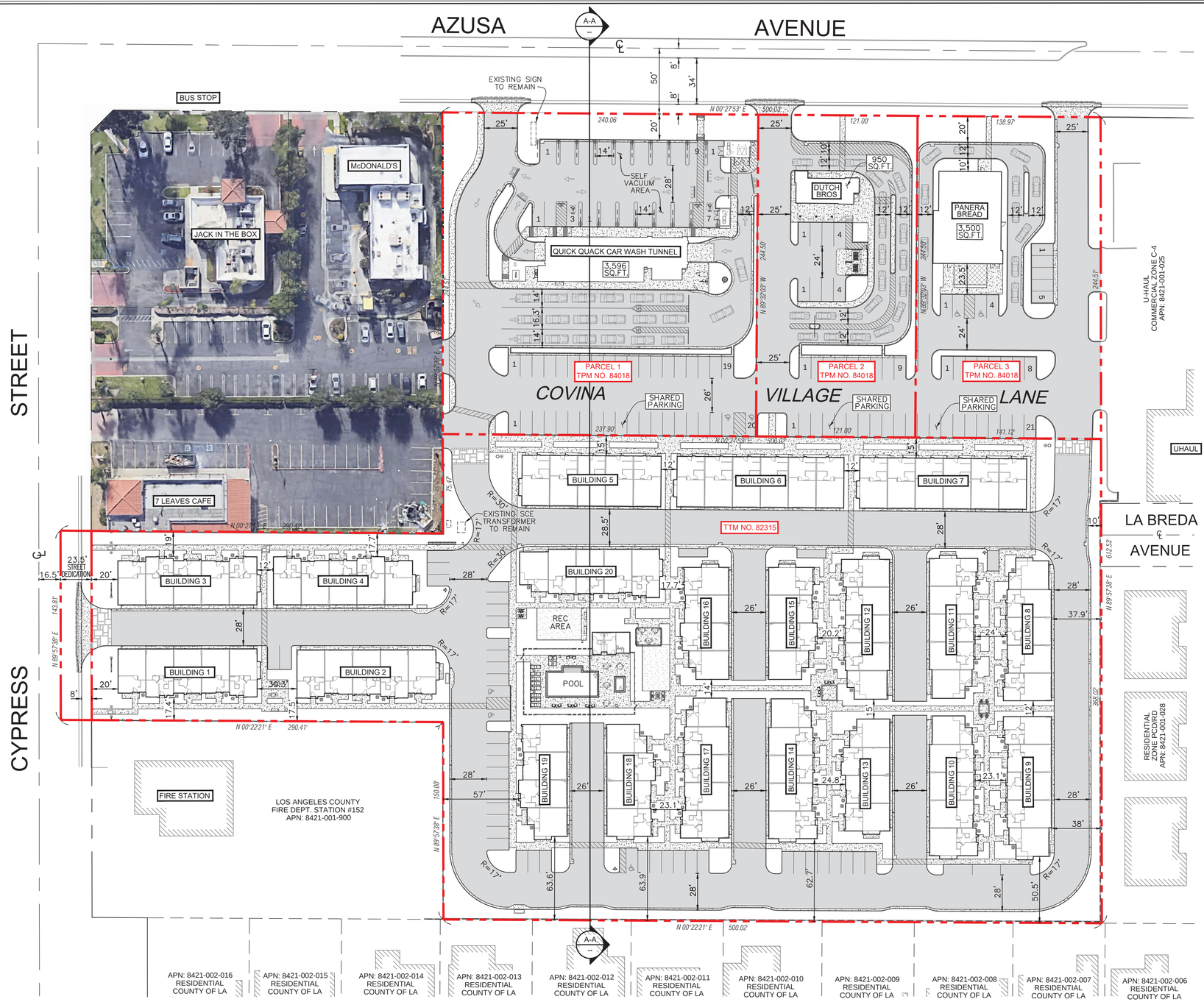
APPENDIX B

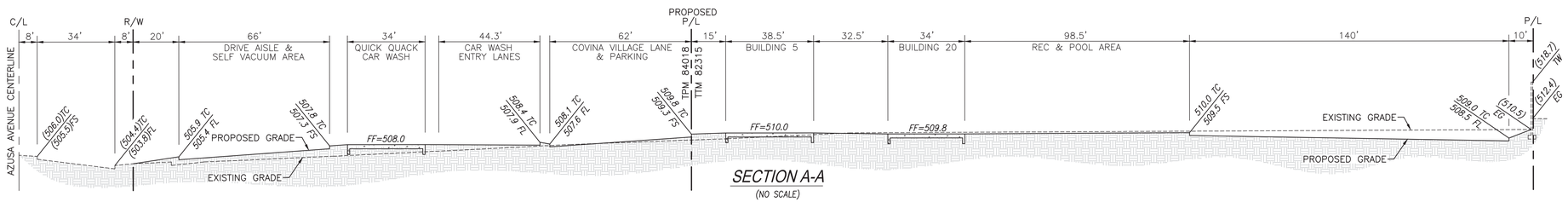
Site Plan

SITE PLAN

COVINA VILLAGE

RETAIL / COMMERCIAL + LIVE WORK + TOWNHOMES
TENTATIVE TRACT MAP NO. 82315 & TENTATIVE PARCEL MAP NO. 84018
845 WEST CYPRESS STREET & 1000 NORTH AZUSA AVENUE
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





PROJECT SUMMARY:

OWNER (TTM NO. 82315):	MELIA HOMES 8951 RESEARCH DRIVE, SUITE 100 IRVINE, CA 92618
OWNER (TPM NO. 84018):	PKL INVESTMENTS, LLC 2863 MARICOPA STREET TORRANCE, CA 90503
ENGINEER:	LAND DEVELOPMENT CONSULTANTS 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705
ARCHITECT:	SUMMA ARCHITECTURE 5256 S. MISSION ROAD, SUITE 404 BONSALL, CA 92003
SOILS ENGINEER:	GEOTEK, INC. 1548 N. MAPLE STREET CORONA, CA 92878
PROJECT LOCATION:	1000 NORTH AZUSA AVENUE 845 WEST CYPRESS STREET COVINA, CA 91722
APNs:	8421–001–016 & 8421–001–061
FLOOD ZONE:	ZONE "X" (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 06037C1700F
EXISTING GENERAL PLAN:	GENERAL COMMERCIAL
PROPOSED GENERAL PLAN:	COVINA VILLAGE SPECIFIC PLAN
EXISTING ZONING:	COMMERCIAL ZONE (HIGHWAY) (C–4)
PROPOSED ZONING:	SPECIFIC PLAN

PROJECT SITE AREA:	348,165 SF = 7.993 ACRES
STREET DEDICATION:	3,379 SF = 0.078 ACRES
NET SITE AREA:	344,786 SF = 7.915 ACRES

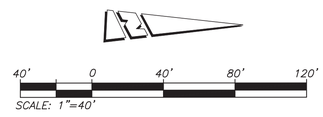
TTM NO. 82315 (RESIDENTIAL):		222,530 SF = 5.109 ACRES
97 UNITS		
3 STORY ROW TOWN/LIVE–WORK		
13 – PLAN 1	1,337 SF	2 BD + DEN
21 – PLAN 2	1,531 SF	2 BD + DEN
25 – PLAN 3	1,654 SF	3 BD + DEN
21 – PLAN 4	1,800 SF	4 BD
8 – PLAN 5	1,976 SF	3 BD + WORKSPACE
9 – PLAN 6	1,982 SF	3 BD + WORKSPACE

PARKING SUMMARY	
GARAGE STALLS PROVIDED	194 STALLS
ON–SITE OPEN STALLS	49 STALLS
SHARED LIVE/WORK OPEN STALLS	41 STALLS
TOTAL PARKING PROVIDED	284 STALLS
(2.93 STALLS/UNIT)	
COMMON OPEN SPACE	45,874 SF (472.9 SF/UNIT) 15' DIM
PRIVATE OPEN SPACE	6,638 SF (68.4 SF/UNIT)
TOTAL OPEN SPACE	52,512 SF (541.3 SF/UNIT)

TPM NO. 84018 (COMMERCIAL):	122,256 SF = 2.806 ACRES
PARCEL 1: (QUICK QUACK CAR WASH)	58,430 SF = 1.341 ACRES
PARCEL 2: (DUTCH BROS)	29,584 SF = 0.679 ACRES
PARCEL 3: (PANERA BREAD)	34,242 SF = 0.786 ACRES

PARCEL 1 BUILDING (QUICK QUACK):	3,596 SF
PARCEL 2 BUILDING (DUTCH BROS):	950 SF
PARCEL 3 BUILDING (PANERA BREAD):	3,500 SF

PARKING SUMMARY:	
VACUUM:	16 SPACES (14' X 19')
NON–STANDARD:	4 SPACES (14' X 19')
STANDARD:	53 SPACES (9' X 18')
SHARED LIVE/WORK:	41 SPACES (9' X 18')
TOTAL:	114 SPACES



DATE PREPARED: NOVEMBER 28, 2022

APPENDIX C

Tentative Parcel Map No. 84018 and Tentative Tract Map No. 82315

TENTATIVE PARCEL MAP NO. 84018

COMMERCIAL & RETAIL
845 WEST CYPRESS STREET
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TENTATIVE PARCEL MAP NO. 84018, BEING A DIVISION OF THE FOLLOWING:

THOSE PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 21, 1877, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 150 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND;

TOGETHER WITH THE SOUTH 200 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 306.90 FEET OF SAID LAND;

TOGETHER WITH THE NORTHERLY 150 FEET OF THE SOUTHERLY 300 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND.

EXCEPTING THEREFROM THOSE PORTIONS LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF AZUSA AVENUE, 50.00 FOOT HALF WIDTH, AS SHOWN THE MAP OF TRACT NO. 34224, FILED IN BOOK 895, PAGES 56 THROUGH 58 OF MAPS, RECORDS OF SAID COUNTY, WITH THE NORTH LINE OF THE SOUTHERLY 306.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ALONG SAID NORTH LINE, NORTH 89°57'39" EAST 244.51 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, PARALLEL WITH SAID EAST LINE OF AZUSA AVENUE, NORTH 00°27'53" EAST 500.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHERLY 806.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 3 OF TRACT 23421, AS SHOWN ON A MAP FILED IN BOOK 780, PAGE 18 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE TERMINUS POINT OF THIS DESCRIPTION.

EXCEPT ALL OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY HEREINABOVE DESCRIBED WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY A.S.D., A CALIFORNIA LIMITED PARTNERSHIP, IN THE DEED RECORDED JULY 19, 1985 AS INSTRUMENT NO. 85–828960 OF OFFICIAL RECORDS.

NOTE: THE ABOVE LEGAL DESCRIPTION IS FOR THE SOLE PURPOSE OF THIS REPORT AND MAY NOT BE CONSIDERED FOR USE IN ANY POLICY OF TITLE INSURANCE TO BE ISSUED BY THIS COMPANY AND IS SUBJECT TO CHANGE AT ANY TIME.

APN: PORTIONS OF 8421–001–016 AND 8421–001–061

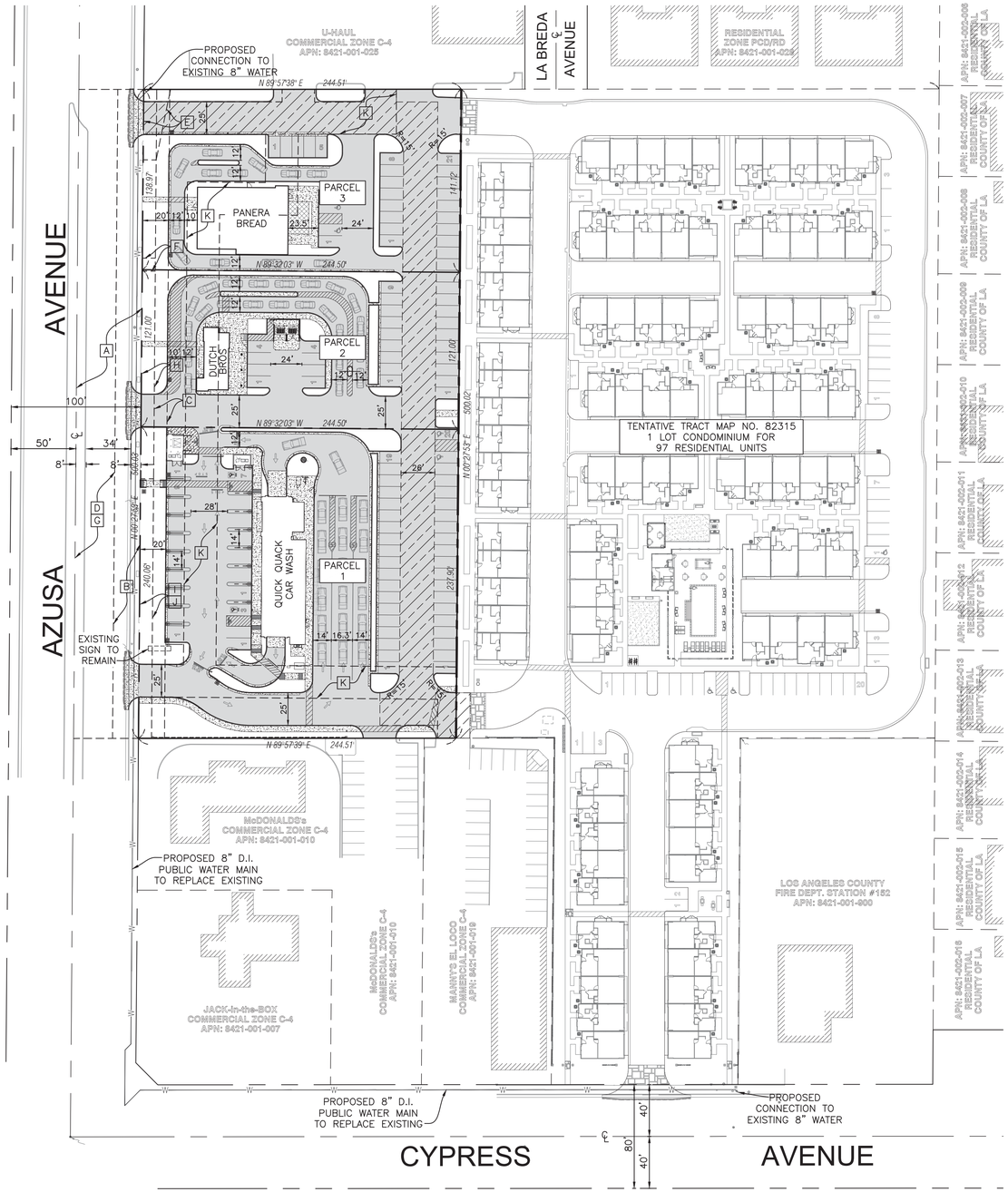
EXISTING EASEMENTS:

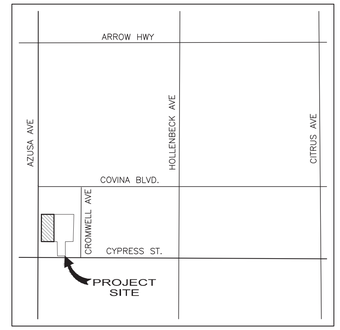
PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS–1154512–ONT1 DATED OCTOBER 28, 2022.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	3	AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 63, PAGE 3 AND IN BOOK 63, PAGE 70, BOTH OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
--	4	THE INTEREST IN THE WEST 30 FEET OF SAID LAND, AS CONVEYED TO THE COUNTY OF LOS ANGELES, FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 739, PAGE 190 OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
--	5	THE EFFECT OF THE RESERVATION OF THE WEST 30 FEET OF SAID LAND FOR ROAD PURPOSES, AS DISCLOSED BY PROCEEDINGS FOR ORIGINAL REGISTRATION HAD UNDER CASE NO. LR 182. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
A	6	AN EASEMENT FOR ROADWAYS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 24, 1941 IN BK 18284, PG 195 OF O.R. (AFFECTS PORTION OF PARCELS 1, 3, AND 4) SAID INSTRUMENT ALSO PROVIDES FOR THE CONSTRUCTION AND MAINTENANCE BY THE STATE OF CALIFORNIA OF 1 TO 1 EXCAVATION SLOPES 1.5 TO 1 EMBANKMENT SLOPES AND THE RIGHT TO EXTEND DRAINAGE STRUCTURES BEYOND THE LIMIT OF THE ABOVE DESCRIBED STRIP OF LAND, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF 100 FT WIDTH OF ROADBED.
B	7	AN EASEMENT FOR PUBLIC STREET, ROAD/HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 26, 1941 AS INSTRUMENT NO. 6270–J OF O.R. SAID INSTRUMENT ALSO WAIVES AND CLAIMS FOR DAMAGES TO THE LAND DESCRIBED HEREIN BY REASON OF THE LOCATIONS, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A HIGHWAY CONTIGUOUS THERETO.
C	8	AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 11, 1941 AS INSTRUMENT NO. 12922–J OF O.R.
D	9	AN EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 24, 1950 AS CERTIFICATE NO. YN–97550 OF TORRENS.
--	10	AN EASEMENT FOR RIGHT OF WAY FOR STORM WATERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 24, 1950 AS CERTIFICATE NO. YN–97550 OF TORRENS.
E	11	AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 29, 1958 AS IN BOOK D–259, PAGE 713 OF O.R.
F	12	AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 1962 IN BOOK D–1508, PAGE 495 OF O.R.
G	13	AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK D–2190, PAGE 408 OF O.R.
H	14	AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 10, 1964 AS INSTRUMENT NO. 631 IN BOOK D2583, PAGE 82 OF O.R.
I	15	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 14, 1965 AS INSTRUMENT NO. 3300 IN BOOK D–2764, PAGE 541 OF O.R.
J	16	AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 29, 1965 AS INSTRUMENT NO. 69 IN BOOK D–2780, PAGE 880 OF O.R.
K	17	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS" RECORDED JULY 11, 1991 AS INSTRUMENT NO. 91–1059452 OF O.R.

PROPOSED EASEMENT:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTIAL PURPOSES TO REPLACE EXISTING EASEMENT RECORDED JULY 11, 1991 AS INSTRUMENT NO. 91–1059452 OF OFFICIAL RECORDS.





VICINITY MAP
(NO SCALE)

PROJECT SUMMARY:

OWNER:	PKL INVESTMENTS, LLC 2863 MARICOPA STREET TORRANCE, CA 90503
ENGINEER:	LAND DEVELOPMENT CONSULTANTS 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705
SOILS ENGINEER:	GEOTEK, INC. 1548 N. MAPLE STREET CORONA, CA 92878
PROJECT LOCATION:	1000 NORTH AZUSA AVENUE 845 WEST CYPRESS STREET COVINA, CA 91722
APNs:	8421–001–016 & 8421–001–061
FLOOD ZONE:	ZONE "X" (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 06037C1700F
EXISTING GENERAL PLAN:	GENERAL COMMERCIAL
PROPOSED GENERAL PLAN:	COVINA VILLAGE SPECIFIC PLAN
EXISTING ZONING:	COMMERCIAL ZONE (HIGHWAY) (C–4)
PROPOSED ZONING:	SPECIFIC PLAN

PROJECT SITE AREA:	122,256 SF	= 2.806 ACRES
PARCEL 1: (QUICK QUACK CAR WASH)	58,430 SF	= 1.341 ACRES
PARCEL 2: (DUTCH BROS)	29,584 SF	= 0.679 ACRES
PARCEL 3: (PANERA BREAD)	34,242 SF	= 0.786 ACRES
EXISTING IMPERVIOUS AREA:	109,906 SF	= 2.523 ACRES (89.9%)
EXISTING PERVIOUS AREA:	12,350 SF	= 0.283 ACRES (10.1%)
PROPOSED IMPERVIOUS AREA:	99,356 SF	= 2.280 ACRES (81.3%)
PROPOSED PERVIOUS AREA:	22,900 SF	= 0.526 ACRES (18.7%)
PARCEL 1 BUILDING (QUICK QUACK):	3,596 SF	
PARCEL 2 BUILDING (DUTCH BROS):	950 SF	
PARCEL 3 BUILDING (PANERA BREAD):	3,500 SF	

PARKING SUMMARY:

VACUUM:	16 SPACES (14' X 19')
NON–STANDARD:	4 SPACES (14' X 19')
STANDARD:	53 SPACES (9' X 18')
SHARED LIVE/WORK:	41 SPACES (9' X 18')
TOTAL:	114 SPACES

50' 0 50' 100' 150'
SCALE: 1"=50'

UTILITY:

ELECTRIC:	SO. CALIFORNIA EDISON (800) 655–4555
WATER:	AZUSA LIGHT & WATER (626) 812–5063
GAS:	THE GAS COMPANY (800) 427–2200
CABLE:	TIME WARNER (626) 384–5400
TELEPHONE:	VERIZON (800) 483–4000

SHEET INDEX:

C1.0 TENTATIVE PARCEL MAP
C2.0 SITE PLAN

BENCHMARK:

LOS ANGELES COUNTY BENCHMARK G 4444 –RDBM TAG IN WEST CATCH BASIN 1 FT N. OF BCR AT THE N–W CORNER OF ARROW HWY AND AZUSA AVE.

ELEVATION = 519.766 FEET

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF AZUSA AVE AS SHOWN ON TRACT NO. 34224 M.B. 895/56–59 RECORDS OF LOS ANGELES COUNTY SAID BEARING BEING N 0°27'53" E.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

PKL Investments, LLC
2863 MARICOPA STREET
TORRANCE, CA 90503

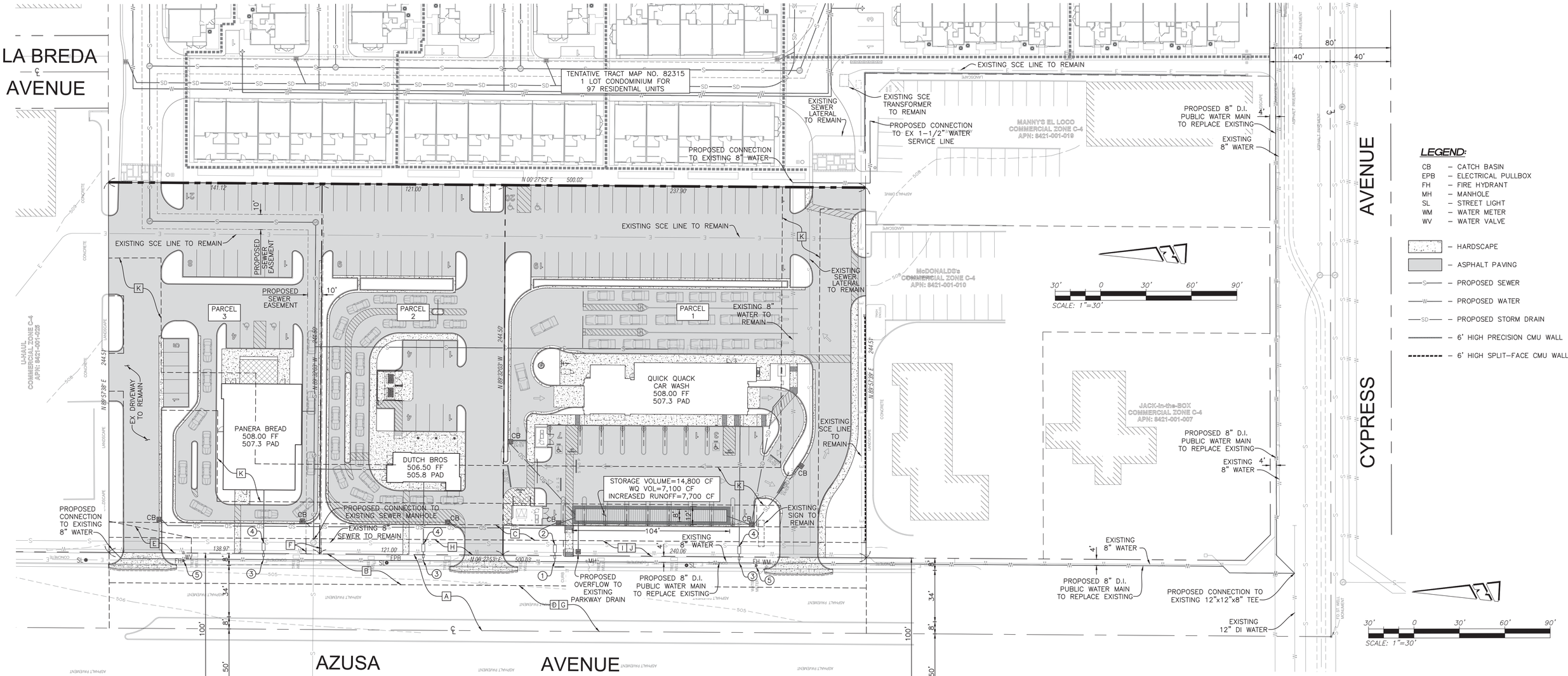
REGISTERED PROFESSIONAL ENGINEER — HESSEL MOUSSA LAND — No. 44560 — Exp. 3–31–2024 — CIVIL — STATE OF CALIFORNIA

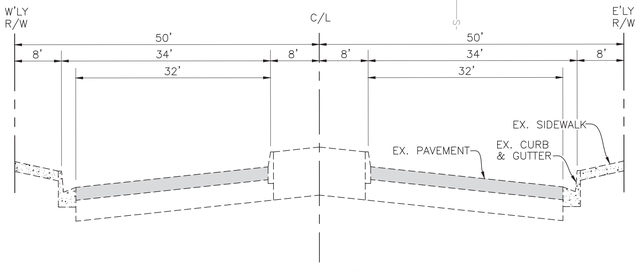
LDC LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557–7700 (714) 557–7707 FAX

DATE: 11–28–22
DESIGNED: SZ
DRAFTED: SZ
CHECKED: HZ

TENTATIVE PARCEL MAP NO. 84018
COMMERCIAL & RETAIL
845 W. CYPRESS STREET
CITY OF COVINA, CALIFORNIA

C1.0
SHEET 1 OF 2
JOB NO. 503





AZUSA AVENUE TYPICAL SECTION
(NO SCALE)

UTILITY NOTES:

1. INSTALL 1" IRRIGATION WATER SERVICE & METER PER ALW STD. DWG. W-1.
2. INSTALL 1" IRRIGATION BACKFLOW DEVICE PER ALW STD. DWG. W-15.
3. INSTALL 1-1/2" COMMERCIAL WATER SERVICE & MASTER METER PER ALW STD. DWG. W-2.
4. INSTALL 1-1/2" COMMERCIAL BACKFLOW DEVICE PER ALW STD. DWG. W-15.
5. RECONNECT EXISTING FIRE HYDRANT TO NEW DUCTILE IRON PUBLIC WATER MAIN.

EXISTING EASEMENTS:

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS-1154512-ONT1 DATED OCTOBER 28, 2022.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	3	AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 63, PAGE 3 AND IN BOOK 63, PAGE 70, BOTH OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
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B	7	AN EASEMENT FOR PUBLIC STREET, ROAD/HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 26, 1941 AS INSTRUMENT NO. 6270-J OF O.R. SAID INSTRUMENT ALSO WAIVES AND CLAIMS FOR DAMAGES TO THE LAND DESCRIBED HEREIN BY REASON OF THE LOCATIONS, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A HIGHWAY CONTIGUOUS THERETO.
C	8	AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 11, 1941 AS INSTRUMENT NO. 12922-J OF O.R.
D	9	AN EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 24, 1950 AS CERTIFICATE NO. YN-97550 OF TORRENS.
--	10	AN EASEMENT FOR RIGHT OF WAY FOR STORM WATERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 24, 1950 AS CERTIFICATE NO. YN-97550 OF TORRENS.
E	11	AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 29, 1958 AS IN BOOK D-259, PAGE 713 OF O.R.
F	12	AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 1962 IN BOOK D-1508, PAGE 495 OF O.R.
G	13	AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK D-2190, PAGE 408 OF O.R.
H	14	AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 10, 1964 AS INSTRUMENT NO. 631 IN BOOK D2583, PAGE 82 OF O.R.
I	15	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 14, 1965 AS INSTRUMENT NO. 3300 IN BOOK D-2764, PAGE 541 OF O.R.
J	16	AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 29, 1965 AS INSTRUMENT NO. 69 IN BOOK D-2780, PAGE 880 OF O.R.
K	17	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS" RECORDED JULY 11, 1991 AS INSTRUMENT NO. 91-1059452 OF O.R.

BENCHMARK:

LOS ANGELES COUNTY BENCHMARK G 4444 -RDBM TAG IN WEST CATCH BASIN 1 FT N. OF BCR AT THE N-W CORNER OF ARROW HWY AND AZUSA AVE.

ELEVATION = 519.766 FEET

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF AZUSA AVE AS SHOWN ON TRACT NO. 34224 M.B. 895/56-59 RECORDS OF LOS ANGELES COUNTY SAID BEARING BEING N 0°27'53" E.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

PKL Investments, LLC

2863 MARICOPA STREET

TORRANCE, CA 90503

REGISTERED PROFESSIONAL ENGINEER — HEIDI L. MOUSSE — No. 44560 — Exp. 3-31-2024 — CIVIL — STATE OF CALIFORNIA

LDC LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557-7700 (714) 557-7707 FAX

DATE: 11-28-22
DESIGNED: SZ
DRAFTED: SZ
CHECKED: HZ

SITE PLAN
TPM NO. 84018
COMMERCIAL & RETAIL
845 W. CYPRESS STREET
CITY OF COVINA, CALIFORNIA

C2.0
SHEET 2 OF 2
JOB NO. 503

TENTATIVE TRACT MAP NO. 82315

1 LOT CONDOMINIUM FOR 97 RESIDENTIAL UNITS
1000 N. AZUSA AVENUE
IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STA TE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 21, 1877, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 16.5 FEET OF SAID WEST HALF WITH A LINE WHICH IS PARALLEL WITH AND 150.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF TRACT NO. 18938, AS PER MAP RECORDED IN BOOK 496, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE NORTH 00° 21' 56" EAST 290.41 FEET TO A LINE WHICH IS PARALLEL WITH AND 290.4 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE; THENCE ALONG LAST DESCRIBED PARALLEL LINE SOUTH 89. 57' 39" WEST 243.32 FEET TO A
LINE WHICH IS PARALLEL WITH AND 220.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF AZUSA AVENUE, 100 FEET WIDE; THENCE PARALLEL WITH SAID EASTERLY LINE, SOUTH 00° 27' 53" WEST 290.41 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 57' 39" EAST 243. 79 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THE WESTERLY 100 FEET THEREOF;

TOGETHER WITH THE SOUTHERLY 150 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND;

TOGETHER WITH THE SOUTH 200 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 306.90 FEET OF SAID LAND; TOGETHER WITH THE NORTHERLY 150 FEET OF THE SOUTHERLY 300 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND.

EXCEPTING THEREFROM THOSE PORTIONS LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF AZUSA AVENUE, 50.00 FOOT HALF WIDTH, AS SHOWN THE MAP OF TRACT NO. 34224, FILED IN BOOK 895, PAGES 56 THROUGH 58 OF MAPS, RECORDS OF SAID COUNTY, WITH THE NORTH LINE OF THE SOUTHERLY 306.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ALONG SAID NORTH LINE, NORTH 89° 57' 39" EAST 244.51 FEET TO THE POINT OF BEGINNING: THENCE LEAVING SAID NORTH LINE, PARALLEL WITH SAID EAST LINE OF AZUSA AVENUE, NORTH 00° 27'53" EAST 500.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHERLY 806.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 3 OF TRACT NO. 23421, AS SHOWN ON A MAP FILED IN BOOK 780, PAGE 18 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE TERMINUS POINT OF THIS DESCRIPTION.

ALSO EXCEPTING ALL OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY HEREIN ABOVE DESCRIBED WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY A.S.D., A CALIFORNIA LIMITED PARTNERSHIP, IN THE DEED RECORDED JULY 19, 1985 AS INSTRUMENT NO. 85–828960.

APN: PORTIONS OF 8421–001–061 AND 8421–001–016

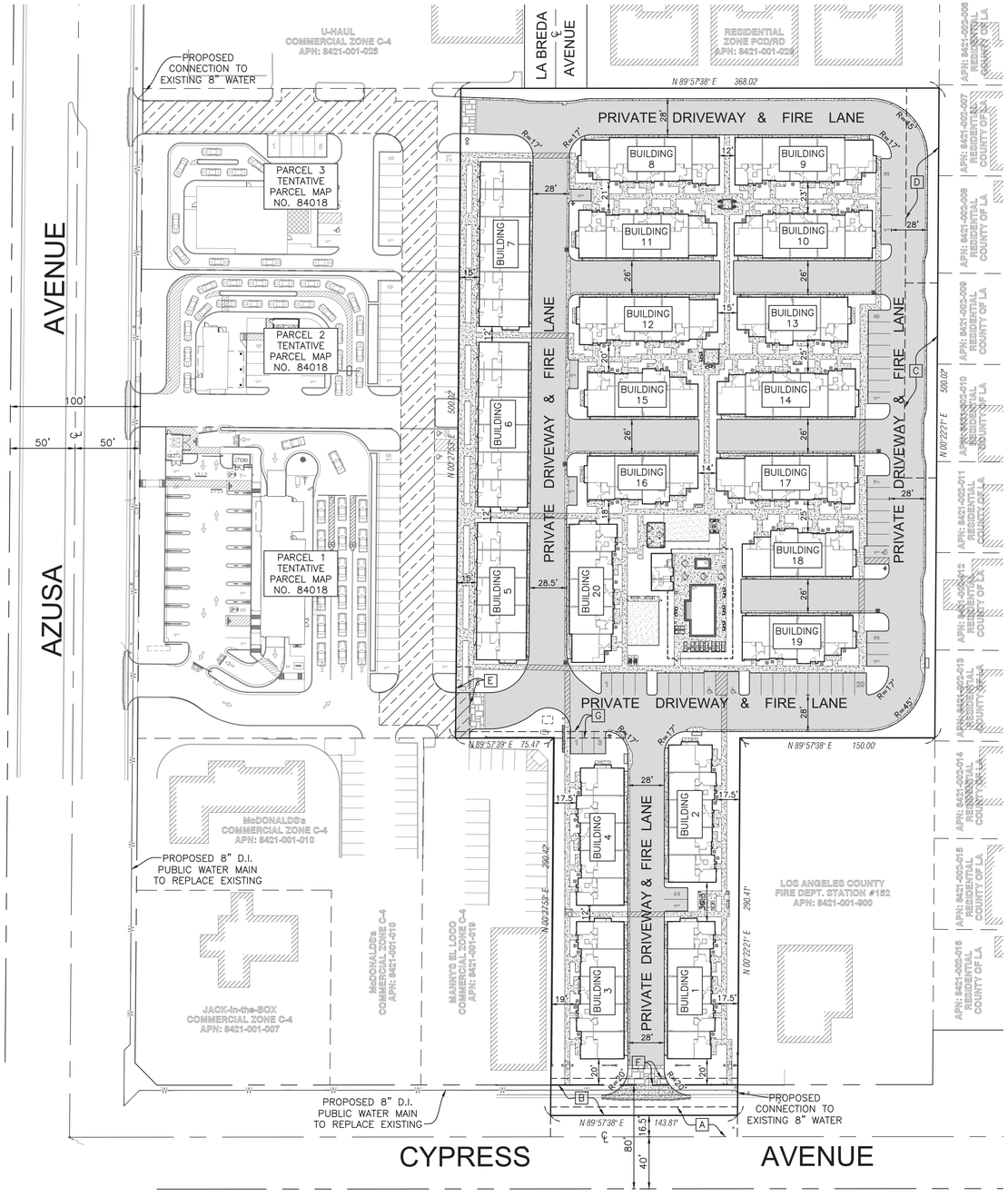
EXISTING EASEMENTS:

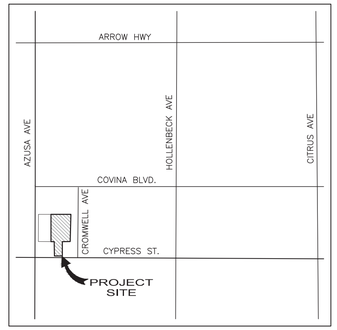
PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NHSC–5837139 (jd) DATED OCTOBER 28, 2022.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	4	AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 63, PAGE 3 AND IN BOOK 63, PAGE 70, BOTH OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
A	7	AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES TO AZUSA IRRIGATING COMPANY, AS RECORDED MARCH 23, 1928 IN BOOK 8465, PAGE 148 OF OFFICIAL RECORDS.
B	13	AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED JUNE 24, 1958 AS INSTRUMENT NO. 3657 IN BOOK D136, PAGE 597 OF OFFICIAL RECORDS.
C	20	AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED MARCH 18, 1966 AS INSTRUMENT NO. 763 OF OFFICIAL RECORDS.
D	21	AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED JUNE 2, 1966 AS INSTRUMENT NO. 1603 OF OFFICIAL RECORDS.
E	22	AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTIAL PURPOSES AS RECORDED JULY 11, 1991 AS INSTRUMENT NO. 91–1059452 OF OFFICIAL RECORDS.
F	25	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO GTE CALIFORNIA INCORPORATED, AS RECORDED AUGUST 19, 1992 AS INSTRUMENT NO. 92–1546379 OF OFFICIAL RECORDS.
G	26	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO GTE CALIFORNIA INCORPORATED, AS RECORDED JULY 23, 1997 AS INSTRUMENT NO. 97–1111840 OF OFFICIAL RECORDS.

PROPOSED EASEMENT:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND INCIDENTIAL PURPOSES TO REPLACE EXISTING EASEMENT RECORDED JULY 11, 1991 AS INSTRUMENT NO. 91–1059452 OF OFFICIAL RECORDS.





VICINITY MAP
(NO SCALE)

PROJECT SUMMARY:

OWNER:	MELIA HOMES 8951 RESEARCH DRIVE, SUITE 100 IRVINE, CA 92618
ENGINEER:	LAND DEVELOPMENT CONSULTANTS 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705
ARCHITECT:	SUMMA ARCHITECTURE 5256 S. MISSION ROAD, SUITE 404 BONSALL, CA 92003
SOILS ENGINEER:	GEOTEK, INC. 1548 N. MAPLE STREET CORONA, CA 92878
PROJECT LOCATION:	1000 NORTH AZUSA AVENUE 845 WEST CYPRESS STREET COVINA, CA 91722
APNs:	8421–001–016 & 8421–001–061
FLOOD ZONE:	ZONE "X" (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 06037C1700F
EXISTING GENERAL PLAN:	GENERAL COMMERCIAL
PROPOSED GENERAL PLAN:	COVINA VILLAGE SPECIFIC PLAN
EXISTING ZONING:	COMMERCIAL ZONE (HIGHWAY) (C–4)
PROPOSED ZONING:	SPECIFIC PLAN
PROJECT SITE AREA:	225,909 SF = 5.187 ACRES
STREET DEDICATION:	3,379 SF = 0.078 ACRES
NET SITE AREA:	222,530 SF = 5.109 ACRES
EXISTING IMPERVIOUS AREA:	171,380 SF = 3.935 ACRES (77.0%)
EXISTING PERVIOUS AREA:	51,150 SF = 1.174 ACRES (23.0%)
PROPOSED IMPERVIOUS AREA:	173,130 SF = 3.975 ACRES (77.8%)
PROPOSED PERVIOUS AREA:	49,400 SF = 1.134 ACRES (22.2%)

97 UNITS

3 STORY ROW TOWN/LIVE–WORK		
13 – PLAN 1	1,337 SF	2 BD + DEN
21 – PLAN 2	1,531 SF	2 BD + DEN
25 – PLAN 3	1,654 SF	3 BD + DEN
21 – PLAN 4	1,800 SF	4 BD
8 – PLAN 5	1,976 SF	3 BD + WORKSPACE
9 – PLAN 6	1,982 SF	3 BD + WORKSPACE

PARKING SUMMARY	
GARAGE STALLS PROVIDED	194 STALLS
ON–SITE OPEN STALLS	49 STALLS
SHARED LIVE/WORK OPEN STALLS	41 STALLS
TOTAL PARKING PROVIDED	284 STALLS
(2.93 STALLS/UNIT)	

COMMON OPEN SPACE	45,874 SF (472.9 SF/UNIT) 15' DIM
PRIVATE OPEN SPACE	6,638 SF (68.4 SF/UNIT)
TOTAL OPEN SPACE	52,512 SF (541.3 SF/UNIT)

50' 0 50' 100' 150'
SCALE: 1"=50'

UTILITY:

ELECTRIC:	SO. CALIFORNIA EDISON (800) 655–4555
WATER:	AZUSA LIGHT & WATER (626) 812–5063
GAS:	THE GAS COMPANY (800) 427–2200
CABLE:	TIME WARNER (626) 384–5400
TELEPHONE:	VERIZON (800) 483–4000

SHEET INDEX:

C1.0 TENTATIVE TRACT MAP
C2.0 SITE PLAN

BENCHMARK:
LOS ANGELES COUNTY BENCHMARK G 4444 –RDBM TAG IN WEST CATCH BASIN 1 FT N. OF BCR AT THE N–W CORNER OF ARROW HWY AND AZUSA AVE.
ELEVATION = 519.766 FEET

BASIS OF BEARINGS:
BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF AZUSA AVE AS SHOWN ON TRACT NO. 34224 M.B. 895/56–59 RECORDS OF LOS ANGELES COUNTY SAID BEARING BEING N 0°27'53" E.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
MELIA HOMES
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
(949) 759-4367

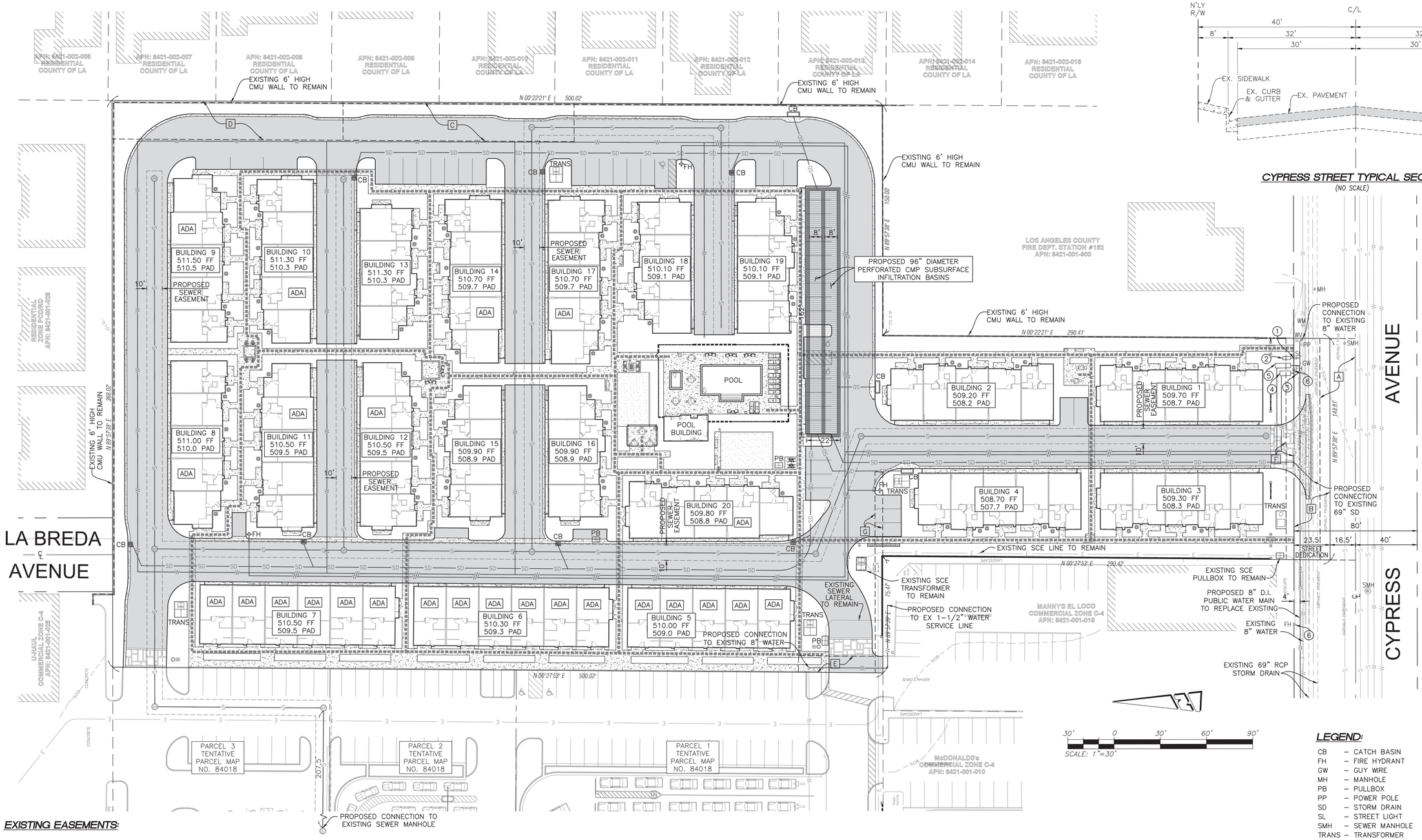
REGISTERED PROFESSIONAL ENGINEER — HESSEL MOUSTA-LAND — No. 44560 Exp. 3-31-2024 — CIVIL — STATE OF CALIFORNIA

LDC LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS · SURVEYORS · CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557–7700 (714) 557–7707 FAX

DATE: 11–28–22
DESIGNED: SZ
DRAFTED: SZ
CHECKED: HZ

TENTATIVE TRACT MAP NO. 82315
1000 N. AZUSA AVENUE
1 LOT CONDOMINIUM
CITY OF COVINA, CALIFORNIA

C1.0
SHEET 1 OF 2
JOB NO. 503



N'LY R/W — C/L — S'LY R/W

40' (8' + 32' + 30' | 30' + 32' + 8')

EX. SIDEWALK
EX. CURB & GUTTER
EX. PAVEMENT

CYPRESS STREET TYPICAL SECTION
(NO SCALE)

UTILITY NOTES:

1. INSTALL 1" IRRIGATION WATER SERVICE & METER PER ALW STD. DWG. W-1.
2. INSTALL 1" IRRIGATION BACKFLOW DEVICE PER ALW STD. DWG. W-15.
3. INSTALL 8" DOMESTIC WATER SERVICE & MASTER METER PER ALW STD. DWG. W-4.
4. INSTALL 8" DOMESTIC BACKFLOW DEVICE PER ALW STD. DWG. W-15.
5. INSTALL 8" FIRE BACKFLOW DEVICE PER ALW STD. DWG. W-15.
6. RECONNECT EXISTING FIRE HYDRANT TO NEW DUCTILE IRON PUBLIC WATER MAIN.

LEGEND:

CB	CATCH BASIN
FH	FIRE HYDRANT
GW	GUY WIRE
MH	MANHOLE
PB	PULLBOX
PP	POWER POLE
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

- HARDSCAPE
- ENHANCED PAVING
- ASPHALT PAVING
- ADA PATH OF TRAVEL
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- 6' HIGH PRECISION CMU WALL
- 6' HIGH SPLIT-FACE CMU WALL
- 3'-6" HIGH CMU WALL
- 5'-6" TUBE STEEL FENCE

EXISTING EASEMENTS:

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NHSC-5837139 (jd) DATED OCTOBER 28, 2022.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	2	AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 63, PAGE 3 AND IN BOOK 63, PAGE 70, BOTH OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
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B	4	AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY INCIDENTAL PURPOSES TO COUNTY OF LOS ANGELES, AS RECORDED JUNE 24, 1958 AS INSTRUMENT NO. 3657 IN BOOK D136, PAGE 597 OF OFFICIAL RECORDS.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
C	5	AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED MARCH 18, 1966 AS INSTRUMENT NO. 763 OF OFFICIAL RECORDS.
D	6	AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED JUNE 2, 1966 AS INSTRUMENT NO. 1603 OF OFFICIAL RECORDS.
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SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
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G	9	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO GTE CALIFORNIA INCORPORATED, AS RECORDED JULY 23, 1997 AS INSTRUMENT NO. 97-1111840 OF OFFICIAL RECORDS.

BENCHMARK:

LOS ANGELES COUNTY BENCHMARK G 4444 -RDBM TAG IN WEST CATCH BASIN 1 FT N. OF BCR AT THE N-W CORNER OF ARROW HWY AND AZUSA AVE.

ELEVATION = 519.766 FEET

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF AZUSA AVE AS SHOWN ON TRACT NO. 34224 M.B. 895/56-59 RECORDS OF LOS ANGELES COUNTY SAID BEARING BEING N 0°27'53" E.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

MELIA HOMES
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
(949) 759-4367

REGISTERED PROFESSIONAL ENGINEER — JEREMY D. MOUSSEAU — No. 44560 Exp. 3-31-2024 — CIVIL — STATE OF CALIFORNIA

LDC LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557-7700 (714) 557-7707 FAX

DATE: 11-28-22
DESIGNED: SZ
DRAFTED: SZ
CHECKED: HZ

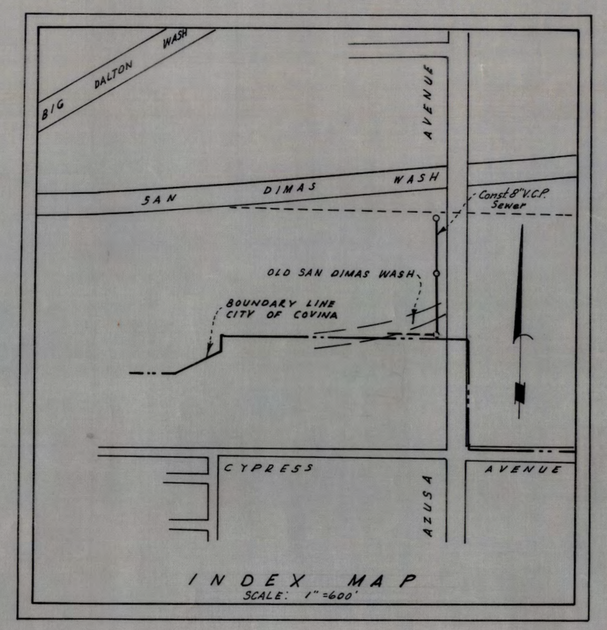
SITE PLAN
TTM NO. 82315
1000 N. AZUSA AVENUE
1 LOT CONDOMINIUM
CITY OF COVINA, CALIFORNIA

C2.0
SHEET 2 OF 2
JOB NO. 503

APPENDIX D

As-Built Plan

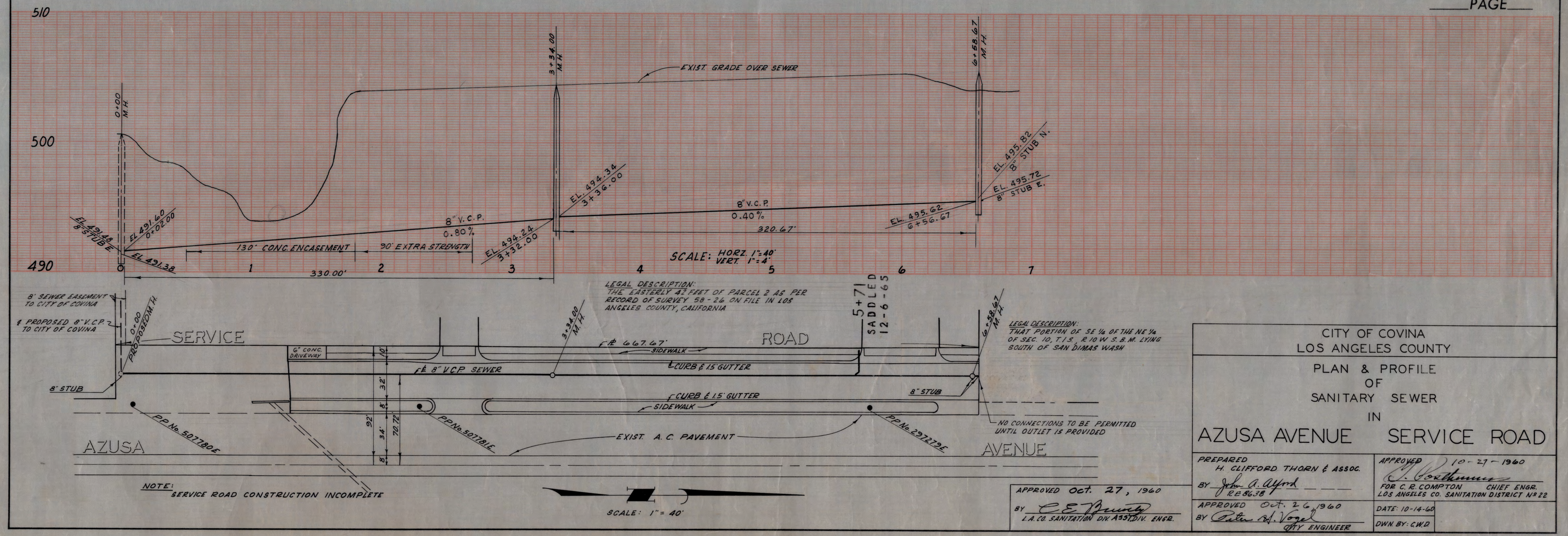
BM. C.D. Nº 125 EL. 502.287
BOAT SPIKE IN CURB 2' EAST OF EAST END OF CURB RETURN N.E. CORNER CYPRESS AVE & AZUSA AVE.



INDEX MAP
SCALE: 1"=600'

NOTES

1. NO REVISIONS WILL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
2. ALL WORK SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER & SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE CITY ENGINEER (SPEC. ARE DATED 7-1-60)
3. GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR THE TOPS OF CURBS ARE SHOWN BY CIRCLES ON PROFILE. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN DESIGNATED POINTS.
4. ELEVATIONS ARE IN FEET ABOVE U. S. C. & G. S. SEA LEVEL DATUM OF 1929
5. THIS DRAWING AND THE DATUM HEREON ARE MADE A PART OF THE SPECIFICATIONS
6. APPROVAL OF THIS PLAN BY THE CITY OF COVINA DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITH IN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY SUCH SUBSTRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, DISTURBANCE OR DISCONNECTION OF SAME.
7. BEFORE BREAKING INTO ANY EXISTING STRUCTURES, AND BEFORE FINAL ACCEPTANCE OF THIS WORK COUNTY SANITATION DISTRICT SHOULD BE NOTIFIED IN ORDER THAT THE REQUIRED INSPECTION MAY BE MADE
8. ALL VITRIFIED CLAY PIPE JOINTS SHALL BE MADE IN ACCORDANCE WITH SEC. 45 OF SAID SPECIFICATIONS.
9. RESURFACE ALL TRENCH WITHIN PAVED AREA TO MEET CITY OF COVINA REQUIREMENTS IN ACCORDANCE WITH PERMITS.
10. FOR ALLOWABLE LEAKAGE TEST, USE FORMULA Nº 1 OF SECTION 54 OF SPECIFICATIONS.
11. LOCATION OF HOUSE LATERALS ARE TENTATIVE ONLY. EXACT LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE ENGINEER



LEGAL DESCRIPTION:
THE EASTERLY 42 FEET OF PARCEL 2 AS PER RECORD OF SURVEY 58-26 ON FILE IN LOS ANGELES COUNTY, CALIFORNIA

LEGAL DESCRIPTION:
THAT PORTION OF SE ¼ OF THE NE ¼ OF SEC. 10, T.1S., R.10W. S.B.M. LYING SOUTH OF SAN DIMAS WASH

NOTE:
SERVICE ROAD CONSTRUCTION INCOMPLETE

SCALE: 1"= 40'

APPROVED Oct. 27, 1960
BY C.E. Bruns
L.A. CO. SANITATION DIV. ASST. DIV. ENGR.

CITY OF COVINA
LOS ANGELES COUNTY

PLAN & PROFILE
OF
SANITARY SEWER
IN
AZUSA AVENUE SERVICE ROAD

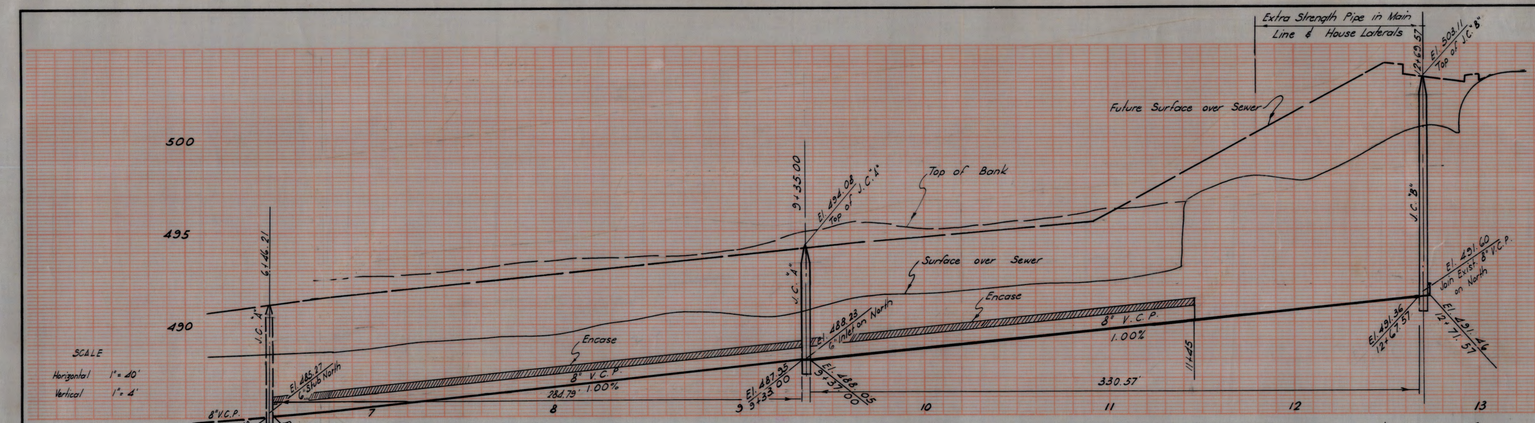
PREPARED H. CLIFFORD THORN & ASSOC. BY John A. Alford RCE 8638	APPROVED 10-27-1960 FOR C.R. COMPTON CHIEF ENGR. LOS ANGELES CO. SANITATION DISTRICT Nº 22
APPROVED Oct. 26, 1960 BY Peter M. Vogel CITY ENGINEER	DATE: 10-14-60 DWN BY: C.W.D.

AS BUILT SHEET 1 OF 2 SHEETS

C.R. DUNNING 1983 14-A 1031

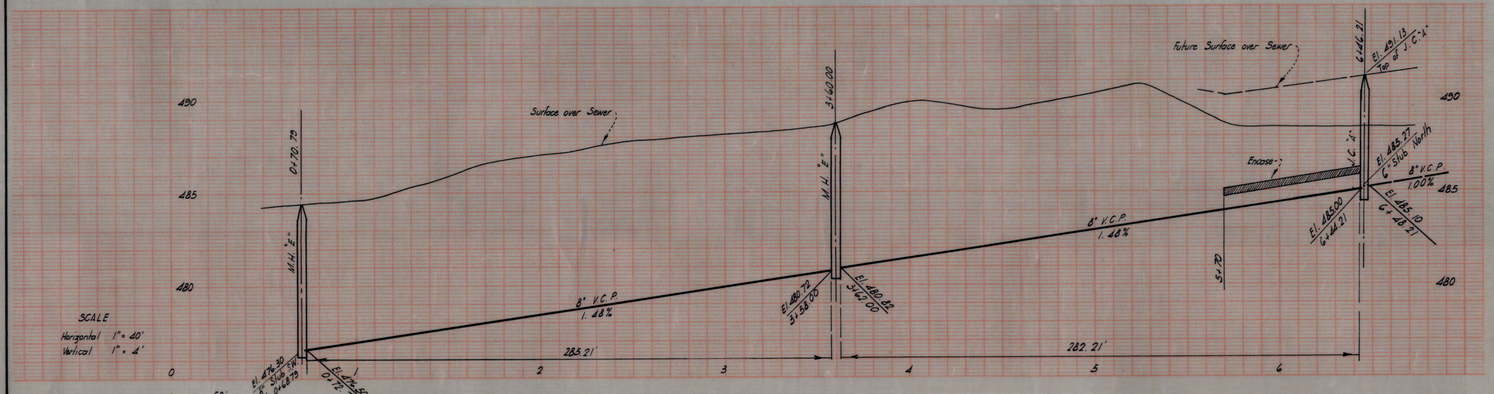
K. & E. 156 SO. CAL. BLUE PRINT SHEET NO. 2

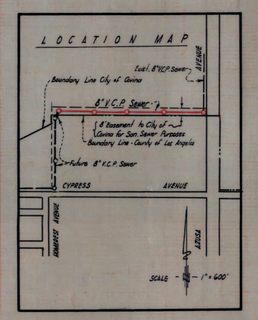
COLLECT CHARGES AS INDICATED



NOTES

1. All work to be done in accordance with Standards and Specifications of the City of Covina
2. Utilities:- It shall be the responsibility of the contractor to locate all utilities of every nature, whether shown hereon or not and to protect them from damage. The contractor shall bear the total expense of repair or replacement of said utilities damaged by operations in connection with prosecution of the work.
3. Manholes shall be type "E", per sheet 3.1 of City of Covina Standards.
4. Junction Chambers shall be type 'A' & 'B' per sheets 3.2 & 3.3 of City of Covina Standards.
5. Use L.A County M.H. frame and Cover per sheet 3A-117 modified for use by the City of Covina.
6. Before breaking into any existing structures and before final acceptance of this work, the County Sanitation District shall be notified in order that the required inspection be made.





BENCH MARK:- S.D. 172 Boat spike in south curb 10ft. E/O west end curb 435'± N/O Homerest Avenue.
Elevation 474.184' F.B. 2505 page 18

CITY OF COVINA
LOS ANGELES COUNTY

PLAN AND PROFILE
of
SANITARY SEWER
in
RIGHT OF WAY

PREPARED IN THE OFFICE OF WALSH-FORKERT CIVIL ENGINEERS, INC. BY [signature] 11/15/60 R.E. 6471	APPROVED Nov. 18 1960 [signature] O.C.P. COMPTON CHIEF ENGINEER LOS ANGELES COUNTY SANITATION DISTRICT NO. 22
APPROVED November 17 1960 BY [signature] CITY ENGINEER	APPROVED JOHN A. LAMBIE LOS ANGELES COUNTY ENGINEER [signature] 11-18-60 ASST. SANITATION ENGINEER DATE

December 18, 1965

SHEET 2 OF 2 SHEETS 14A-1031

AS BUILT

J 100

K. & E. 156 SQ. CAL. BLUE PRINT SHEET NO. 2

APPENDIX E

Sewer Index Sheet

SEE SHT. NO. E-2256

U-64
U-65
U-70
U-71

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

PIQ

SEE SHT. NO. E-2214

SEE SHT. NO. E-2300

SEE SHT. NO. E-2258

N 4,144,000

E 4,307,000

AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 474

MAP REV
12-06-11

DATA BASE REV
02-23-89

CONSOLIDATED S.M.D.

E-2257

T:598:G4

1427.1429.2257

APPENDIX F

Estimated Average Daily Sewage Flows for Various Occupancies

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	100	gal/D.U. → 150
1 bedroom dwelling units	Apt	150	gal/D.U. → 200
2 bedroom dwelling units	Apt	200	gal/D.U. → 250
3 bedroom or more dwelling units	Apt	250	gal/D.U. → use 300 GPD per SME
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	M	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

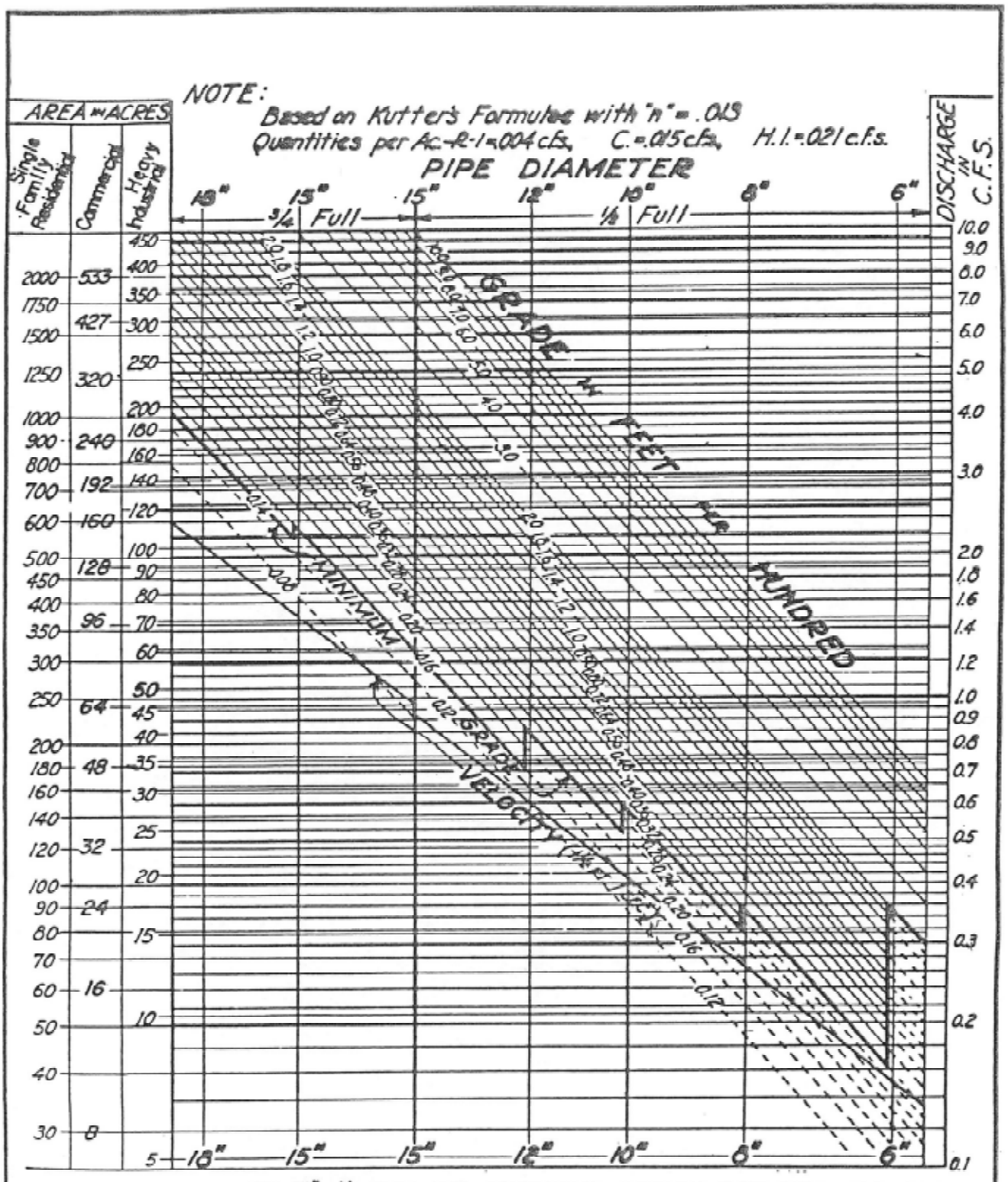
Zone	Coefficient (cfs/Acre)
Agriculture ----------	0.001
Residential+:	
R-1 ----------	0.004
R-2 ----------	0.008
R-3 ----------	0.012
R-4 ----------	0.016*
Commercial:	
C-1 through C-4 ----------	0.015*
Heavy Industrial:	
M1 through M-4 ----------	0.021*

*Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

+ Use 0.001 (cfs/unit) for condominiums only

APPENDIX G

Flow Diagram for the Design of Circular Sanitary Sewer, Standard S-C4



NOTE: USE 15"-½ FULL FOR COMPUTING DESIGN CAPACITY OF A NEW SEWER SYSTEM. USE 15"-¾" FULL FOR CHECKING CAPACITY OF EXIST. SEWER SYSTEM.

FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

ASSISTANT DEPUTY

COUNTY ENGINEER

COUNTY ENGINEER STANDARD S-C4

DATE: 3/80

DESIGN RCE 10443

APPENDIX J

HYDROLOGY & HYDRAULIC STUDY FOR TRACT MAP NO. 83215 & PARCEL MAP 84018

CITY OF COVINA
CALIFORNIA

PREPARED FOR:

LAND DEVELOPMENT CONSULTANTS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 557-7700

PREPARED BY:

41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552
FAX 951.304.3568

JANUARY 17, 2019
REVISED OCTOBER 9, 2019
REVISED NOVEMBER 25, 2019
REVISED DECEMBER 15, 2022
REVISED FEBRUARY 21, 2023

This report has been prepared by or under the direction of the following registered civil engineer who attests to the technical information contained herein. The registered civil engineer has also judged the qualifications of any technical specialists providing engineering data upon which recommendations, conclusions, and decisions are based.

2/21/2023

Joseph L. Castaneda RCE 59835 Registered Civil Engineer	Date	Seal

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I. PURPOSE AND SCOPE

The purpose of this study is to determine the necessary drainage improvements and increased runoff mitigation improvements required for Tract Map No. 82315 and Parcel Map 84018, referred to as "The Project". The Project is a proposed commercial site and high density development that lies on approximately 8 acres within a developed area of Covina. See Figure 1 Vicinity Map.

The scope of the study includes the following:

1. Determination of points of flow concentration and watershed subareas for onsite tributary areas.
2. Determination of 25-year storm event flow rates to catch basins and inlets proposed within the project area utilizing the Modified Rational Method as outlined in the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual.
3. Determination of the peak storm flows and hydrographs for the post-project conditions for the area tributary to the proposed subsurface increase runoff basin for the 25-year storm event. The LACDPW has indicated that the allowable flow rate can not exceed 0.77 ft^3/s per acre.
4. Determine the limits of storm drain required to flood protect the project site and meet the LACDPW requirements for the 25-year storm events and perform hydraulic calculations in support of the proposed design.
5. Perform basin calculations in support of the basin design to ensure the design will mitigate runoff to be less than the allowable flow rate identified by LACDPW as 0.77 ft^3/s per acre.
6. Preparation of a hydrology and hydraulics report, which consist of hydrological and analytical results and exhibits.

II. PROJECT SITE AND DRAINAGE AREA OVERVIEW

The Project is a proposed commercial and multi-family residential development that proposes to construct a commercial building for a car wash, two drive-through food service buildings, 80 multi-family townhomes, 17 live/work units, two subsurface basins, and subsurface storm drains, and internal streets. The approximately 8 acre project is located within the City of Covina and is bounded by Covina Boulevard to the north, Cypress Street to the south, Azusa Avenue to the west, and Conwell Avenue to the east.

The existing project site is currently a supermarket center that is no longer operational. The project is surrounded by residential homes to the north and west and commercial property to the south. Figure 4 shows the existing condition commercial center and the existing topographic mapping indicates that 5.64 acres flows towards Azusa Avenue and 2.19 acres flows to Cypress Street.

The project site will collect the onsite flows via curb and gutters, catch basins and subsurface storm drain. The onsite flows will be conveyed to two proposed subsurface basins within the project site. The subsurface systems have been designed to retain the water quality volume for

the proposed commercial center. The subsurface system within the high density residential area will flow to two subsurface basins in order to store the required volume necessary to mitigate for increased runoff associated with the 25-year storm event to be equal to the allowable flow rate provided by LACDPW and to mitigate increased runoff. Figure 5 provides an overview of the proposed drainage areas. The proposed condition will reduce flooding to Azusa Avenue since the project will reduce the drainage area from 5.64 acres to 2.91 acres. Moreover, the project will use the existing two parkway drains to outlet a total of 4.2 ft^3/s at each parkway drain.

The two onsite basins have been designed to allow water quality volume to infiltrate. The subsurface systems, within the high density residential area, will allow the volume in excess of the water quality volume to be metered through an orifice plate to restrict the flows not to exceed 0.77 ft^3/s per acre.

Figure 6 has been prepared to show the existing drainage boundaries adjacent to the project. Figure 6 used a 1 meter Digital Elevation Model (DEM) produced by the USGS to establish contours. Based on the topography and site visits, it has been concluded that offsite flows from adjacent project will not enter the project site. The residential development to the north currently drains into Covina Boulevard and the adjacent U-Haul Site drains into an existing parkway drain.

III. HYDROLOGY

The LACDPW Hydrology Manual (Reference 1), was used to develop the hydrological parameters for the hydrology analyses. The modified rational method was used for the analyses and the computations were performed using the HydroCalc 3.1 software developed by LACDPW.

The rainfall and soil parameters for the project were obtained from the LACDPW Hydrology Manual, see Exhibit C. The hydrology parameters for the modified rational method calculations are as follows:

- 50 Year, 24 Hour Rainfall – 7.2 inches
- Soil Classification – 006
- Storm Drain Design Frequency – 25 Year Event
- Commercial Impervious Area 96% per LACDPW Hydrology Manual Appendix D
- High Density Residential Impervious Area 67% which is based on the LID Study.

The hydrology analyses performed for the project site was developed in the following manner:

1. Identify areas tributary to the proposed catch basin and inlet structures. The areas tributary to the proposed catch basins and inlets are shown on Exhibit A, Catch Basin & Inlet Hydrology. The flow rates tributary to the proposed catch basins and inlets will be used to

size the proposed storm drain systems. The project was broken into two watershed areas defined as Area A and B.

2. The subarea boundary tributary to each catch basin have been identified. Calculations were performed to determine the peak flow rate for each catch basin and inlet.
3. Additionally, the total area for watersheds A and B were used to perform a hydrology analyses to establish a peak flow rate and hydrograph. The hydrographs were used to size the proposed subsurface basins to mitigate the increase runoff to a level that is equal or less than the allowable flow rate.

Catch Basin and Inlet Hydrology

Exhibit A identifies the total area tributary to each catch basin and inlet structure proposed for the project. There are a total of 9 catch basins/grate inlets to intercept the onsite runoff and convey the flows to one of the two subsurface basins. The 9 drainage areas are analyzed with the following impervious areas:

Subarea	Area (ac)	Impervious Fraction
1A	0.27	0.96
2A	0.54	0.96
3A	0.82	0.96
4A	0.72	0.96
5A	0.56	0.96
1B	0.38	0.78
2B	1.22	0.78
3B	1.59	0.78
4B	1.76	0.78

The impervious percentages were obtained from the LACDPW Hydrology Manual. However, the LID Study defined an impervious percentage of 78% for the residential area 82% for the commercial area. The value of 96% was used for the commercial area as recommended by the LACDPW Hydrology Manual. This repot utilized the highest impervious percentage resulting from the LACDPW Hydrology Manual and the LID Study.

The LACDPW Hydrology Manual requires projects that are within developed areas and not covered by the Capital Flood Protection Conditions, identified in LACDPW Hydrology Manual Section 4.2, to provide protection per the Urban Flood Protection Condition discussed in LACDPW Hydrology Manual Section 4.3. The Urban Flood is defined as runoff associated with a 25-year storm event. The design of the proposed catch basins and inlets are designed to intercept the 25-year peak flow rate at all proposed catch basins/inlets. The following table provides the 25-year rates:

Table 1 – Peak Flow Rates for Catch Basins & Inlets

Subarea	Drainage Area (acres)	Catch Basin/Inlet Designation	25-Year Flow Rate (ft^3/s)
1A	0.27	1A	0.92
2A	0.54	2A	1.83
3A	0.82	3A	2.78
4A	0.72	4A	2.44
5A	0.56	5A	1.90
AREA A	2.91	SUBSURFACE BASIN	8.41
1B	0.38	1B	1.28
2B	1.22	2B	3.76
3B	1.59	3B	4.54
4B	1.76	4B	5.93
AREA B	4.95	SUBSURFACE BASIN	11.84

The hydrology calculations for the areas tributary to the catch basins have been included in Appendix A.

Subsurface Basin Hydrology

Exhibit B identifies the total area tributary to the Basin A and Basin B, which are proposed 96" CMP subsurface basins that are designed to retain the water quality volume and mitigate increased runoff for the project. The project site will mitigate flows for increased runoff and ensure that flows discharging from the project site are less than the 0.77 ft^3/s allowable flow rate provided by LACDPW for the subsurface systems within the high density residential area. The allowable flow rate data is included in Appendix F. The subsurface system within the commercial area, as shown on Exhibit B is solely for the water quality volume. The proposed commercial site will not impact Azusa Avenue since the drainage area for the post-project condition decreased from 5.64 acres to 2.91 acres. This will result in a lower runoff rate allowed to flow within Azusa Avenue since the land uses and impervious area are identical. In order to determine the post-project flow rates, hydrology calculations were performed for the 25-year storm event for the entire area tributary to each subsurface system, which are defined as Areas 1B, 2B, 3B and 4B. The table below provides the peak flow rate and allowable flow rate for Basin B.

Table 2 – Peak Flow Rate for Basins (96" CMP Subsurface Basin)

Subsurface Basin	Subareas	Drainage Area (acres)	25-Year Flow Rate (ft^3/s)	Allowable Flow Rate (ft^3/s)
B	**1B, 2B, 3B, 4B**	4.95	11.9	3.81

The hydrology calculations for Basin B have been included in Appendix B. In order to meet the requirements provided by LACDPW and to discharge into the existing 69-inch storm drain

located within Cypress Street, the project cannot exceed the allowable flow rate provided in Table 2. There are no calculations for the Basin A since this system is solely for water quality volume. This analysis is part of the LID Study.

IV. BASIN SIZING CALUCLATIONS

The subsurface system will be designed to store the volume associated with the water quality volume and the volume required to mitigate for increased runoff. The allowable flow rate provided in Table 2 and the hydrograph table provided in Appendix B will be used to size the subsurface basin system. Prior to commencing the subsurface basin sizing the water quality volume for each subsurface basin were calculated in the Standard Urban Stormwater Mitigation Plan prepared by Land Development Consultants and the results are shown in Table 3.

Table 3 – Water Quality Volume for Basins (96" CMP Subsurface Basin)

Subsurface Basin	Subareas	Drainage Area (acres)	Water Quality Volume (ft^3)
A	**1A & 2A**	2.91	7,656.1
B	**1B, 2B, 3B & 4B**	4.95	13,419.7

The subsurface basin systems are designed to allow the water quality flow rates and volume to infiltrate into the in-situ soils, since the geotechnical reports indicate that the project has infiltration rates as follows; Basin A 3.3 inches /hour and Basin B 10.3 inches /hour. The report for the infiltration rates have been included in Appendix G. Moreover, the geotechnical report recommends a safety factor of 5 to be applied to the infiltration rate. As a result, the design infiltration rate for the project will be as follows, Basin A 0.66 inches /hour and Basin B 2.06 inches /hour The lower half of the subsurface basin systems will be used solely to impound the water quality volume and promote groundwater infiltration.

In order to accurately size Basin B subsurface system, the unit hydrograph (included in Appendix B) for the post-project condition was utilized (in 5 minute increments) to find the location of the allowable flow rate, based on Table 2, on the rising and recess limbs of the hydrograph to assess the required storage volume. Table 4 provides the required storage volume for each subsurface basin based on the designed outflow which is less than the allowable flow rate:

Table 4 – Water Quality Volume for Basins (96" CMP Subsurface Basin)

Subsurface Basin	Subareas	Allowable Flow Rate (ft^3/s)	Designed Outflow Flow Rate (ft^3/s)	Increased Runoff Volume (ft^3)
B	**1B, 2B, 3B & 4B**	3.81	3.8	11,983.2

The increased runoff volume shown on Table 4 was calculated by locating the difference in volume using the unit hydrograph table in Appendix B. The subsurface basin must store the volume between flow rates that are less than the allowable flow rates. The design outflow shown on Table 4 was selected from the hydrograph table shown on the table in Appendix B.

The design outflow was selected to be a value less than the allowable flow rate. During final engineering a more detailed basin routing analyses will be performed.

Moreover, the subsurface basin must store the "Required Volume", which equals to the sum of the "Water Quality Volume" and "Increased Runoff Volume". Table 5 provides the "Required Volume" and the proposed "Design Volume" which is based on the preliminary design of the subsurface basins. Figure 2 and Figure 3 are typical section of a Double CMP Subsurface System and a Single CMP Subsurface System, respectively. Basin B is a Double CMP Subsurface Systems that can store 148.3 cubic feet per foot of system. Moreover, Basin A is a Single CMP Subsurface System that can store 74.2 cubic feet per foot of system. The subsurface basins systems are perforated CMP pipe with a gravel bed that allows flows to infiltrate into the in-situ soil. The tables In Appendix C provide the storage volume calculations for each subsurface system.

Table 5 – Required Volume and Preliminary Design Volume for Subsurface Basins (96" CMP Subsurface Basin)

Subsurface Basin	Subareas	Drainage Area (acres)	Required Volume (ft^3)	Design Volume (ft^3)
A	**1A 2A, 3A, 4A & 5A**	2.91	7,580	7,580
B	**1B, 2B, 3B & 4B**	4.95	17,294.7	17,502

The preliminary subsurface basins Design Volume has provided sufficient storage to mitigate the water quality runoff and increased runoff volumes to prevent downstream impacts. Table 6 provides the length, area and volume of the subsurface basins:

Table 6 – Subsurface Basins (96" CMP Subsurface Basin)

Subsurface Basin	Length	Bottom Area (ft^2)	Storage Volume (ft^3)	Design Volume (ft^3)
A	**105 ft**	1,260	7,791	7,580
B	**173 ft**	2,076	25,655.9	17,502

Please note that Subsurface Basin B was sized for additional storage volume above the water quality volume of 13,419.7 ft^3 to mitigate flows to the allowable discharge flow rate of 0.77 ft^3/s per acre.

V. STORM DRAIN SYSTEMS

The Project is proposed to discharge into the LACDPW Line A Storm Drain system located within Cypress Street. The LACDPW has provided documentation that indicate that the project is allowed to discharge 0.77 ft^3/s per acre, see Appendix F. Table 2 provides the peak allowable flow rate which will be released by the subsurface basins. The Line A Storm Drain is shown on Exhibit B, Drainage Facilities Map. Based on the total project area of 4.95 acres the is tributary

to the Line A system, the proposed project must discharge less than 3.81 ft^3/s into the Line A System.

Line B onsite storm drain that has been designed to collect the outflow discharge that is metered by the two subsurface basins within the high density residential area. The Lateral A Storm Drain will extend from Cypress Avenue to Subsurface Basin B as illustrated in Exhibit B. The Lateral A Storm Drain system will be the main trunk line that collects the flows from the onsite storm drain systems. Table 7 provides the controlled flow rate that will be discharged by the subsurface basins and into Lateral A:

Table 7 – Peak Flow Rate for Basin B Outflows into Line B

Subsurface Basin	Subareas	Drainage Area (acres)	Allowable Flow Rate (ft^3/s)	Designed Outflow Flow Rate (ft^3/s)
B	**1B, 2B, & 3B**	4.95	3.81	3.8

Based on Table 6, the flow rate for Line B will be 3.8 which will be conveyed by an 18-inch storm drain system. The maximum flow rate of 3.8 ft^3/s is less than the allowable flow rate of 3.8 ft^3/s, which meets the requirements provided by LACDPW.

The remaining storm drain shown on Exhibit B provided a horizontal layout to illustrate how proposed catch basins and inlet structures will convey flows to the two proposed subsurface basins. Appendix D provides the calculations for the proposed storm drain based on a full flow rate capacity for an 18-inch and 24-inch storm drain system that uses either HDPE or RCP pipe. Additionally, Appendix E provides calculations for each inlet shown on Exhibit B.

VI. FINDINGS

The hydrology and hydraulic analyses evaluated the proposed development to determine the necessary drainage improvements required to treat for water quality purposes, mitigate flows for increased runoff, and flood protect the project site. It has been concluded that:

1. The proposed drainage facilities will adequately convey the 25-year flows and provide flood protection to the project site.
2. Basin A and B have sufficient volume to store the water quality volume and allow the treatment of the water quality volume through infiltration, the preferred Best Management Practice measure.
3. Basin B has been designed to store volume that meter the discharge rate to the allowable flow rate of 0.77 ft^3/s per acre which meets the criteria provided by LACDPW.
4. The post project condition area that flows towards Azusa Avenue is 2.91 acres compared to the 5.64 acres that currently drains to the existing street. The proposed project condition will reduce the drainage area into Azusa Avenue by 2.73 acres which equates to a flow rate reduction.
5. Based on the improvement in this report the project will provide the storm drain infrastructure to address water quality and flooding issues for the project site.

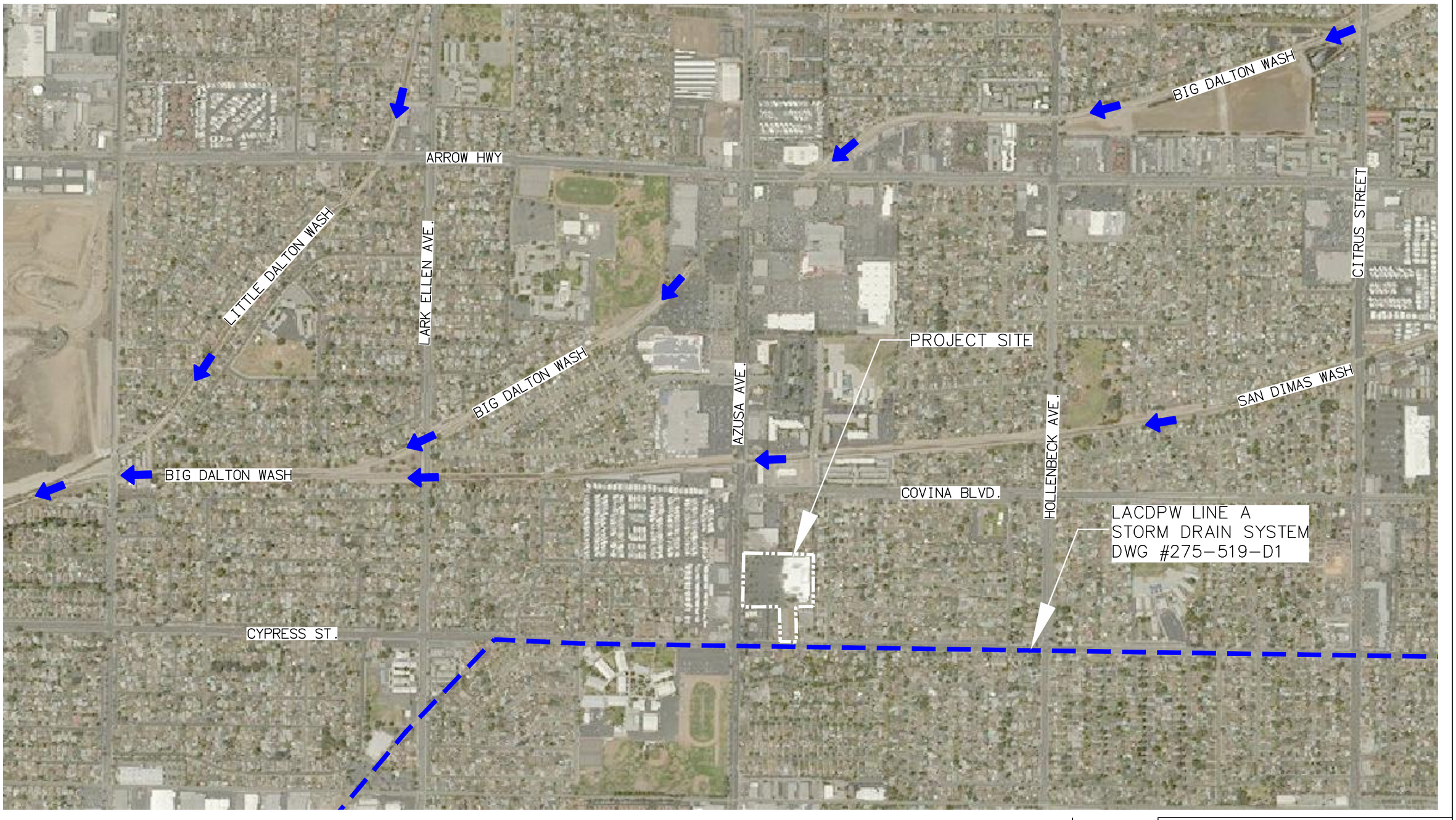
6. The areas discharging into Azusa Avenue decreased from 5.64 acres to 2.91 acres. Based on commercial area land use for the 5.64 acres and a flow rate yield of 2.89 ft^3/s per acre obtained from the 2.91 acre hydrology analyses, the flow rate currently discharging into Azusa is 16.3 ft^3/s. The post-project condition will reduce this to 8.4 ft^3/s which is a 50% reduction. Based on normal depth calculations, a 5' wide parkway drain at 2% slope and a flow rate of 4.2 ft^3/s will have a depth of 0.2 ft. Please note that the 4.2 ft^3/s was used since the project discharge flow rate will be equally distributed to the two existing parkway drains.

VII. REFERENCES

1. Los Angeles County Department of Public Works Manual, January 2006.
2. Los Angeles County Flood Control Design Manual, March 1982

FIGURES

FIGURE 1: VICINITY MAP



TENTAIVE TRACT MAP 82315 VICINITY MAP

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 1

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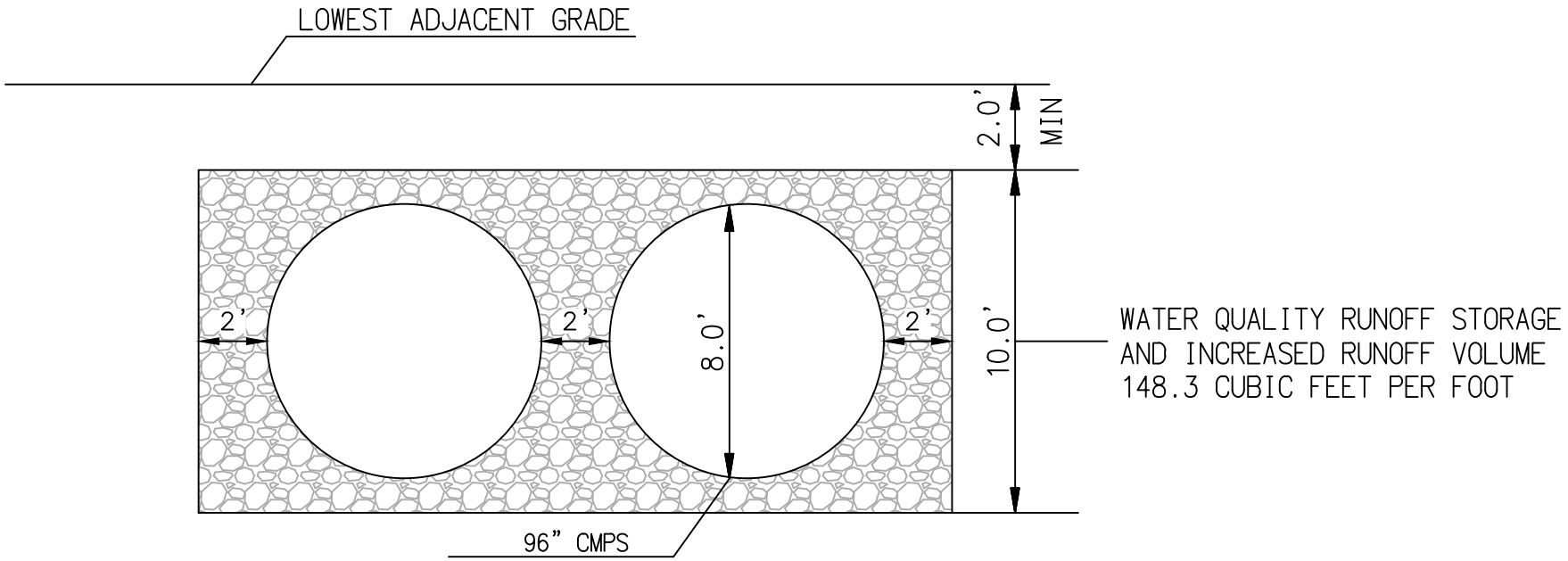
FIGURE 2: DOUBLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DOUBLE 96-INCH SUBSURFACE BASIN



DOUBLE SUBSURFACE BASIN - 96" CMP SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 96" CMP = 50.26 ft^2 * 2 = 100.52 ft^2
AREA OF GRAVEL(1) =119.47 ft^2 * 0.40 = 47.79 ft^2
TOTAL AREA = 148.31 ft^2
VOLUME PER FOOT = 148.3 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 2

TRACT MAP NO 82315

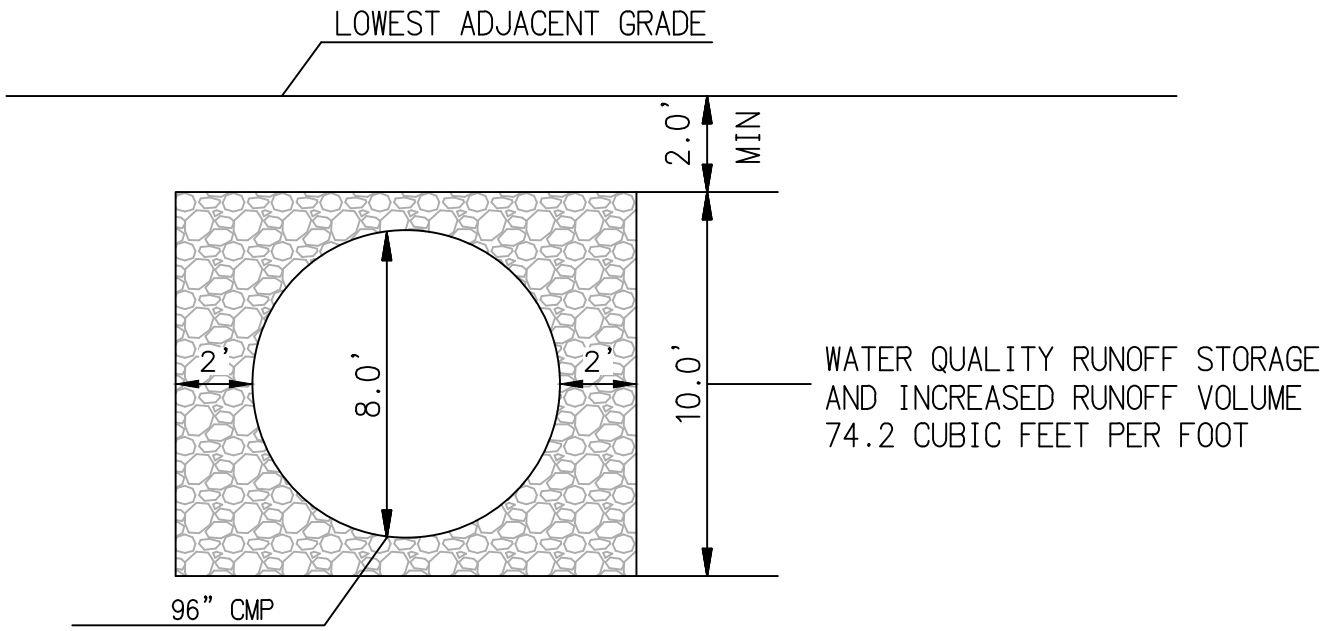
DOUBLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

FIGURE 3: SINGLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SINGLE 96-INCH SUBSURFACE BASIN



SINGLE SUBSURFACE BASIN - 96" CMP SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 96" CMP = 50.26 ft^2 = 50.26 ft^2
AREA OF GRAVEL(1) = 69.74 ft^2 * 0.40 = 27.90 ft^2
TOTAL AREA = 78.16 ft^2
VOLUME PER FOOT = 78.2 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

FIGURE 3

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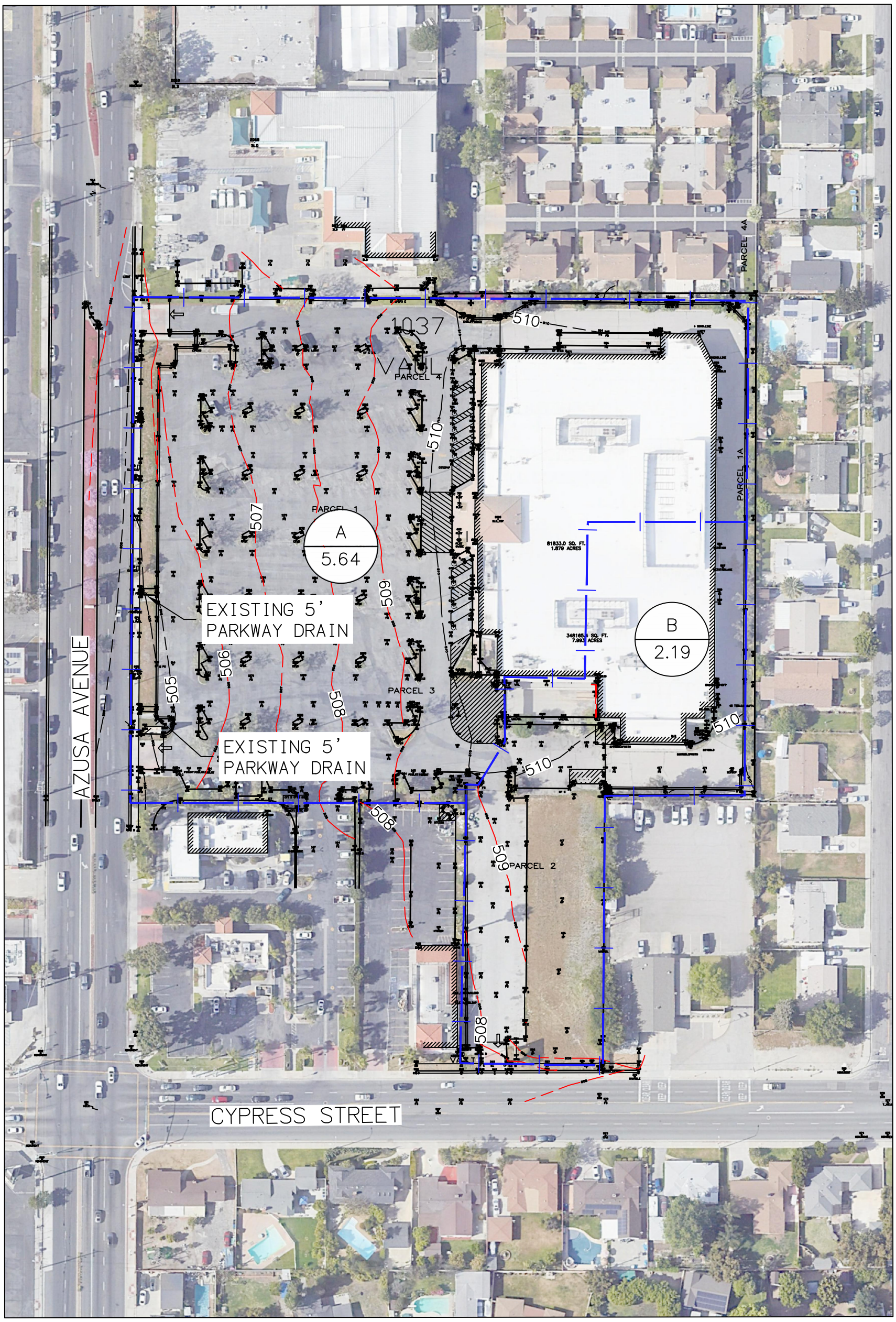
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

TRACT MAP NO 82315

SINGLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

FIGURE 4: EXISTING CONDITION DRAINAGE MAP

TENTAIVE TRACT MAP 82315
EXISTING DRAINAGE MAP



GRAPHIC SCALE
100' 0 50' 100' 200'
1" = 100'

N

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41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 4

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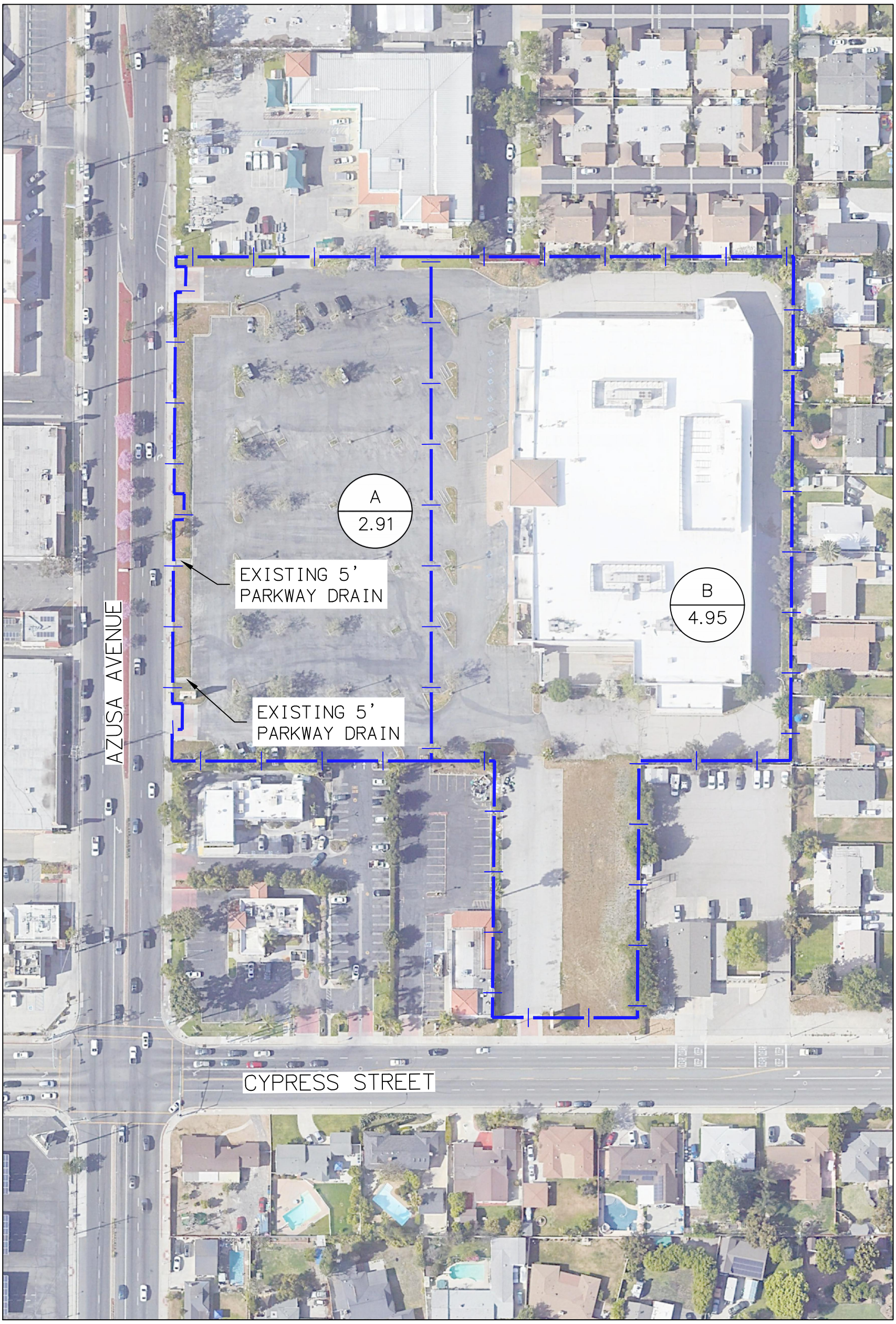
FIGURE 5: PROPOSED CONDITION DRAINAGE MAP

TENTAIVE TRACT MAP 82315
PROPOSED DRAINAGE MAP



GRAPHIC SCALE
100' 0 50' 100' 200'
1" = 100'

N

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FIGURE 5

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Figure 5-Proposed Drainage Area Map.dwg
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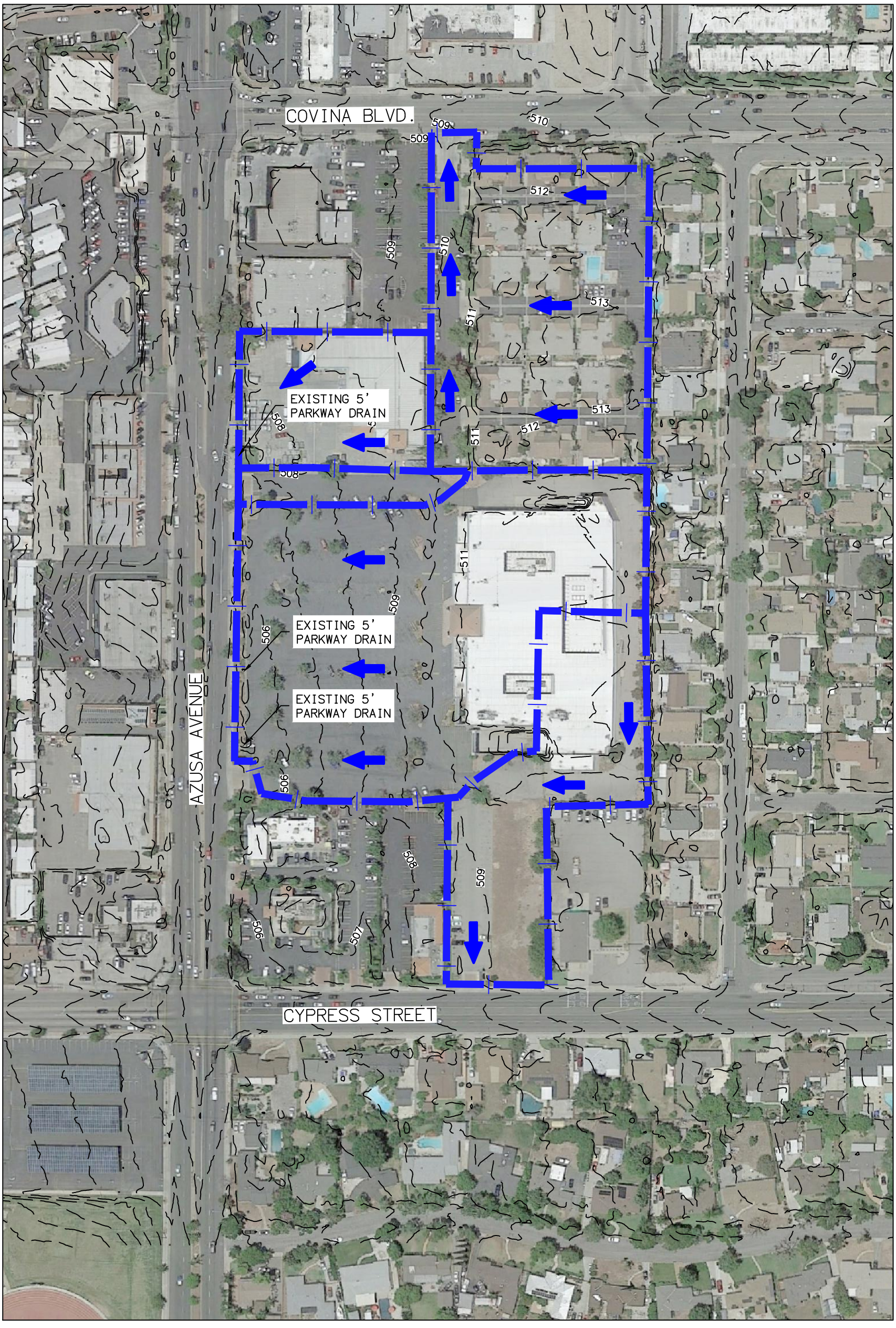
FIGURE 6: USGS 1 METER DEM TOPOGRAPHIC MAP

TENTAIVE TRACT MAP 82315
USGS 1 METER DEM TOPOGRAPHIC MAP



GRAPHIC SCALE
150' 0 75' 150' 300'
1" = 150'

N

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41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

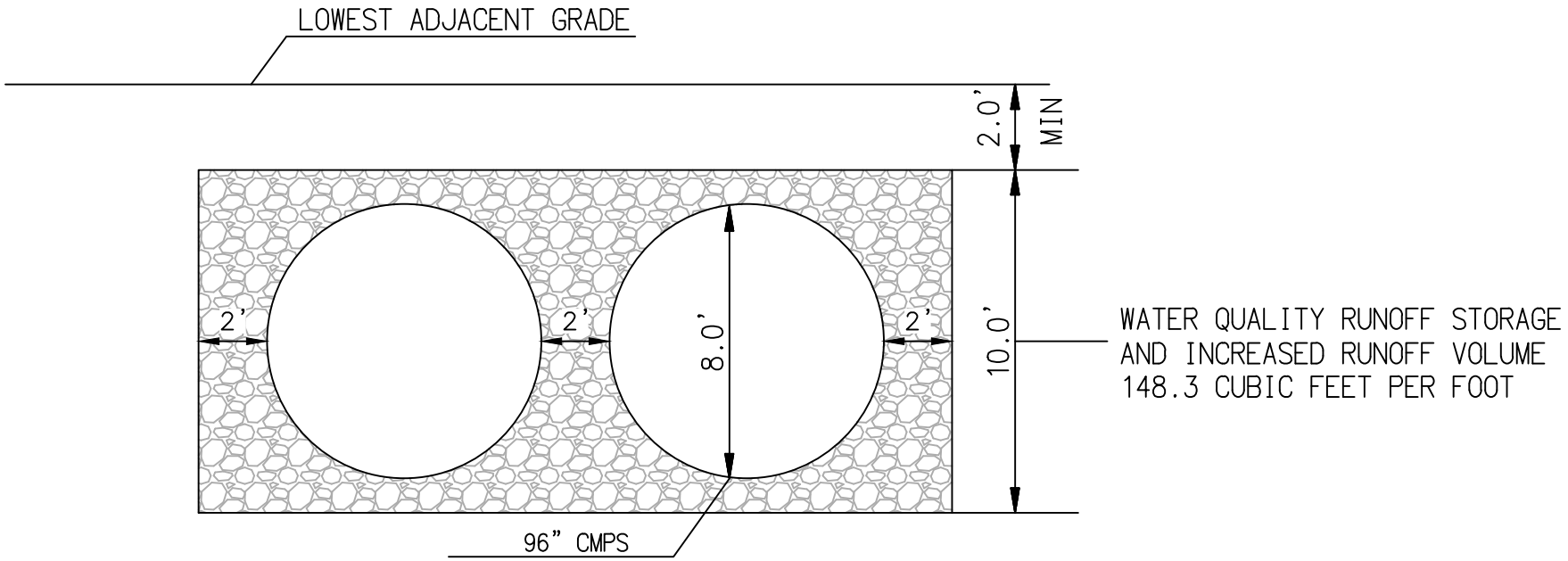
FIGURE 6

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Figure\Figure 6-USGS_1m DEM_TOPO Map.dwg
Last Opened: Feb 18, 2023 - 4:37pm by joe

TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DOUBLE 96-INCH SUBSURFACE BASIN



DOUBLE SUBSURFACE BASIN - 96" CMP SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 96" CMP = 50.26 ft^2 * 2 = 100.52 ft^2
AREA OF GRAVEL(1) =119.47 ft^2 * 0.40 = 47.79 ft^2
TOTAL AREA = 148.31 ft^2
VOLUME PER FOOT = 148.3 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 2

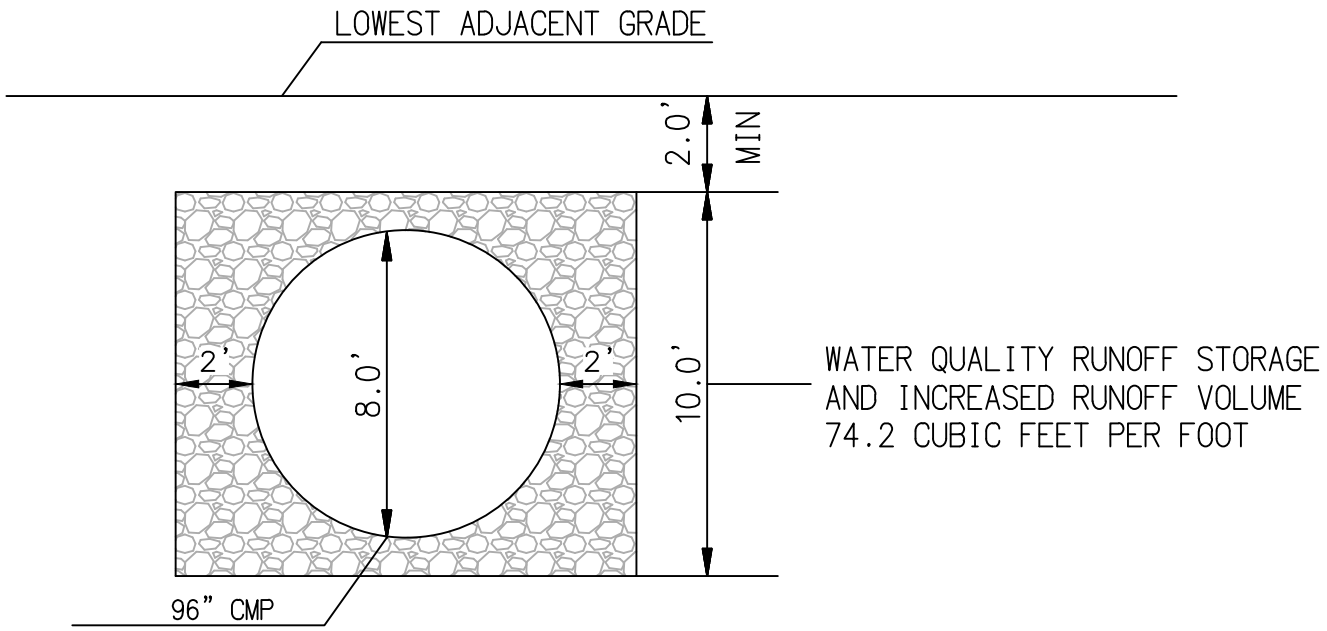
TRACT MAP NO 82315

DOUBLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SINGLE 96-INCH SUBSURFACE BASIN



SINGLE SUBSURFACE BASIN - 96" CMP SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 96" CMP = 50.26 ft^2 = 50.26 ft^2
AREA OF GRAVEL(1) = 69.74 ft^2 * 0.40 = 27.90 ft^2
TOTAL AREA = 78.16 ft^2
VOLUME PER FOOT = 78.2 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

FIGURE 3

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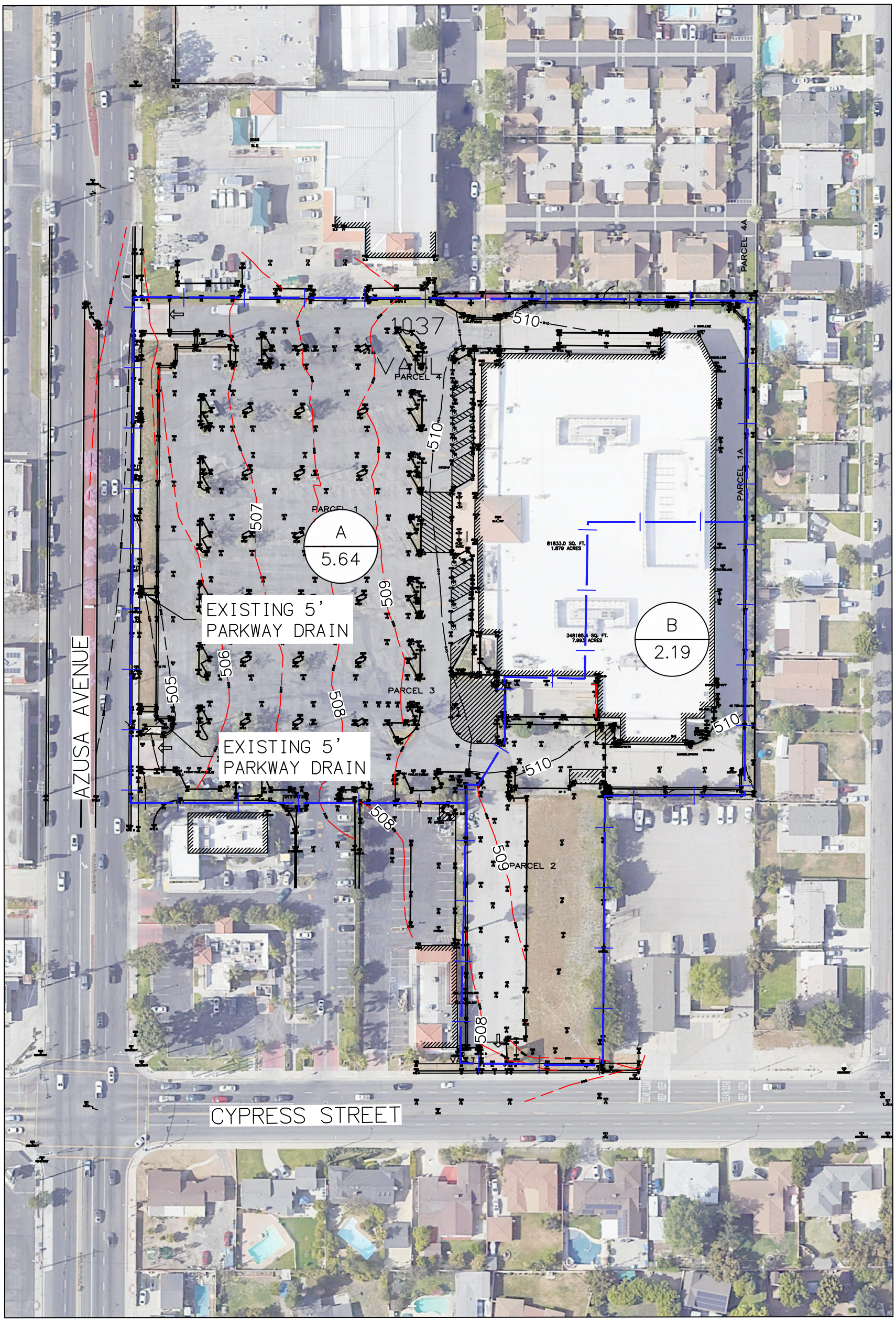
PH. 951.304.9552 FAX 951.304.3568

TRACT MAP NO 82315

SINGLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

TENTAIVE TRACT MAP 82315
EXISTING DRAINAGE MAP



GRAPHIC SCALE
100' 0 50' 100' 200'
1" = 100'

N

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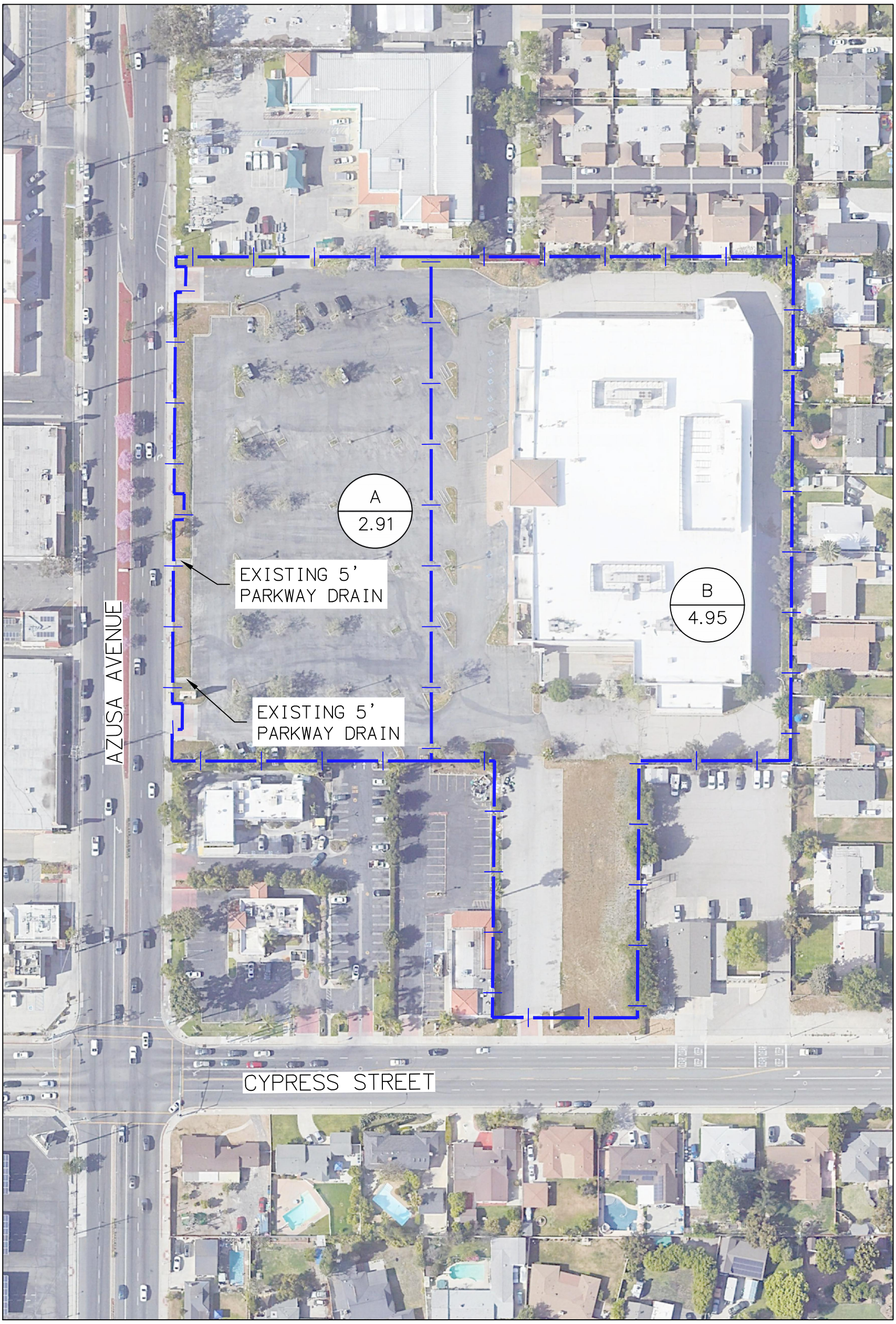
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 4

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Figure\Figure 3-Existing Drainage Area Map.dwg
Last Opened: Feb 17, 2023 - 1:20pm by joe

TENTAIVE TRACT MAP 82315
PROPOSED DRAINAGE MAP



GRAPHIC SCALE
100' 0 50' 100' 200'
1" = 100'

N

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MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 5

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Figure 5-Proposed Drainage Area Map.dwg
Last Opened: Feb 17, 2023 - 1:39pm by joe

APPENDICES

APPENDIX A: CATCH BASINS/INLETS HYDROLOGY

APPENDIX A.1: RATIONAL METHOD ANALYSIS, AREA "1A"

Peak Flow Hydrologic Analysis

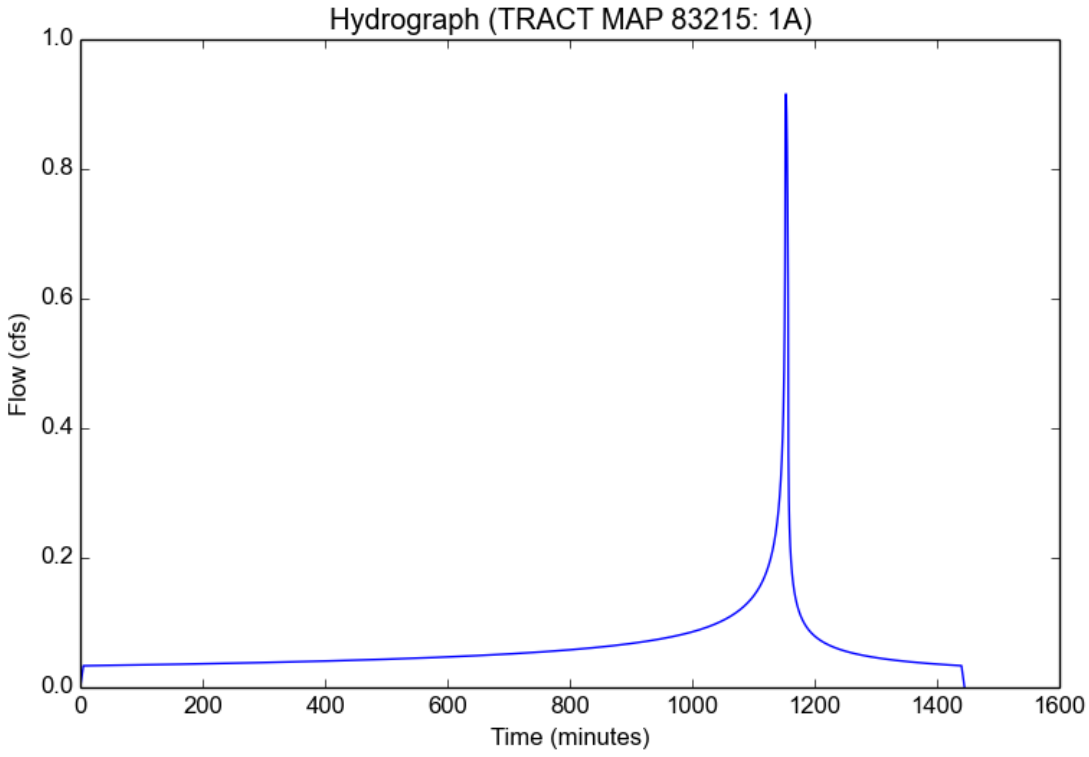
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	1A
Area (ac)	0.27
Flow Path Length (ft)	221.5
Flow Path Slope (vft/hft)	0.023476298
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.9159
Burned Peak Flow Rate (cfs)	0.9159
24-Hr Clear Runoff Volume (ac-ft)	0.125
24-Hr Clear Runoff Volume (cu-ft)	5447.0417



APPENDIX A.2: RATIONAL METHOD ANALYSIS, AREA "2A"

Peak Flow Hydrologic Analysis

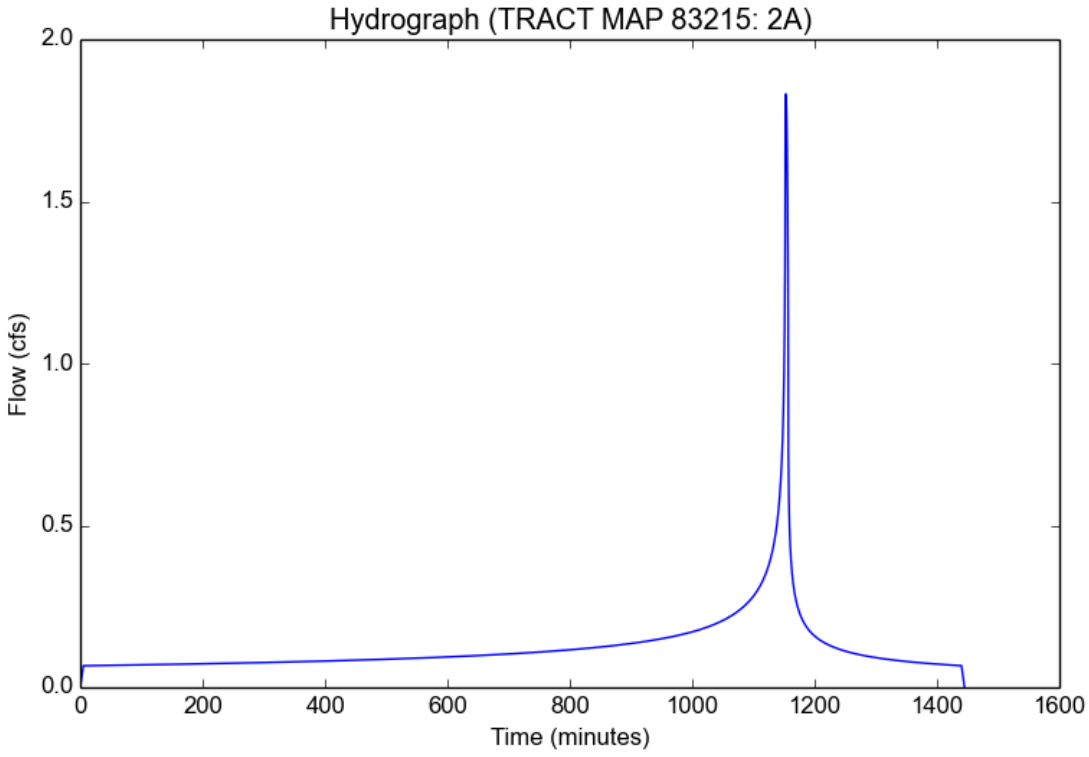
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	2A
Area (ac)	0.54
Flow Path Length (ft)	268.8
Flow Path Slope (vft/hft)	0.016369048
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.8317
Burned Peak Flow Rate (cfs)	1.8317
24-Hr Clear Runoff Volume (ac-ft)	0.2501
24-Hr Clear Runoff Volume (cu-ft)	10894.0835



APPENDIX A.3: RATIONAL METHOD ANALYSIS, AREA "3A"

Peak Flow Hydrologic Analysis

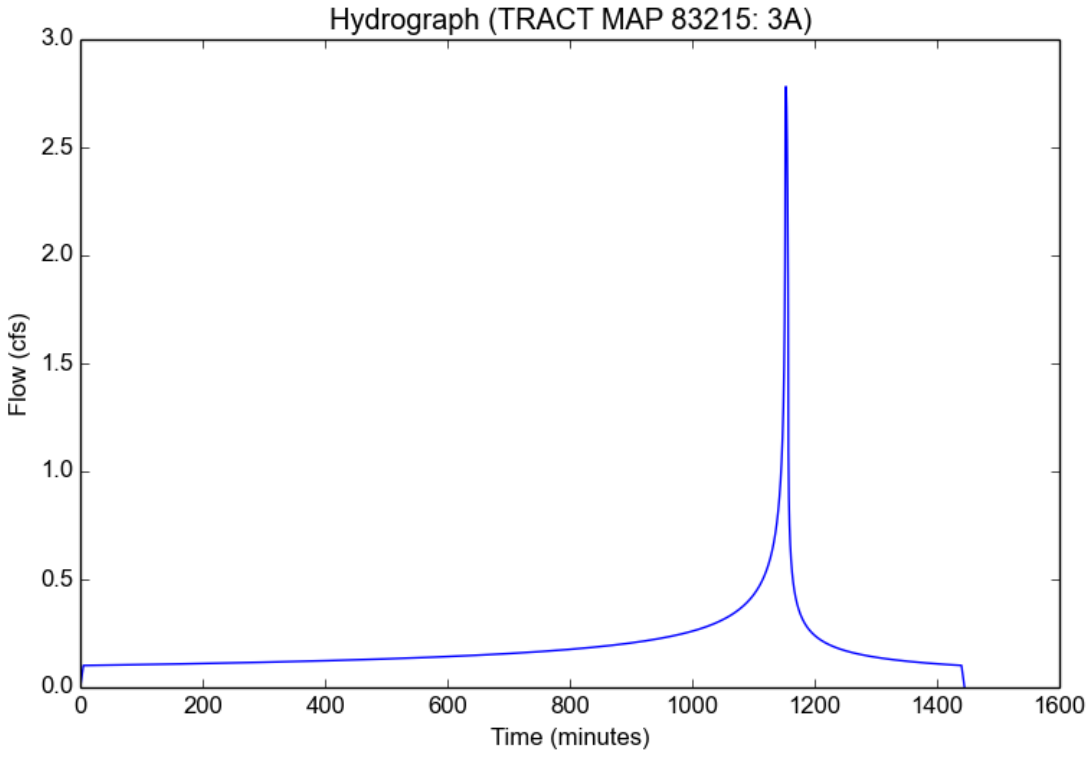
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	3A
Area (ac)	0.82
Flow Path Length (ft)	348.6
Flow Path Slope (vft/hft)	0.016351119
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.7815
Burned Peak Flow Rate (cfs)	2.7815
24-Hr Clear Runoff Volume (ac-ft)	0.3798
24-Hr Clear Runoff Volume (cu-ft)	16542.8675



APPENDIX A.4: RATIONAL METHOD ANALYSIS, AREA "4A"

Peak Flow Hydrologic Analysis

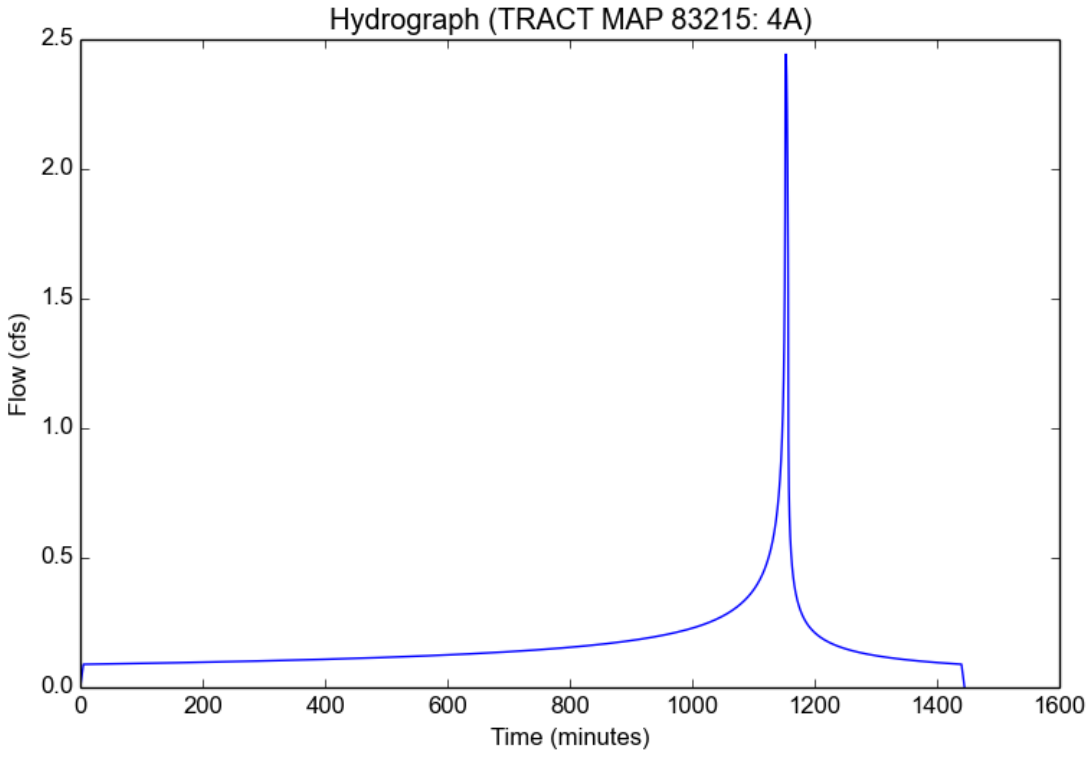
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	4A
Area (ac)	0.72
Flow Path Length (ft)	291.1
Flow Path Slope (vft/hft)	0.014771556
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.4423
Burned Peak Flow Rate (cfs)	2.4423
24-Hr Clear Runoff Volume (ac-ft)	0.3335
24-Hr Clear Runoff Volume (cu-ft)	14525.4446



APPENDIX A.5: RATIONAL METHOD ANALYSIS, AREA "5A"

Peak Flow Hydrologic Analysis

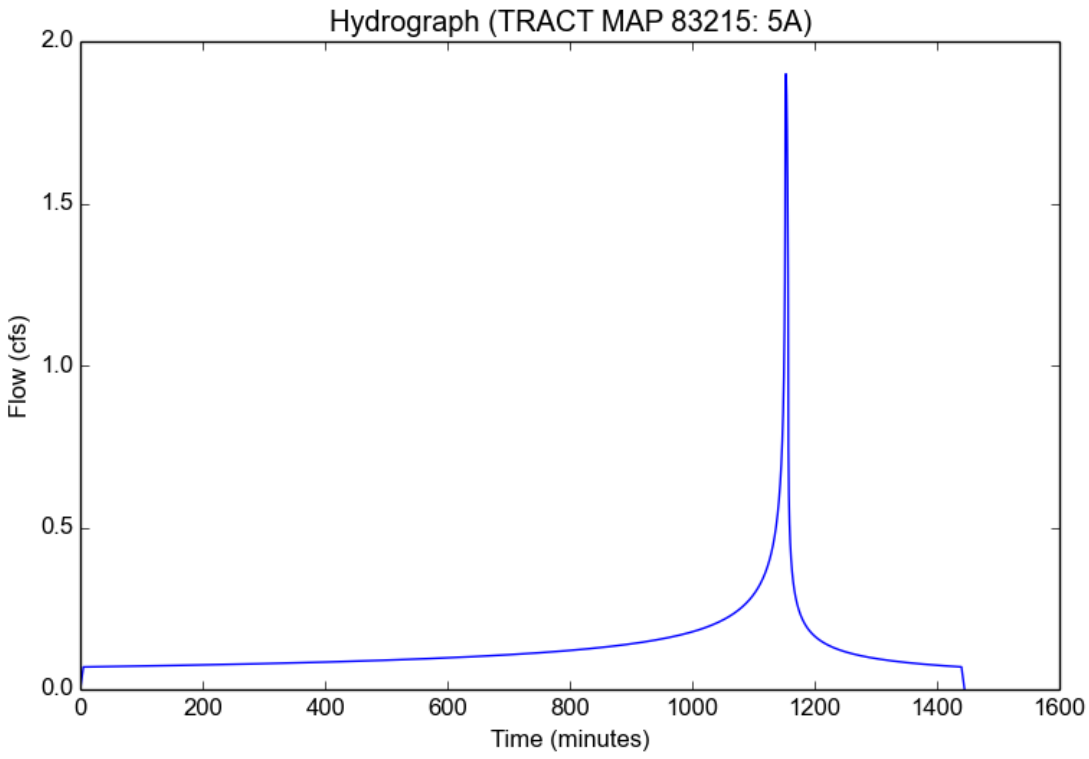
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	5A
Area (ac)	0.56
Flow Path Length (ft)	137.2
Flow Path Slope (vft/hft)	0.017492711
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.8995
Burned Peak Flow Rate (cfs)	1.8995
24-Hr Clear Runoff Volume (ac-ft)	0.2594
24-Hr Clear Runoff Volume (cu-ft)	11297.568



APPENDIX A.6: RATIONAL METHOD ANALYSIS, AREA "1B"

Peak Flow Hydrologic Analysis

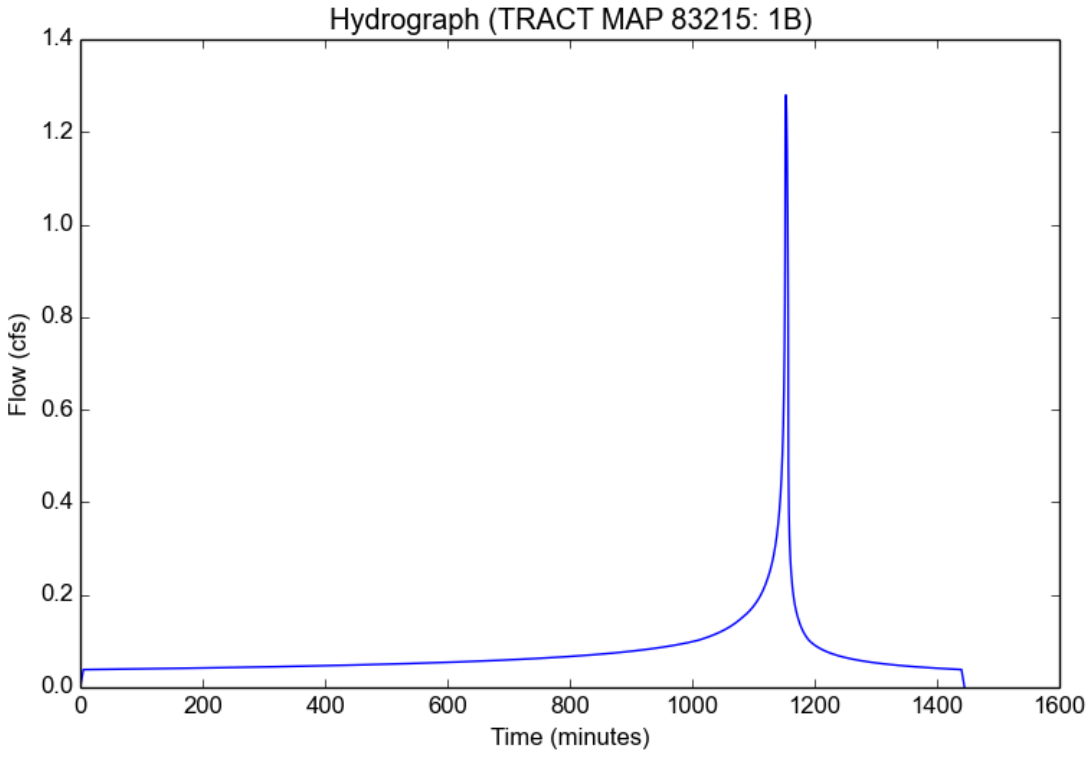
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	1B
Area (ac)	0.38
Flow Path Length (ft)	256.8
Flow Path Slope (vft/hft)	0.005841121
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.78
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8929
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.2797
Burned Peak Flow Rate (cfs)	1.2797
24-Hr Clear Runoff Volume (ac-ft)	0.1491
24-Hr Clear Runoff Volume (cu-ft)	6496.7122



APPENDIX A.7: RATIONAL METHOD ANALYSIS, AREA "2B"

Peak Flow Hydrologic Analysis

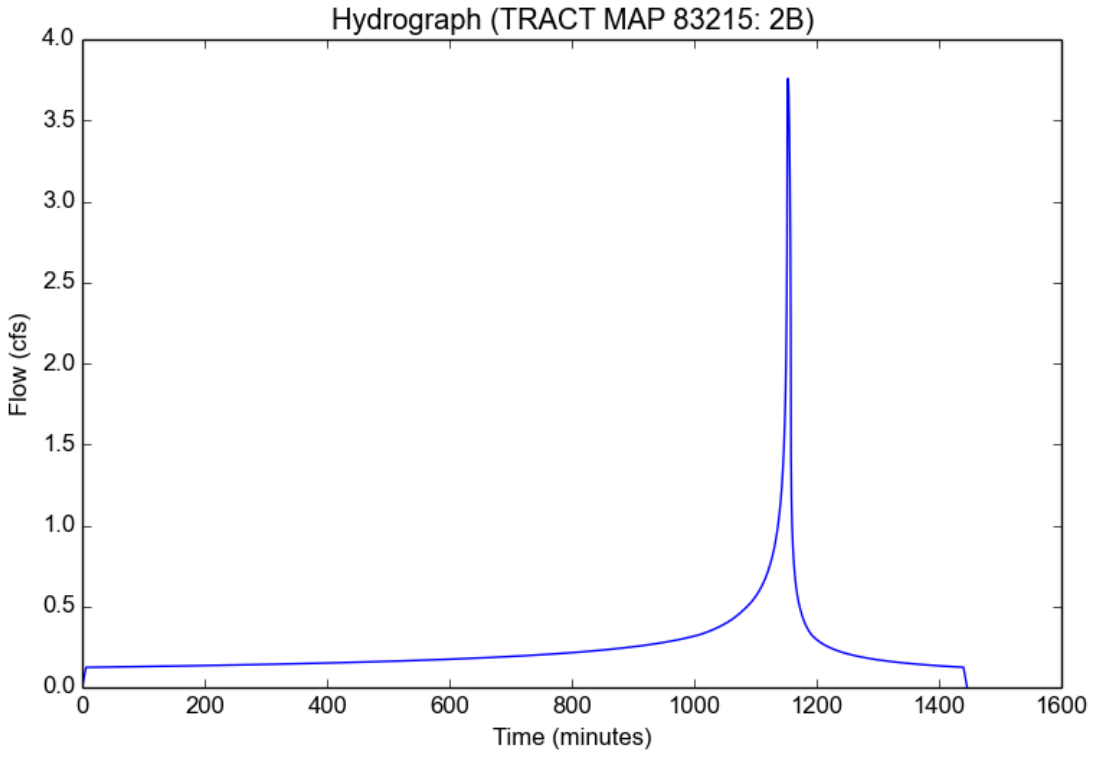
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	2B
Area (ac)	1.22
Flow Path Length (ft)	335.0
Flow Path Slope (vft/hft)	0.005970149
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.78
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.4619
Undeveloped Runoff Coefficient (Cu)	0.8547
Developed Runoff Coefficient (Cd)	0.89
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	3.7591
Burned Peak Flow Rate (cfs)	3.7591
24-Hr Clear Runoff Volume (ac-ft)	0.4788
24-Hr Clear Runoff Volume (cu-ft)	20856.3655



APPENDIX A.8: RATIONAL METHOD ANALYSIS, AREA "3B"

Peak Flow Hydrologic Analysis

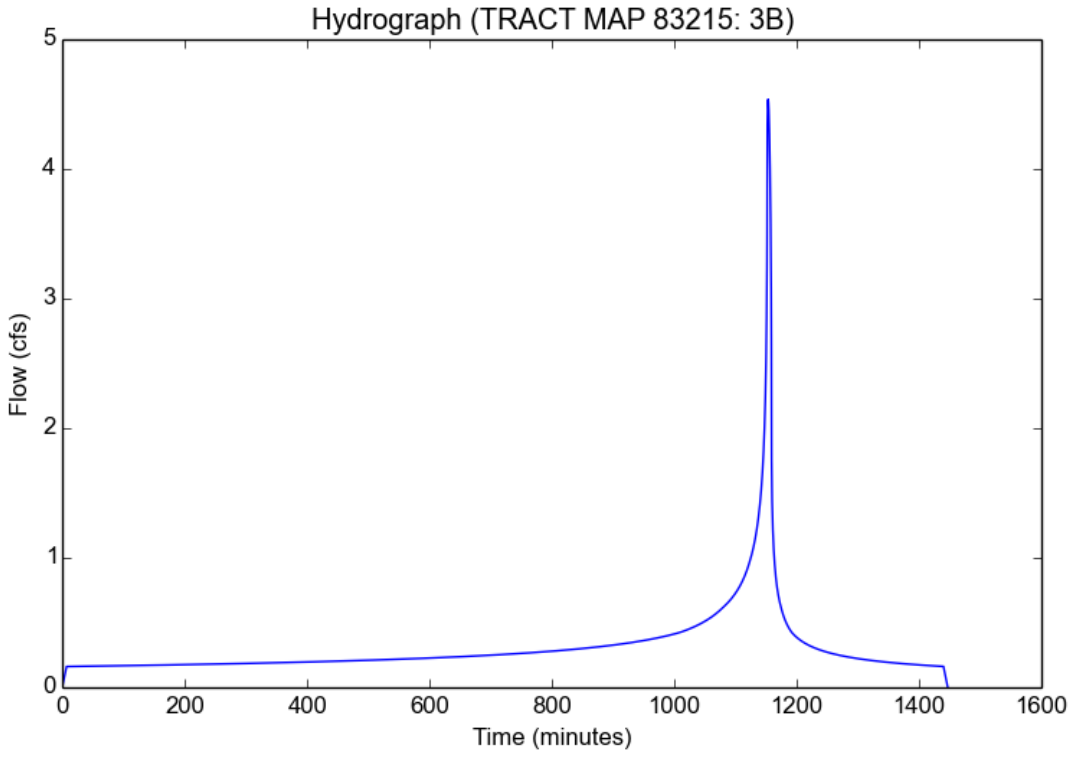
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	3B
Area (ac)	1.59
Flow Path Length (ft)	443.0
Flow Path Slope (vft/hft)	0.007223476
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.78
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.22
Undeveloped Runoff Coefficient (Cu)	0.8377
Developed Runoff Coefficient (Cd)	0.8863
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	4.5376
Burned Peak Flow Rate (cfs)	4.5376
24-Hr Clear Runoff Volume (ac-ft)	0.6239
24-Hr Clear Runoff Volume (cu-ft)	27179.0858



APPENDIX A.9: RATIONAL METHOD ANALYSIS, AREA "4B"

Peak Flow Hydrologic Analysis

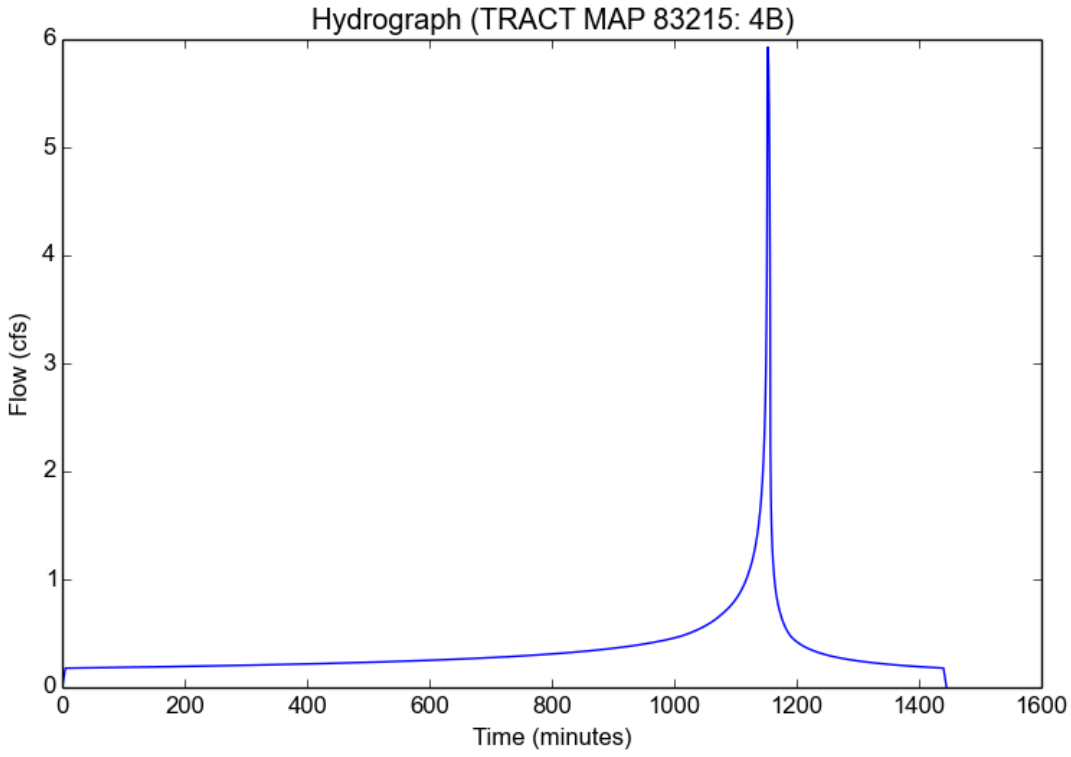
File location: O:/205.17.18/Engineering/Hydrology_Plan/Calcs/HydroCalc-Jacob-12_13_22/TRACT MAP 83215 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TRACT MAP 83215
Subarea ID	4B
Area (ac)	1.76
Flow Path Length (ft)	256.6
Flow Path Slope (vft/hft)	0.007404521
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.78
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8929
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	5.9272
Burned Peak Flow Rate (cfs)	5.9272
24-Hr Clear Runoff Volume (ac-ft)	0.6908
24-Hr Clear Runoff Volume (cu-ft)	30090.0353



APPENDIX A.10: RATIONAL METHOD ANALYSIS, AREA "B"

Peak Flow Hydrologic Analysis

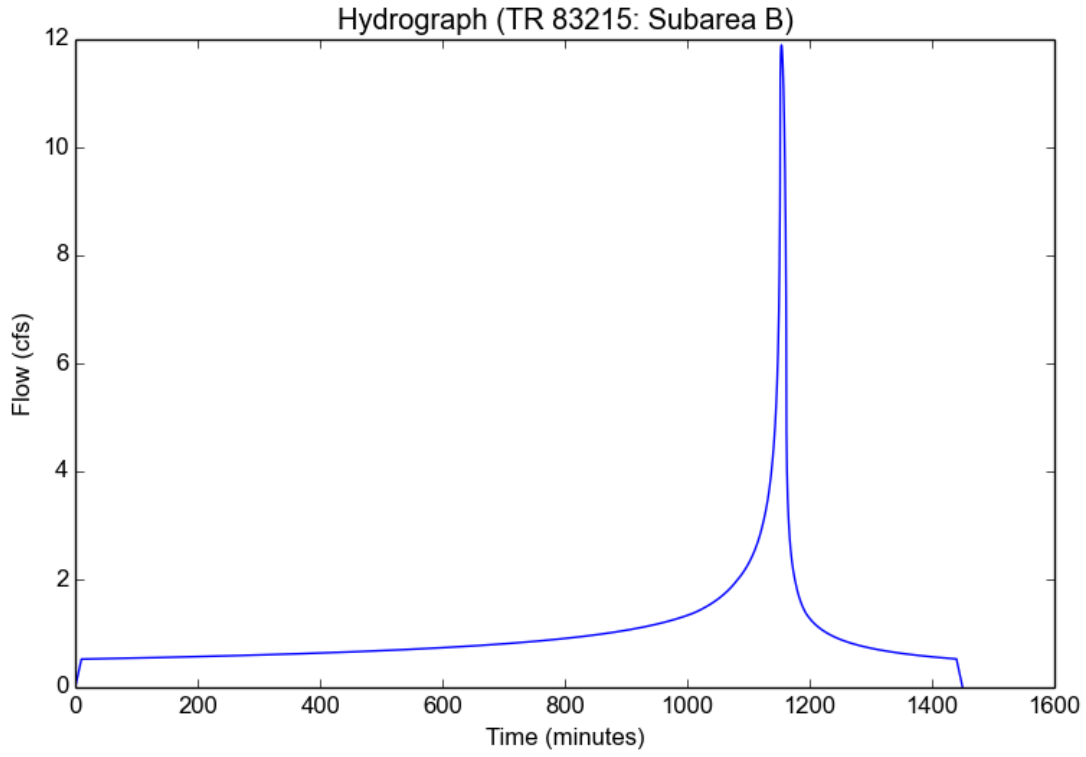
File location: P:/205-Land Development Consultants/205.17.18/Reports/Hydrology & Hydraulics/PDF-221213/Appendices/Appendix B/TRACT MAP 8321
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TR 83215
Subarea ID	Subarea B
Area (ac)	4.95
Flow Path Length (ft)	782.0
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.82
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	2.723
Undeveloped Runoff Coefficient (Cu)	0.8028
Developed Runoff Coefficient (Cd)	0.8825
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	11.8952
Burned Peak Flow Rate (cfs)	11.8952
24-Hr Clear Runoff Volume (ac-ft)	2.0122
24-Hr Clear Runoff Volume (cu-ft)	87649.3205



APPENDIX B: SUBSURFACE BASIN HYDROLOGY

Peak Flow Hydrologic Analysis

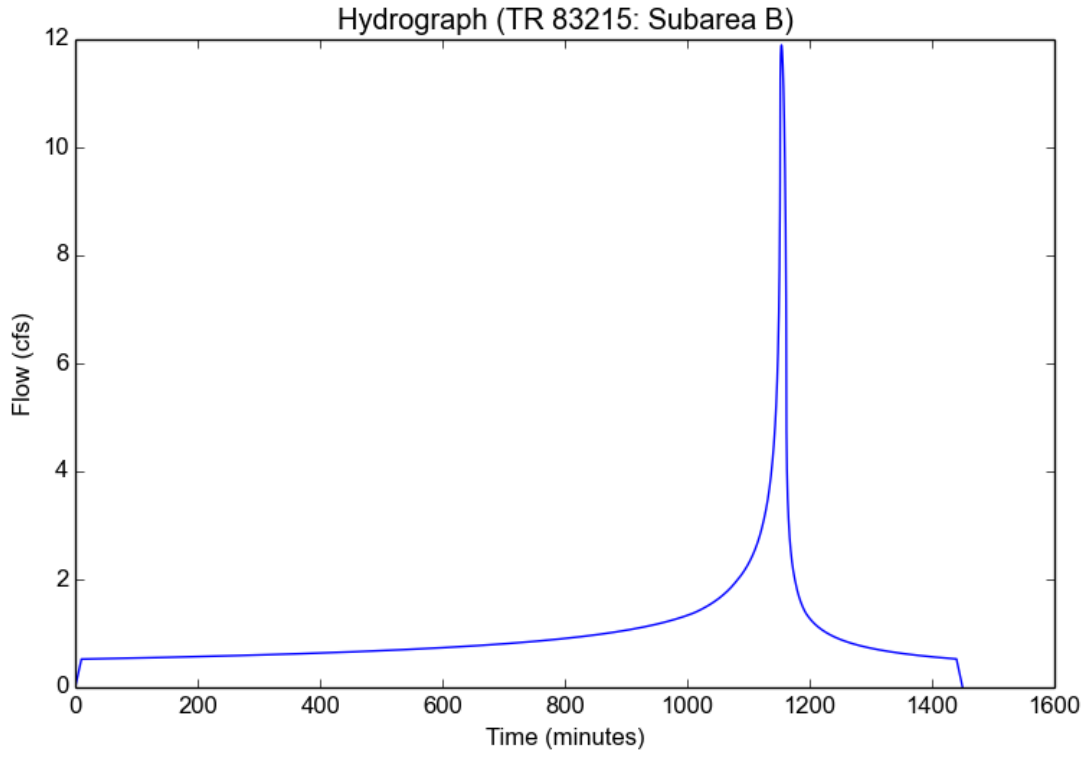
File location: P:/205-Land Development Consultants/205.17.18/Reports/Hydrology & Hydraulics/PDF-221213/Appendices/Appendix B/TRACT MAP 8321
Version: HydroCalc 1.0.3

Input Parameters

Project Name	TR 83215
Subarea ID	Subarea B
Area (ac)	4.95
Flow Path Length (ft)	782.0
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.82
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	2.723
Undeveloped Runoff Coefficient (Cu)	0.8028
Developed Runoff Coefficient (Cd)	0.8825
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	11.8952
Burned Peak Flow Rate (cfs)	11.8952
24-Hr Clear Runoff Volume (ac-ft)	2.0122
24-Hr Clear Runoff Volume (cu-ft)	87649.3205



TRACT MAP 83215 INCREASE RUNOFF MITIGATION (PROJECT MUST RELEASE LESS THAN 3.8 CFS)

Subarea ID	Area (ac)	Flow Path Length (ft)	Flow Path Slope (vft/hft)	50-yr Rainfall Depth (in)	Percent Impervious	Soil Type	Design Storm Frequency	Fire Factor
Subarea B	4.95	782	0.005	7.2	0.82	6	25-yr	0

Outputs: TR83215

Area (ac)	Modeled (25-yr) Rainfall Depth (in)	Time of Concentration (min)	Clear Peak Flow Rate (cfs)	24-Hr Clear Runoff Volume (ac-ft)	Burned Peak Flow Rate (cfs)	Peak Intensity (in/hr)	Undeveloped Runoff Coefficient	Developed Runoff Coefficient (Cd)
Subarea B	6.3216	10	11.8951672	2.012151528	11.8951672	2.722990599	0.802828536	0.882509136

ıraph: TR83215 - Subarea B

Time (min)	Incremental Masscurve	Incremental Design Storm Depth (in)	Intensity (in/hr)	Undeveloped Runoff Coefficient (Cu)	Developed Runoff Coefficient (Cd)	Clear Peak Flow Rate (cfs)	Incremental Volume (cu-ft)	Cumulative Volume (cu-ft)
0	0	0	0	0	0	0	0	0
15	0.005537835	0.035007979	0.140175526	0.1	0.756	0.524564854	6.294519216	314.2545424
30	0.011110116	0.070233708	0.141049337	0.1	0.756	0.527834829	6.333753829	787.829634
45	0.016717521	0.10568148	0.141940414	0.1	0.756	0.531169416	6.373763617	1264.376619
60	0.022360752	0.141355732	0.142849337	0.1	0.756	0.534570789	6.414574667	1743.954619
75	0.028040536	0.177261053	0.143776716	0.1	0.756	0.538041228	6.456214313	2226.62476
90	0.033757623	0.21340219	0.14472319	0.1	0.756	0.541583121	6.498711219	2712.450267
105	0.03951279	0.249784054	0.145689428	0.1	0.756	0.545198976	6.542095462	3201.496568
120	0.045306842	0.286411733	0.146676133	0.1	0.756	0.548891426	6.586398622	3693.831403
135	0.051140613	0.323290499	0.147684046	0.1	0.756	0.552663236	6.631653883	4189.524943
150	0.057014967	0.360425813	0.148713942	0.1	0.756	0.556517316	6.677896135	4688.64991
165	0.062930799	0.397823342	0.149766641	0.1	0.756	0.560456725	6.725162092	5191.281711
180	0.068889042	0.435488965	0.150843003	0.1	0.756	0.564484686	6.773490417	5697.498581
195	0.074890659	0.473428787	0.151943936	0.1	0.756	0.568604598	6.822921856	6207.381732
210	0.080936654	0.511649149	0.153070397	0.1	0.756	0.572820041	6.873499385	6721.015517
225	0.087028069	0.550156644	0.154223397	0.1	0.756	0.577134798	6.925268369	7238.4876
240	0.093165991	0.588958127	0.155404004	0.1	0.756	0.581552864	6.978276737	7759.889146
255	0.099351546	0.628060735	0.156613346	0.1	0.756	0.586078465	7.032575173	8285.315016
270	0.105585912	0.6674719	0.157852619	0.1	0.756	0.590716073	7.08821732	8814.863985
285	0.111870312	0.707199367	0.159123089	0.1	0.756	0.595470425	7.14526001	9348.63897
300	0.118206026	0.747251215	0.160426098	0.1	0.756	0.600346545	7.203763511	9886.74728
315	0.124594387	0.787635874	0.161763072	0.1	0.756	0.605349768	7.263791796	10429.30088
330	0.131036787	0.82836215	0.163135525	0.1	0.756	0.61048576	7.325412849	10976.41669
345	0.137534682	0.869439247	0.164545067	0.1	0.756	0.615760551	7.388698988	11528.21689
360	0.144089597	0.910876794	0.165993416	0.1	0.756	0.621180562	7.453727231	12084.82925
375	0.150703124	0.952684871	0.1674824	0.1	0.756	0.626752638	7.520579697	12646.38752
390	0.157376937	0.994874044	0.169013973	0.1	0.756	0.632484088	7.589344049	13213.03181
405	0.164112787	1.037455393	0.170590221	0.1	0.756	0.638382724	7.660113985	13784.90903
420	0.170912514	1.08044055	0.172213379	0.1	0.756	0.644456907	7.732989785	14362.17338
435	0.177778053	1.123841739	0.173885841	0.1	0.756	0.650715595	7.808078921	14944.98682
450	0.184711437	1.16767182	0.175610178	0.1	0.756	0.657168407	7.885496729	15533.51968
465	0.191714809	1.211944334	0.17738915	0.1	0.756	0.663825676	7.965367174	16127.95128
480	0.198790426	1.256673558	0.17922573	0.1	0.756	0.670698528	8.047823696	16728.47057
495	0.205940673	1.301874558	0.181123125	0.1	0.756	0.677798959	8.133010163	17335.2769
510	0.213168068	1.347563256	0.183084796	0.1	0.756	0.685139923	8.221081948	17948.58085
525	0.220475275	1.393756497	0.185114487	0.1	0.756	0.692735435	8.312207141	18568.60512
540	0.227865118	1.440472129	0.187216259	0.1	0.756	0.700600684	8.406567919	19195.58555

555	0.235340592	1.487729086	0.189394518	0.1	0.756	0.708752166	8.504362112	19829.77222
570	0.242904879	1.535547483	0.191654061	0.1	0.756	0.717207827	8.605804972	20471.4307
585	0.250561365	1.583948727	0.194000118	0.1	0.756	0.72598724	8.711131204	21120.84342
600	0.25831366	1.63295563	0.196438402	0.1	0.756	0.73511179	8.820597292	21778.31126
615	0.266165614	1.682592547	0.198975176	0.1	0.756	0.744604902	8.934484177	22444.1552
630	0.27412135	1.732885524	0.201617311	0.1	0.756	0.754492301	9.053100336	23118.71835
645	0.282185281	1.78386247	0.204372376	0.1	0.756	0.764802304	9.176785372	23802.36811
660	0.290362147	1.835553348	0.207248724	0.1	0.756	0.775566173	9.305914175	24495.49864
675	0.298657048	1.887990394	0.210255604	0.1	0.756	0.78681852	9.440901791	25198.53373
690	0.307075482	1.941208369	0.213403287	0.1	0.756	0.79859778	9.582209142	25911.93002
705	0.315623393	1.995244844	0.216703218	0.1	0.756	0.810946783	9.730349772	26636.18063
720	0.324307221	2.050140528	0.220168193	0.1	0.756	0.82391341	9.885897853	27371.81947
735	0.333133962	2.105939656	0.22381257	0.1	0.756	0.8375514	10.04949773	28119.42612
750	0.342111242	2.162690426	0.22765253	0.1	0.756	0.851921297	10.22187536	28879.6315
765	0.351247393	2.22044552	0.231706379	0.1	0.756	0.867091612	10.40385216	29653.12451
780	0.360551556	2.279262715	0.235994927	0.1	0.756	0.883140217	10.5963618	30440.65981
795	0.370033789	2.339205602	0.240541945	0.1	0.756	0.900156067	10.80047079	31243.06697
810	0.379705207	2.400344438	0.245374731	0.1	0.756	0.918241318	11.01740382	32061.26142
825	0.389578142	2.462757183	0.250524815	0.1	0.756	0.937513962	11.24857542	32896.2574
840	0.399666339	2.52653073	0.256028844	0.1	0.756	0.958111139	11.49562959	33749.18371
855	0.409985197	2.59176242	0.261929704	0.1	0.756	0.980193337	11.76049013	34621.30271
870	0.420552059	2.658561897	0.268277959	0.1	0.756	1.003949779	12.04542515	35514.03368
885	0.431386581	2.727053408	0.275133721	0.1	0.756	1.029605409	12.3531308	36428.98168
900	0.442511184	2.7973787	0.2825691	0.1	0.756	1.057430087	12.68684136	37367.97362
915	0.453951639	2.869700682	0.290671489	0.1	0.756	1.087750845	13.05047606	38333.10399
930	0.465737814	2.944208163	0.299547997	0.1	0.756	1.120968513	13.44883816	39326.79334
945	0.477904649	3.02112203	0.30933159	0.1	0.756	1.157580676	13.88788981	40351.86448
960	0.490493464	3.100703484	0.320189733	0.1	0.756	1.198214018	14.37513927	41411.64328
975	0.50355372	3.183265199	0.332336856	0.1	0.756	1.243670984	14.92019948	42510.09452
990	0.517145475	3.269186835	0.346052832	0.1	0.756	1.294998907	15.53561528	43652.00906
1005	0.531342876	3.358937128	0.361711198	0.1	0.756	1.353595644	16.23812737	44843.26834
1020	0.546239304	3.453106385	0.379823895	0.116879078	0.759038234	1.427089249	17.11829023	46092.54462
1035	0.56195521	3.552456059	0.401115307	0.153461248	0.765623025	1.520160417	18.23376269	47417.51215
1050	0.578650643	3.657997907	0.426651442	0.197336556	0.77352058	1.633617171	19.5933307	48834.91971
1065	0.596546401	3.771127728	0.4580806	0.251337052	0.783240669	1.775997411	21.29911592	50366.64534
1080	0.61596247	3.89386835	0.498121011	0.320133107	0.795623959	1.961769206	23.52407957	52044.6198
1095	0.637395018	4.029356348	0.551666027	0.359849848	0.802772973	2.192169752	26.2843382	53908.48521
1110	0.661693594	4.182962222	0.628719126	0.414267401	0.812568132	2.528841774	30.31269538	56022.04527
1125	0.690568345	4.365496849	0.754372673	0.501411795	0.828254123	3.092820769	37.05586914	58526.57672
1135.6	0.715979084	4.526133377	0.914675047	0.556096221	0.83809732	3.794604191	45.42637895	60693.34638
1135.8	0.716523712	4.529576295	0.918834767	0.557515239	0.838352743	3.813022852	45.64576226	60738.99214
1136	0.717071509	4.53303925	0.923055406	0.558955038	0.838611907	3.831722007	45.86846915	60784.86061
1136.2	0.717622534	4.53652261	0.927338508	0.560416146	0.838874906	3.850708968	46.09458585	60830.9552
1136.4	0.718176847	4.540026757	0.931685673	0.561899107	0.839141839	3.869991327	46.32420177	60877.2794
1136.6	0.718734511	4.543552082	0.936098562	0.563404489	0.839412808	3.889576958	46.55740971	60923.83681
1136.8	0.719295589	4.547098993	0.940578897	0.564932879	0.839687918	3.909474042	46.794306	60970.63111
1137	0.719860147	4.550667907	0.945128464	0.566484886	0.83996728	3.929691074	47.0349907	61017.66611
1137.2	0.720428255	4.554259257	0.94974912	0.568061145	0.840251006	3.950236885	47.27956776	61064.94567
1137.4	0.720999983	4.55787349	0.954442793	0.569662311	0.840539216	3.971120657	47.52814525	61112.47382
1137.6	0.721575403	4.56151107	0.959211488	0.57128907	0.840832033	3.992351939	47.78083557	61160.25465
1137.8	0.722154593	4.565172473	0.964057288	0.572942133	0.841129584	4.013940673	48.03775567	61208.29241
1138	0.722737629	4.568858195	0.968982362	0.574622238	0.841432003	4.035897208	48.29902728	61256.59144
1138.2	0.723324593	4.572568748	0.973988965	0.576330155	0.841739428	4.058232327	48.56477721	61305.15621
1138.4	0.723915569	4.576304664	0.97907945	0.578066687	0.842052004	4.080957271	48.83513759	61353.99135

1138.6	0.724510645	4.580066492	0.984256263	0.579832669	0.84236988	4.104083762	49.1102462	61403.1016
1138.8	0.725109909	4.583854803	0.989521959	0.581628971	0.842693215	4.12762403	49.39024675	61452.49184
1139	0.725713457	4.587670188	0.994879199	0.583456503	0.843022171	4.151590848	49.67528927	61502.16713
1139.2	0.726321384	4.591513264	1.000330764	0.585264376	0.843347588	4.175951355	49.96525322	61552.13239
1139.4	0.726933793	4.595384667	1.005879555	0.586287674	0.843531781	4.200032295	50.2559019	61602.38829
1139.6	0.727550788	4.599285061	1.011528606	0.587329462	0.843719303	4.224558741	50.54754621	61652.93583
1139.8	0.728172478	4.603215137	1.017281087	0.588390325	0.843910258	4.249545026	50.8446226	61703.78046
1140	0.728798977	4.607175613	1.023140316	0.589470874	0.844104757	4.27500616	51.14730712	61754.92776
1140.2	0.729430403	4.611167236	1.029109767	0.590571749	0.844302915	4.300957861	51.45578412	61806.38355
1140.4	0.73006688	4.615190785	1.035193079	0.591693623	0.844504852	4.327416612	51.77024684	61858.1538
1140.6	0.730708535	4.619247074	1.041394067	0.592837199	0.844710696	4.3543997	52.09089787	61910.24469
1140.8	0.731355503	4.62333695	1.047716735	0.594003214	0.844920579	4.381925277	52.41794986	61962.66264
1141	0.732007925	4.627461298	1.054165285	0.595192444	0.84513464	4.410012412	52.75162613	62015.41427
1141.2	0.732665946	4.631621044	1.060744133	0.596405704	0.845353027	4.438681156	53.0921614	62068.50643
1141.4	0.73332972	4.635817155	1.067457926	0.59764385	0.845575893	4.467952608	53.43980258	62121.94623
1141.6	0.733999406	4.640050646	1.07431155	0.598907783	0.845803401	4.497848994	53.79480961	62175.74104
1141.8	0.734675174	4.644322578	1.081310155	0.600198454	0.846035722	4.528393738	54.15745639	62229.8985
1142	0.735357198	4.648634063	1.088459173	0.601516863	0.846273035	4.559611558	54.52803177	62284.42653
1142.2	0.736045664	4.652986271	1.095764332	0.602864068	0.846515532	4.591528558	54.90684069	62339.33337
1142.4	0.736740766	4.657380428	1.103231687	0.604241185	0.846763413	4.624172334	55.29420535	62394.62758
1142.6	0.737442709	4.661817828	1.11086764	0.605649394	0.847016891	4.657572088	55.69046654	62450.31804
1142.8	0.738151706	4.666299827	1.118678965	0.607089945	0.84727619	4.691758756	56.09598507	62506.41403
1143	0.738867986	4.670827861	1.126672846	0.608564162	0.847541549	4.726765144	56.5111434	62562.92517
1143.2	0.739591787	4.67540344	1.1348569	0.610073451	0.847813221	4.762626084	56.93634737	62619.86152
1143.4	0.740323361	4.680028162	1.143239219	0.611619304	0.848091475	4.799378605	57.37202813	62677.23355
1143.6	0.741062977	4.684703716	1.151828411	0.613203307	0.848376595	4.837062114	57.81864431	62735.05219
1143.8	0.741810917	4.689431892	1.160633639	0.614827152	0.848668887	4.875718614	58.27668437	62793.32888
1144	0.742567481	4.694214587	1.169664678	0.616492641	0.848968675	4.915392927	58.74666925	62852.07555
1144.2	0.743332988	4.699053818	1.178931962	0.618201697	0.849276305	4.956132956	59.2291553	62911.3047
1144.4	0.744107778	4.703951728	1.188446652	0.61995638	0.849592148	4.997989976	59.72473759	62971.02944
1144.6	0.744892211	4.708910603	1.198220704	0.621758893	0.849916601	5.041018953	60.23405357	63031.26349
1144.8	0.745686674	4.71393288	1.208266941	0.623611603	0.850250088	5.085278913	60.7577872	63092.02128
1145	0.746491579	4.719021167	1.218599149	0.62551705	0.850593069	5.130833351	61.29667359	63153.31795
1145.2	0.747307367	4.724178254	1.229232169	0.627477973	0.850946035	5.177750693	61.85150426	63215.16946
1145.4	0.748134513	4.729407138	1.240182014	0.629497325	0.851309518	5.226104827	62.42313312	63277.59259
1145.6	0.748973526	4.734711042	1.251465991	0.631578296	0.851684093	5.275975703	63.01248318	63340.60507
1145.8	0.749824955	4.740093437	1.263102851	0.633724345	0.852070382	5.327450018	63.62055433	63404.22563
1146	0.750689394	4.745558076	1.275112956	0.635939228	0.852469061	5.380622003	64.24843212	63468.47406
1146.2	0.751567486	4.751109022	1.287518468	0.638227031	0.852880866	5.435594336	64.89729803	63533.37136
1146.4	0.752459929	4.756750686	1.300343578	0.640592215	0.853306599	5.492479189	65.56844115	63598.9398
1146.6	0.753367482	4.762487875	1.313614755	0.643039663	0.853747139	5.551399454	66.26327186	63665.20307
1146.8	0.754290976	4.768325836	1.327361059	0.645574732	0.854203452	5.612490174	66.98333777	63732.18641
1147	0.755231321	4.774270322	1.341614491	0.648203325	0.854676598	5.675900222	67.73034237	63799.91675
1147.2	0.756189518	4.780327659	1.356410411	0.650931963	0.855167753	5.741794294	68.5061671	63868.42292
1147.4	0.757166672	4.786504831	1.371788041	0.653767878	0.855678218	5.810355278	69.31289743	63937.73582
1147.6	0.758164006	4.792809581	1.387791066	0.656719128	0.856209443	5.881787087	70.15285419	64007.88867
1147.8	0.759182886	4.799250531	1.404468346	0.659794723	0.85676305	5.956318093	71.02863108	64078.9173
1148	0.760224837	4.805837329	1.421874807	0.663004792	0.857340863	6.034205297	71.94314034	64150.86044
1148.2	0.761291577	4.812580833	1.440072506	0.66636078	0.85794494	6.115739455	72.89966851	64223.76011
1148.4	0.762385049	4.819493327	1.459131978	0.669875695	0.858577625	6.201251438	73.90194536	64297.66206
1148.6	0.763507468	4.826588809	1.479133903	0.673564415	0.859241595	6.291120198	74.95422981	64372.61629
1148.8	0.764661374	4.833883341	1.50017123	0.677431298	0.859937634	6.385765803	76.06131601	64448.6776
1149	0.765849707	4.841395506	1.522351905	0.679865828	0.860375849	6.483484322	77.21550075	64525.8931
1149.2	0.767075899	4.849147001	1.545802424	0.682439734	0.860839152	6.586901879	78.42231721	64604.31542

MITIGATION VOLUME REQUIRED TO RESTRICT FLOW TO LESS THAN 3.8 CFS EQUALS 11983.2 ft^3

1149.4	0.768343999	4.857163426	1.570672553	0.685169455	0.861330502	6.696697485	79.70159618	64684.01702
1149.6	0.769658843	4.865475345	1.5971417	0.688074683	0.861853443	6.813685264	81.06229649	64765.07931
1149.8	0.771026284	4.874119759	1.625427729	0.691179331	0.86241228	6.938854725	82.51523993	64847.59455
1150	0.772453523	4.883142188	1.65579945	0.694512902	0.863012322	7.073427878	84.07369562	64931.66825
1150.2	0.773949588	4.892599714	1.688594867	0.698112495	0.863660249	7.218942703	85.75422349	65017.42247
1150.4	0.775526067	4.902565586	1.724248804	0.702025837	0.864364651	7.37737959	87.57793376	65105.0004
1150.6	0.777198258	4.913136506	1.763336593	0.706316075	0.865136893	7.551361333	89.57244554	65194.57285
1150.8	0.778987088	4.924444778	1.80664697	0.71106978	0.86599256	7.744487035	91.77509021	65286.34794
1151	0.780922557	4.936680034	1.855312417	0.716411253	0.866954025	7.961929315	94.2384981	65380.58644
1151.2	0.783050462	4.9501318	1.911064539	0.722530552	0.868055499	8.211604911	97.04120536	65477.62764
1151.4	0.785447409	4.965284338	1.976803096	0.729745953	0.869354271	8.506783968	100.3103333	65577.93798
1151.6	0.788261517	4.983074007	2.058140165	0.738673431	0.870961218	8.873173308	104.2797437	65682.21772
1151.8	0.791870458	5.005888288	2.169394264	0.750884574	0.873159223	9.376421723	109.4975702	65791.71529
1152	0.8	5.05728	2.451875623	0.781889456	0.878740102	10.6650791	120.249005	65911.9643
1152.2	0.804237385	5.08406705	2.586484676	0.79324395	0.880783911	11.27676374	131.6510571	66043.61535
1152.4	0.806118483	5.095958603	2.631469051	0.796402469	0.881352444	11.48029582	136.5423573	66180.15771
1152.6	0.807585289	5.105231164	2.660480018	0.798439436	0.881719099	11.61169041	138.5519174	66318.70963
1152.8	0.808834657	5.113129165	2.680976024	0.799878537	0.881978137	11.70458308	139.8976409	66458.60727
1153	0.809943791	5.120140668	2.69587684	0.800924778	0.88216646	11.77215004	140.8603987	66599.46767
1153.2	0.81095262	5.126518085	2.706687872	0.801683861	0.882303095	11.82118948	141.5600371	66741.0277
1153.4	0.811885018	5.132412328	2.714305	0.802218688	0.882399364	11.85574997	142.0616367	66883.08934
1153.6	0.812756619	5.13792224	2.719311142	0.802570187	0.882462634	11.87846784	142.4053069	67025.49465
1153.8	0.813578331	5.14311678	2.72210933	0.802766658	0.882497999	11.89116738	142.6178113	67168.11246
1154	0.81435813	5.148046353	2.722990599	0.802828536	0.882509136	11.8951672	142.7180075	67310.83047
1154.2	0.815102053	5.15274914	2.722171934	0.802771054	0.88249879	11.89145152	142.7197123	67453.55018
1154.4	0.815814808	5.157254893	2.719818989	0.802605845	0.882469052	11.88077262	142.6333448	67596.18352
1154.6	0.816500148	5.161587338	2.716060413	0.802341942	0.882421549	11.86371568	142.4669298	67738.65045
1154.8	0.817161124	5.165765763	2.710997294	0.801986441	0.882357559	11.84074133	142.2267421	67880.8772
1155	0.817800256	5.169806097	2.70470958	0.801544958	0.882278092	11.81221474	141.9177365	68022.79493
1155.2	0.818419654	5.173721684	2.697260581	0.801021936	0.882183948	11.77842595	141.5438441	68164.33878
1155.4	0.819021108	5.177523834	2.688700174	0.800420878	0.882075758	11.73960436	141.1081818	68305.44696
1155.6	0.819606149	5.181222233	2.679067145	0.799744507	0.881954011	11.69592937	140.6132024	68446.06016
1155.8	0.820176103	5.184825252	2.668390889	0.798994888	0.88181908	11.64753809	140.0608048	68586.12097
1156	0.820732123	5.188340187	2.656692669	0.798173513	0.881671232	11.59453102	139.4524147	68725.57338
1156.2	0.821275222	5.191773444	2.643986532	0.797281368	0.881510646	11.53697627	138.7890437	68864.36242
1156.4	0.821806296	5.195130678	2.630279954	0.796318978	0.881337416	11.47491248	138.0713325	69002.43376
1156.6	0.822326139	5.198416921	2.615574281	0.795286439	0.881151559	11.40835091	137.2995803	69139.73334
1156.8	0.822835464	5.201636667	2.599864985	0.794183431	0.880953018	11.33727657	136.4737649	69276.2071
1157	0.823334907	5.20479395	2.583141769	0.793009232	0.880741662	11.26164884	135.5935525	69411.80065
1157.2	0.823825046	5.207892411	2.565388517	0.791762711	0.880517288	11.18140125	134.6583005	69546.45895
1157.4	0.824306402	5.210935349	2.546583108	0.790442313	0.880279616	11.09644075	133.667052	69680.12601
1157.6	0.824779448	5.21392576	2.526697076	0.789046041	0.880028287	11.00664626	132.618522	69812.74453
1157.8	0.825244619	5.216866381	2.505695102	0.787571415	0.879762855	10.91186651	131.5110766	69944.2556
1158	0.825702309	5.219759716	2.483534322	0.785364284	0.879365571	10.81047616	130.334056	70074.58966
1158.2	0.826152883	5.222608066	2.460163399	0.782799114	0.878903841	10.70312295	129.0815946	70203.67126
1158.4	0.826596676	5.225413547	2.435521323	0.780094423	0.878416996	10.59004646	127.7590164	70331.43027
1158.6	0.827033997	5.228178116	2.409535843	0.777242282	0.877903611	10.47093408	126.3658832	70457.79616
1158.8	0.827465133	5.230903583	2.38212145	0.774233305	0.877361995	10.34541499	124.8980944	70582.69425
1159	0.827890348	5.233591626	2.353176721	0.771056359	0.876790145	10.21304868	123.3507821	70706.04503
1159.2	0.828309891	5.236243808	2.322580843	0.767698185	0.876185673	10.0733097	121.7181503	70827.76318
1159.4	0.828723991	5.238861584	2.290188952	0.764142882	0.875545719	9.925567403	119.9932626	70947.75644
1159.6	0.829132864	5.241446313	2.255825809	0.760371217	0.874866819	9.76905839	118.1677548	71065.9242
1159.8	0.82953671	5.243999265	2.219277035	0.756359659	0.874144739	9.602848252	116.2314399	71182.15564
1160	0.829935717	5.246521631	2.180276658	0.752079015	0.873374223	9.425777285	114.1717532	71296.32739

1160.2	0.830330063	5.249014529	2.138488892	0.74749243	0.872548637	9.236381066	111.9729501	71408.30034
1160.4	0.830719914	5.25147901	2.093480542	0.742552357	0.871659424	9.032770115	109.6149071	71517.91525
1160.6	0.831105426	5.253916062	2.044677336	0.737195764	0.870695237	8.812439553	107.071258	71624.98651
1160.8	0.831486747	5.256326619	1.991291048	0.731336136	0.869640505	8.571951389	104.3063457	71729.29285
1161	0.831864016	5.258711562	1.932189165	0.724849171	0.868472851	8.306366471	101.2699072	71830.56276
1161.2	0.832237364	5.261071722	1.865639527	0.717544746	0.867158054	8.008131496	97.8869878	71928.44975
1161.4	0.832606917	5.263407887	1.788741294	0.70910447	0.865638805	7.664599186	94.0363841	72022.48613
1161.6	0.832972793	5.265720806	1.695880791	0.698912191	0.863804194	7.251299257	89.49539066	72111.98152
1161.8	0.833335103	5.268011185	1.572737381	0.685396089	0.861371296	6.70581864	83.74270738	72195.72423
1162	0.833693954	5.270279699	1.277998193	0.636471318	0.852564837	5.393402793	72.59532859	72268.31956
1162.2	0.834049447	5.272526987	1.130759621	0.609317838	0.847677211	4.744669851	60.82843586	72329.14799
1162.4	0.83440168	5.274753658	1.072770327	0.598623554	0.84575224	4.491124636	55.41476692	72384.56276
1162.6	0.834750742	5.276960292	1.030374772	0.590805039	0.844344907	4.306458871	52.78550104	72437.34826
1162.8	0.835096723	5.279147444	0.996109675	0.583876259	0.843097727	4.15709812	50.78134195	72488.1296
1163	0.835439705	5.28131564	0.967049835	0.573962989	0.841313338	4.027280029	49.10626889	72537.23587
1163.2	0.835779769	5.283465386	0.941683804	0.565309799	0.839755764	3.914382791	47.64997692	72584.88585
1163.4	0.83611699	5.285597164	0.919109011	0.557608793	0.838369583	3.81423754	46.37172199	72631.25757
1163.6	0.836451442	5.287711435	0.898735171	0.550658604	0.837118549	3.724122015	45.23015733	72676.48773
1170	0.846009383	5.348132913	0.609667689	0.40081262	0.810146272	2.444904026	29.46628138	73806.20272
1185	0.863440174	5.458323404	0.419040223	0.184259222	0.77116666	1.599591755	19.23356487	75555.07091
1200	0.877376634	5.546424129	0.34178698	0.1	0.756	1.279035238	15.36536993	76829.5135
1215	0.889372204	5.622255325	0.296734218	0.1	0.756	1.11043879	13.33613079	77899.17909
1230	0.900083415	5.689967317	0.266243726	0.1	0.756	0.996337271	11.96377837	78844.32423
1245	0.909862111	5.751784321	0.243815264	0.1	0.756	0.912405482	10.95473258	79701.52517
1260	0.918923195	5.809064868	0.226407371	0.1	0.756	0.847261666	10.17179138	80492.24317
1275	0.927409463	5.862711663	0.212378924	0.1	0.756	0.794764408	9.540979691	81230.36712
1290	0.935421585	5.913361093	0.200755085	0.1	0.756	0.751265677	9.018379686	81925.50629
1305	0.943033721	5.961481968	0.190915067	0.1	0.756	0.714442365	8.576035218	82584.64079
1320	0.950302393	6.00743161	0.182442077	0.1	0.756	0.68273474	8.195182455	83213.03285
1335	0.957271871	6.051489863	0.175044383	0.1	0.756	0.65505109	7.862691154	83814.76769
1350	0.963977601	6.093880802	0.168510802	0.1	0.756	0.630601125	7.569058302	84393.09303
1365	0.970448493	6.134787196	0.162684151	0.1	0.756	0.608796631	7.307211981	84950.64205
1380	0.976708502	6.174360468	0.157444672	0.1	0.756	0.589189453	7.07176493	85489.58523
1395	0.98277774	6.212727759	0.152699289	0.1	0.756	0.571431279	6.85853063	86011.73709
1410	0.988673289	6.249997067	0.148374408	0.1	0.756	0.55524671	6.664199259	86518.63312
1425	0.994409812	6.286261067	0.144410963	0.1	0.756	0.540414707	6.486114597	87011.58657
1440	1	6.3216	0.14076092	0.1	0.756	0.526755515	6.322116678	87491.73115

APPENDIX C.1: STORAGE VOLUME CALCULATION BASIN A

SUBSURFACE BASIN "A" STORAGE VOLUME

TRACT MAP 83215 SUBSURFACE BASIN A STORAGE, LENGTH =105 FEET						
BOTTOM ELEVATION	TOP ELEVATION	96" CMP AREA (ft^2)	GRAVEL AREA (ft^2)	96" CMP VOLUME (ft^3)[1, 2]	GRAVEL VOLUME (ft^3)	TOTAL VOLUME (ft^3)
493.5	494.5	0	11	0	462.00	462.00
494.5	495.5	3.626	7.374	380.73	309.71	1,152.44
495.5	496.5	6.2	4.805	651.00	201.81	2,005.25
496.5	497.5	7.39	3.62	775.95	152.04	2,933.24
497.5	498.5	7.916	3.072	831.18	129.02	3,893.44
498.5	499.5	7.916	3.072	831.18	129.02	4,853.65
499.5	500.5	7.39	3.62	775.95	152.04	5,781.64
500.5	501.5	6.2	4.805	651.00	201.81	6,634.45
501.5	502.5	3.626	7.374	380.73	309.71	7,324.88
502.5	503.5	0.00	11	0.00	462.00	7,786.88

1 - 96" Volume Represents the 96" CMP Area multiplied by the total linear feet of the system.

APPENDIX C.2: STORAGE VOLUME CALCULATION BASIN B

SUBSURFACE BASIN "B" STORAGE VOLUME

TRACT MAP 83215 SUBSURFACE BASIN B STORAGE, LENGTH =346 FEET						
BOTTOM ELEVATION	TOP ELEVATION	96" CMP AREA (ft^2)	GRAVEL AREA (ft^2)	96" CMP VOLUME (ft^3)[1, 2]	GRAVEL VOLUME (ft^3)	TOTAL VOLUME (ft^3)
496	497	0	11	0	1522.40	1,522.40
497	498	3.626	7.374	1254.60	1020.56	3,797.56
498	499	6.2	4.805	2145.20	665.01	6,607.77
499	500	7.39	3.62	2556.94	501.01	9,665.72
500	501	7.916	3.072	2738.94	425.16	12,829.82
501	502	7.916	3.072	2738.94	425.16	15,993.92
502	503	7.39	3.62	2556.94	501.01	19,051.87
503	504	6.2	4.805	2145.20	665.01	21,862.08
504	505	3.626	7.374	1254.60	1020.56	24,137.24
505	506	0.00	11	0.00	1522.40	25,659.64

1 - 96" Volume Represents the 96" CMP Area multiplied by the total linear feet of the system.

APPENDIX D: STORM DRAIN NORMAL DEPTH CALCULATIONS

STORM DRAIN SIZING USING MANNING'S EQUATION AND FLOW CONDITION AT APPROX. 75% OF DIAMETER			
STORM DRAIN SYSTEM	Q_{25} (ft^3/s)	STORM DRAIN DIAMETER (IN)	ASSUME MINIMUM PIPE SLOPE
LINE 1A (R1)	0.92	12	0.003
LINE 1A (R2)	2.75	15	0.003
LINE 1A (R3)	5.53	24	0.003
LINE 4A	2.44	15	0.003
LINE 5A	1.90	15	0.003
LINE B	3.8	18	0.003
LATERAL 1B (R1)	1.28	12	0.003
LATERAL 1B (R2)	5.04	18	0.003
LATERAL 3B (R1)	4.54	18	0.003
LATERAL 4B	5.93	24	0.003
DESIGN NOTES: STORM DRAIN SIZING IS BASED ON MANNING'S EQUATION WITH A MANNING'S n VALUE OF 0.013 TO ACCOUNT FOR THE USE OF RCP. THE CALCULATIONS IS BASED ON A DEPTH TO BE APPROXIMATELY 75% OF THE DIAMETER AND A MINIMUM SLOPE OF 0.3%.			

Existing 5 Ft Parkway Drains

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.02000	ft/ft
Bottom Width	5.00	ft
Discharge	4.20	ft³/s

Results

Normal Depth	0.19	ft
Flow Area	0.95	ft²
Wetted Perimeter	5.38	ft
Hydraulic Radius	0.18	ft
Top Width	5.00	ft
Critical Depth	0.28	ft
Critical Slope	0.00577	ft/ft
Velocity	4.41	ft/s
Velocity Head	0.30	ft
Specific Energy	0.49	ft
Froude Number	1.78	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.19	ft
Critical Depth	0.28	ft
Channel Slope	0.02000	ft/ft
Critical Slope	0.00577	ft/ft

APPENDIX E: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS "ALLOWABLE FLOW RATE"

Office Use Only
☐ Sent Initials: _____
☐ Fax ☐ Email ☐ Other: _____
Date: _____ Time: _____

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
DESIGN DIVISION – HYDRAULIC ANALYSIS UNIT

INFORMATION REQUEST SUMMARY

INFORMATION REQUESTED BY

*Requester's Name: Jennifer Lange Colicchio
Company: Land Development Consultants
*Phone Number: 714-557-7700 Fax Number: _____
*Email: jlange@ldc-ce.com

Method of Contact: ☐ Walk-in ☐ Phone ☐ Fax ☒ Email ☐ Prelim. Mtg. Date: 10/24/18

Intended Use: Need allowable Q for proposed development

Proposed Project Type: Mixed-Use Acreage Involved: 5 AC

*Will information be used in any litigation? ☐ YES ☒ NO
Case Info. Name: _____ No: _____ Location: _____

INFORMATION REQUESTED (Attach Assessor Map)

LACFCD Facility: Name: Badillo Avenue Line A
Unit: No.275-519-D1.11 Line: A Station: 149+00.00
City: Covina
*Street/Cross-street: NEC of Cypress and Azusa
*Thomas Guide: Page: 598 Grid: J4 ☒ Site Map/Plans Submitted
Info. Requested: Allowable Q, Hydraulic Calculation, As Built Drawing.

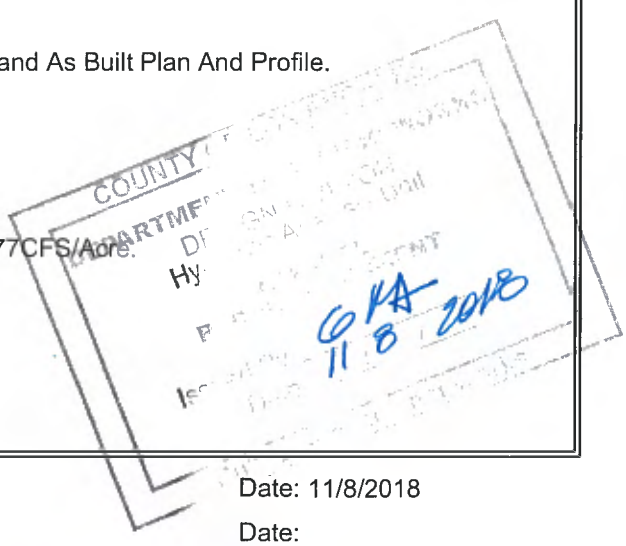
***Required Information. See Page 2 of 2 for Instructions.**

BELOW SECTION TO BE COMPLETED BY THE HYDRAULIC ANALYSIS UNIT

INFORMATION PROVIDED:
Hydrology Data, Drainage Map, Hydraulic Calculation Sheet, and As Built Plan And Profile.

REFERENCES SEARCHED:
Project No. 519 Line "A" Files Drawing No. 275-519-D1.11

COMMENTS, ETC:
Sub Area 25 Allowable Q=(19.00/17.50)x(407.70/576.00)=0.77CFS/Acre.



INFORMATION PROVIDED BY: George K Aintablian Date: 11/8/2018
INFORMATION REVIEWED BY: Date:

Print Save a Copy

* Drainage Sub Area 25
Allowable Q = 19/17.5 x 407.70/576 = 0.77 cfs/acre

2

— LOS ANGELES COUNTY FLOOD CONTROL DISTRICT —

Sht. 2 of

Hydrology Calculation Sheet

PROJECT 423 & 519
FREQUENCY 10-YR
ISOHYETAL ZONE L

CALCULATED BY R.E.P & G.J.P
CHECKED BY
DATE 10/30/59

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DESIGN DIVISION
Hydraulic Analysis Unit
Public Service That Works

DRAINAGE AREA	Soil & Development	A Acres	I in/hr.	C	ΔQ CFS	ΣQ CFS	SLOPE	SECTION	V FPS	L FT.	T MIN.	ΣT MIN.	REMARKS
												23.4	Cont'd from p.1
Part (18)	Hf sf	9.5	1.79	758	12.9	132.5	.004	57" O	8.3	250	.5	23.9	In Citrus @ Cypress / Jct. (423)
						145.4	Q	Line B (519)					
264.2 +	1.58 145.4	= 393.2	@ 31.9										
	1.78											31.9	
(19) (26), Part (27)	Hf sf	53.9	1.54	733	60.8	393.2	.0142	66" O	18	1500	1.4	33.3	In Cypress @ North Fourth
(20) (21)	✓ ✓	26.8	1.53	732	30	454.0	✓	69" O	19.1	450	.4	33.7	✓ @ Fircroft
						484	✓	72" O	19	550	.5	34.2	✓ @ Hollenbeck
													End (423) start (519)
													Pick up Area (22)
22	Hf – S.F.	13.4	1.52	.73	15	484						34.2	Cypress @ Hollenbeck
23		10.3	1.51	.73	11	499	.0085	78" RCP	16.4	350	0.4	34.6	✓ @ Larkin
24		44.3	1.48	.72	47	510	✓	81" ✓	15.3	1580	1.7	36.3	✓ @ Conwell
* 25		17.5	1.47	.72	19	557	.0157	75" ✓	20	800	0.7	37.1	✓ @ Azusa
28-31		71.3	1.45	.72	74	576	.016	✓	21	1930	1.5	38.6	✓ @ San Dimas Wash
32		13.8	1.44	.72	14	650	.005	96" ✓	13.8	850	1.0	39.6	In San Dimas Wash @ Pickup Pt.
33-36		68.7	1.43	.71	70	664	.005	✓	14.2	170	0.2	39.8	✓ @ ✓
37-38		20.2	1.41	.71	20	734	.004	105" ✓	13	850	1.1	40.9	✓ @ P.E.R.R.
40, ½(41)		55.1	1.40	.71	55	754	.008	93" ✓	17	1020	1	41.9	✓ @ School Drain
39, ½(41)		52	1.39	.71	51	809	.019	90" ✓	19.5	460	0.4	42.3	✓ @ San Bernardino Rd.
42-86	Hs - S.F.	566.9	1.37	.66	513	860	.005	108" ✓	14.4	1250	1.5	43.8	✓ @ Badillo
87-91	Hf - S.F.	113.2	1.36	.70	105	1373	.0167	102" ✓	23.8	340	0.2	44.0	Badillo @ Vincent
92-93		16.7	1.35	.70	16	1481	.001	[illegible]	10.7	650	1.0	45.0	✓ @ Morgan
						1497	.008	[illegible]	18.1	300	0.3	45.3	✓ @ Hart

Proj. No. 519 — Proj. No. 423

DA-2

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LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Sht 2 of

Hydraulic Calculation Sheet

PROJECT No. 519-A

CALCULATED BY

DATE

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DESIGN DIVISION
Hydraulic Analysis Unit
OFFICIAL RECORD DOCUMENT
Issued By: GKA
Date: 11/8/2018

STA.	ELEV. INV.	D	ELEV. W.S.	SECTION	A	K	Q	V	$\frac{v^2}{2g}$	E.G.	S_f	Av. S_f	L	h_f	h_b	h_j	h_t	E.G.
116+43.5		459.66	[illegible]	81" ⌀	35.79	5796	514.2	14.38	3.20	[illegible]	.00787							462.86
"		459.71	[illegible]	72" ⌀	78.27	4236	459	16.32	4.10	[illegible]	.001178	—	—	1.92	—	.95		463.81
118+12		461.69	[illegible]	1	1	1	1	[illegible]	[illegible]	462.83	1	.001178	168.5	.20		.17		465.79
"		462.03	[illegible]	1	1	1	450	16.50	4.22	[illegible]	.00113	—	—	—	[illegible]	.12		465.96
121+46		466.01	[illegible]	1	1	1	1	1	1	[illegible]	1	[illegible]	334	[illegible]		MH .21		469.94
125+00		470.01	[illegible]	1	1	1	1	1	1	[illegible]	1	1	354	4.00				473.94
126+70		472.58	[illegible]	1	1	1	1	1	1	[illegible]	1	1	170	1.92	.6[illegible]			476.51
"		472.52	[illegible]	66" ⌀	23.76	3358	407.7	17.18	4.58	[illegible]	.01474	—	—	—	—	.59		477.10
130+00		477.39	[illegible]	1	1	1	1	1	1	[illegible]	1	.01474	330	4.87				481.97
131+30		479.54	[illegible]	1	1	1	1	1	1	[illegible]	1	1	130	1.4[illegible]	0		MH .23	484.12
132+36		481.10	[illegible]	1	1	1	1	1	1	[illegible]	1	1	106	.56				485.68
136+30		487.14	[illegible]	1	1	1	1	1	1	[illegible]	1	1	394	5.81			MH .23	491.72
"		487.95	[illegible]	69" ⌀	25.97	3780	1	15.12	3.89	[illegible]	.01160	—	—	—	—	—	.07	491.79
138+00		489.92	[illegible]	1	1	1	1	1	1	[illegible]	1	.01160	170	1.92				493.76
141+08		493.68	[illegible]	1	1	1	1	1	1	[illegible]	1	1	308	3.57			MH .14	497.52
144+44		498.14	[illegible]	1	1	1	1	1	1	[illegible]	1	1	336	3.90	.56			501.98
144+80		499.12	[illegible]	1	1	1	1	1	1	[illegible]	1	1	36	.42	.56			502.96
145+67		500.13	[illegible]	1	1	1	1	1	1	[illegible]	1	1	87	1.01				503.97
"		500.59	[illegible]	1	1	1	345.8	15.25	3.61	[illegible]	.001093	—	—	—	—	.23		504.2[illegible]
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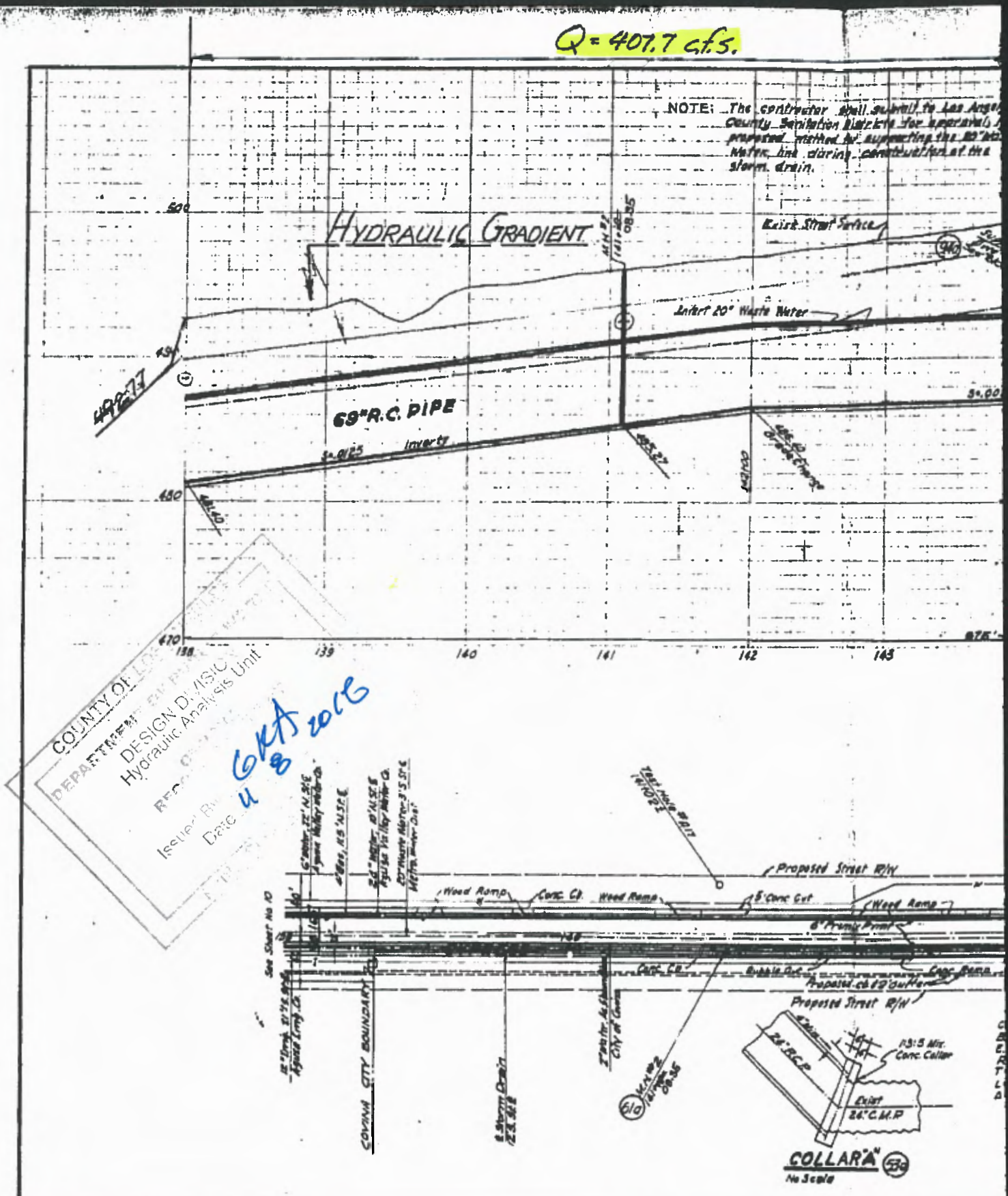
150+00	[illegible]	502.[illegible]	[illegible]	1	1	1	1	1	1	[illegible]	1	1	196	.21				[illegible]
			502.28	1	~~Bake seal~~			—	1	[illegible]	1	1	—					
150+82			502.52	1	1	1	1	1	1	506.16	1	1	82	.04			[illegible]	
					~~Bake seal~~													

DB-3



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Date

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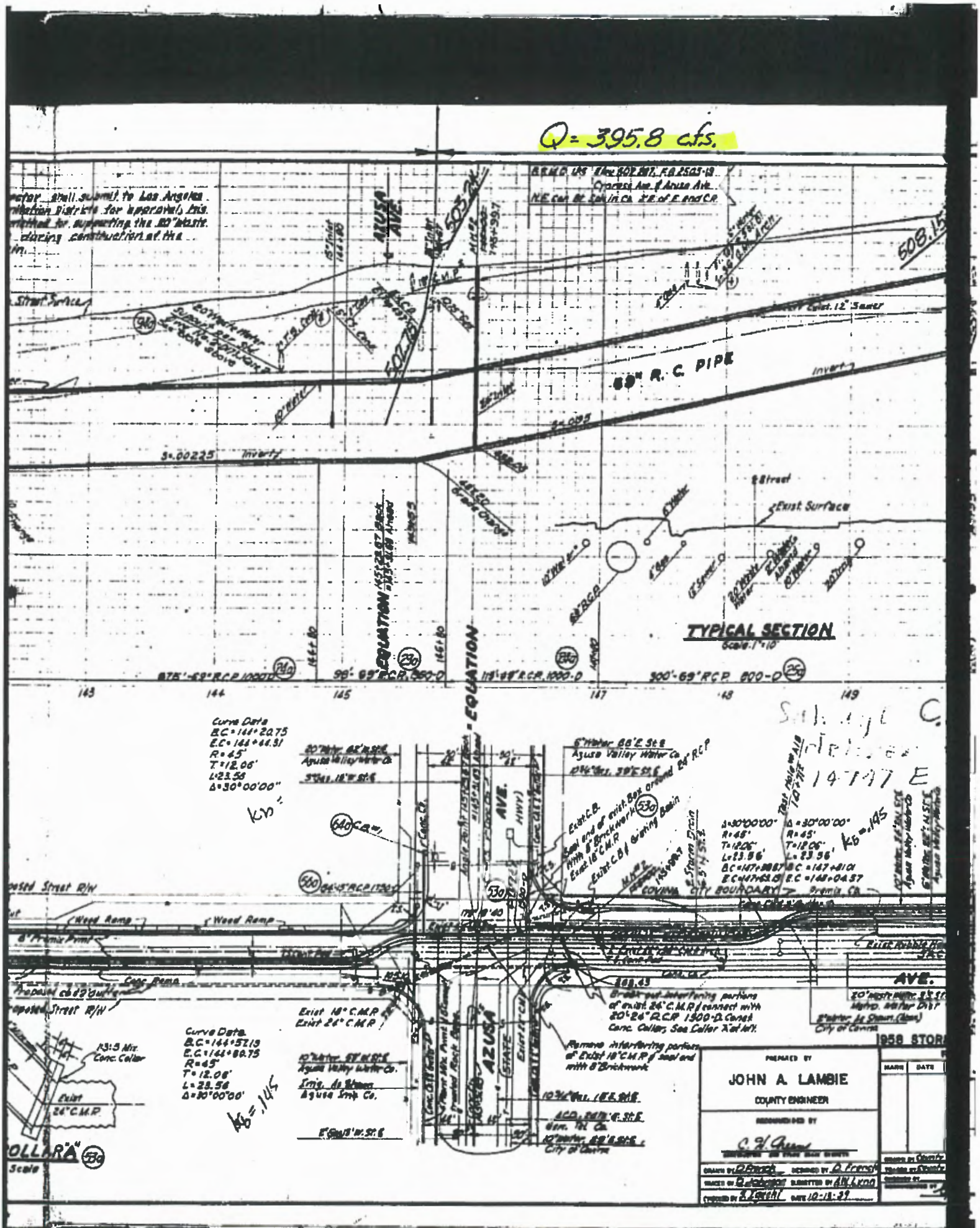
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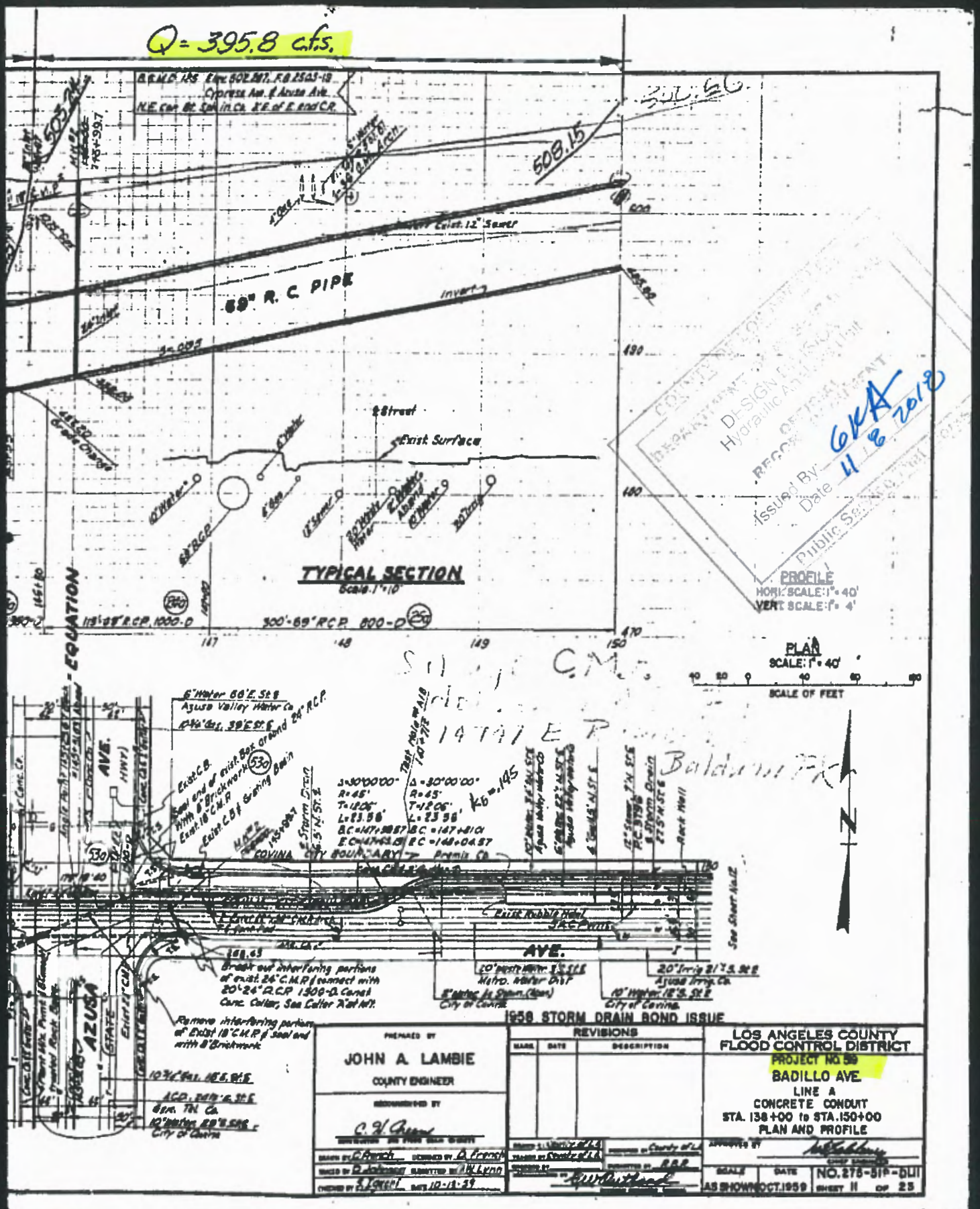
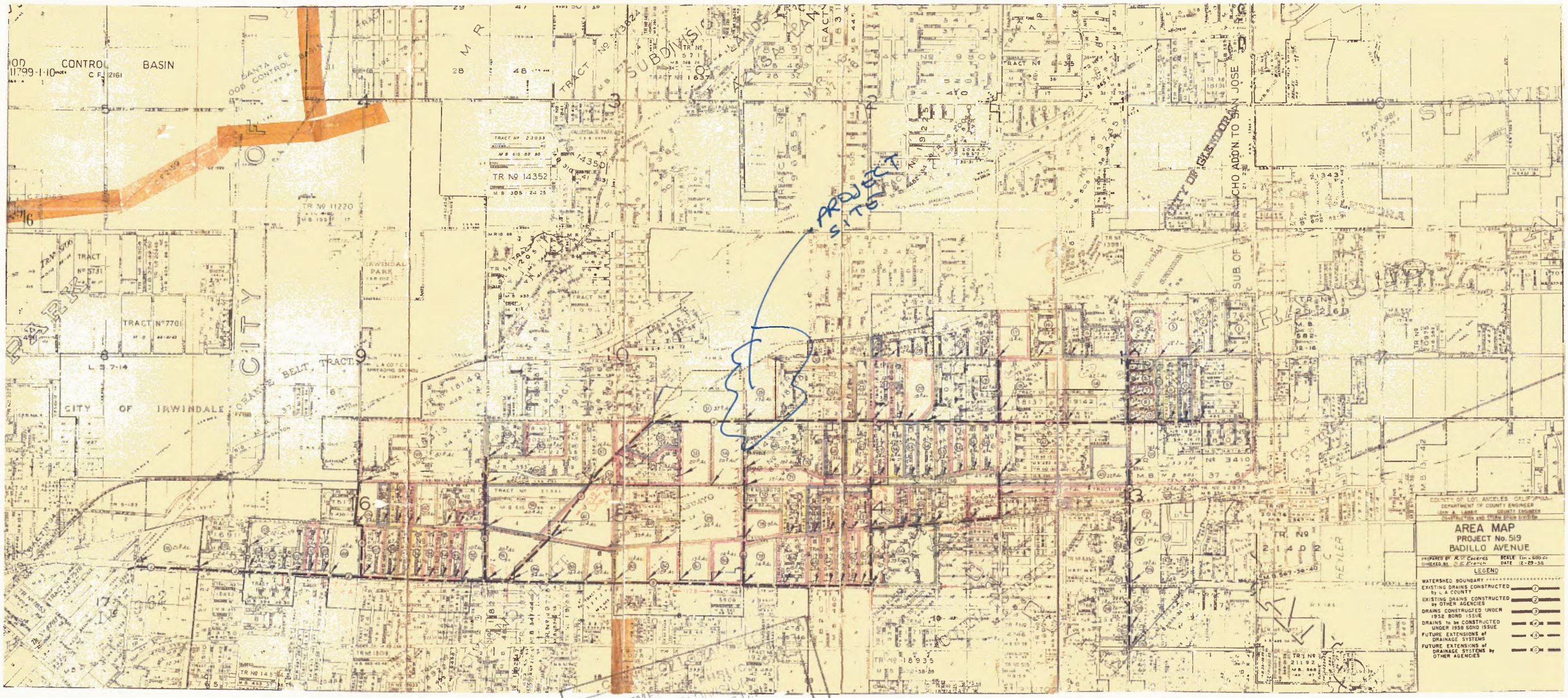
AZUSA AVE.
508.15
69" R.C. PIPE
Invert
S=.00225 Invert
Exist. Surface
TYPICAL SECTION
Scale 1"=10'
EQUATION
Curve Data
B.C.=144+20.75
E.C.=144+44.31
R=45'
T=12.06'
L=23.56
Δ=30°00'00"
Curve Data
B.C.=144+57.19
E.C.=144+80.75
R=45'
T=12.06'
L=23.56
Δ=30°00'00"
Exist 18" C.M.P.
Exist 24" C.M.P.
Remove interfering portions of Exist 18" C.M.P. & seal end with 8" Brickwork
Break out interfering portions of exist. 24" C.M.P. & connect with 20'-24" R.C.P. 1500-D Const. Conc. Collar, See Collar "A" at left.
Wood Ramp
Conc. Ramp
Proposed Street R/W
Exist 24" C.M.P.
1:3:5 Mix Conc. Collar
COVINA CITY BOUNDARY
Premix Co.
AZUSA AVE.
STATE HWY
Azusa Valley Water Co.
City of Covina
1958 STORM
PREPARED BY
JOHN A. LAMBIE
COUNTY ENGINEER
RECOMMENDED BY
DATE 10-13-39


Q = 395.8 c.f.s.
69" R.C. PIPE
TYPICAL SECTION
PROFILE
PLAN
SCALE OF FEET
AZUSA AVE.
BADILLO AVE.
1958 STORM DRAIN BOND ISSUE
JOHN A. LAMBIE
COUNTY ENGINEER
REVISIONS
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
PROJECT NO. 59
BADILLO AVE.
LINE A
CONCRETE CONDUIT
STA. 138+00 to STA. 150+00
PLAN AND PROFILE
AS SHOWN OCT. 1959
NO. 275-51P-DLII



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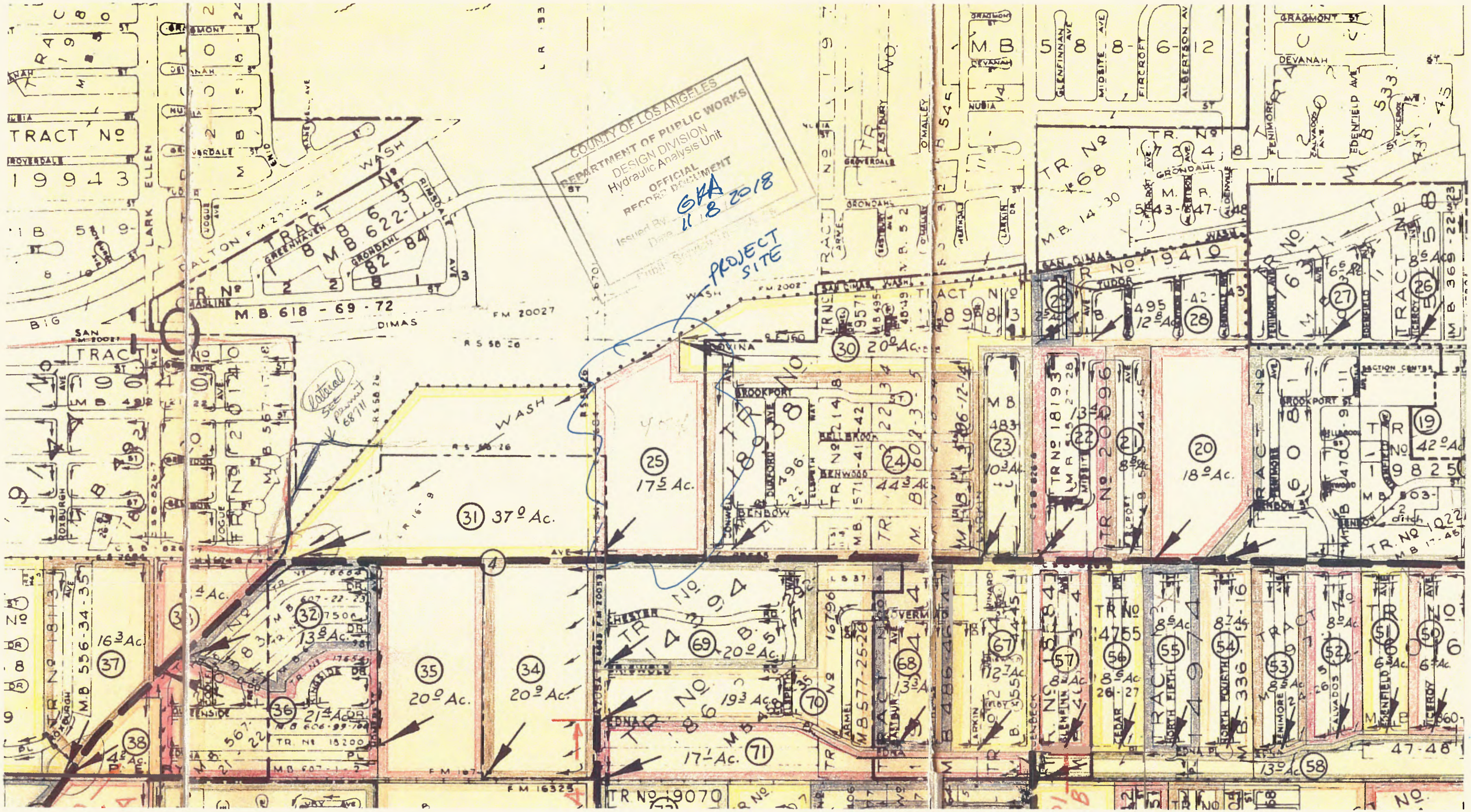
Date: 11 18 2016
Public Service That Works


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DESIGN DIVISION
Hydraulic Analysis Unit
OFFICIAL
RECORD DOCUMENT
Issued By: GKA
Date: 11 8 2018
PROJECT SITE
TRACT No 19943
TRACT No 19649
TRACT No 18813
TR No 19410
TR No 19070
TR No 14755
TR No 19825
TR No 1022
LARK ELLEN
DIMAS
WASH
FM 20027
FM 16325
M.B. 618 - 69 - 72
M.B. 556-34-35
M.B. 622-82-84
M.B. 14-30
M.B. 533-43-45
M.B. 369-22-23
M.B. 495-12-14
M.B. 336-47-48
37° Ac.
17.5 Ac.
44.3 Ac.
18° Ac.
10.3 Ac.
8° Ac.
42° Ac.
16.3 Ac.
13.8 Ac.
20° Ac.
20.9 Ac.
19.3 Ac.
17.1 Ac.
21.4 Ac.
4 Ac.
13° Ac.
8.6 Ac.
8.7 Ac.
6.6 Ac.
6 Ac.
12.7 Ac.
47-48

APPENDIX F: INFILTRATION TEST BY GEO CONCEPTS

UPDATED GEOTECHNICAL AND INFILTRATION EVALUATION
FOR
PROPOSED MIXED-USE DEVELOPMENT PROJECT
1000 NORTH AZUSA AVENUE
CITY OF COVINA, LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR

MELIA HOMES
8951 RESEARCH DRIVE
IRVINE, CALIFORNIA 92618

PREPARED BY

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CALIFORNIA 92878

PROJECT NO. 3260-CR **JULY 28, 2022**

GEOTEK

GeoTek, Inc.
1548 North Maple Street, Corona, California 92878
(951) 710-1160 Office (951) 710-1167 Fax www.geotekusa.com

July 28, 2022
Project No. 3260-CR

Melia Homes
8951 Research Drive
Irvine, California 92618

Attention: Mr. Chad Brown

Subject: Updated Geotechnical and Infiltration Evaluation
Proposed Mixed-Use Development Project
1000 North Azusa Avenue
City of Covina, Los Angeles County, California

Dear Mr. Brown:

We are pleased to provide herein the results of our updated geotechnical and infiltration evaluation for the subject property located in the city of Covina, Los Angeles County, California. This report presents a discussion of our evaluation and provides preliminary geotechnical recommendations for earthwork, foundation design, and construction. In our opinion, site development is feasible from a geotechnical viewpoint provided that the recommendations included herein are incorporated into the design and construction phases of site development.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Respectfully submitted,
GeoTek, Inc.

REGISTERED GEOLOGIST
EDWARD H. LaMONT
No. 1892
Exp.
Certified Engineering Geologist
STATE OF CALIFORNIA

LICENSED PROFESSIONAL ENGINEER
GABY M. BOGDANOFF
NO. 3133
GEOTECHNICAL
STATE OF CALIFORNIA

Edward H. LaMont
CEG 1892, Exp. 07/31/24
Principal Geologist

Gaby M. Bogdanoff
GE 3133, Exp. 06/30/24
Project Engineer

Distribution: (1) pdf file sent via email to addressee

G:\Projects\3252 to 3302\3260CR Melia Homes 1000 North Azusa Avenue Covina\Geotechnical & Infiltration Investigation\3260 -CR Geotechnical and Infiltration Evaluation 1000 North Azusa Avenue Covina.docx

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ENCLOSURES

Figure 1 – Site Location Map
Figures 2a-b – Exploration Location Maps

Appendix A – Logs of Excavations and Laboratory Test Results by GeoConcepts, Inc. (2015)
Appendix B – Exploratory Boring Logs by GeoTek
Appendix C – Laboratory Test Results by GeoTek
Appendix D – Infiltration Test Data by GeoTek
Appendix E – Results of Seismic Settlement Analysis
Appendix F – General Earthwork and Grading Guidelines

1. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to complete an evaluation of the existing geotechnical conditions of the project site with respect to currently anticipated site development. Services provided for this study included the following:

- Research and review of available geologic and geotechnical data, and general information pertinent to the site,
- Review of past studies available for the property,
- Site reconnaissance,
- Site exploration consisting of the excavation, logging, and sampling of five exploratory hollow-stem auger borings and logging and percolation testing of two hollow-stem auger borings,
- Collection of relatively undisturbed and bulk soil samples of the onsite materials,
- Laboratory testing of the soil samples obtained from the site,
- Review and evaluation of site seismicity,
- Engineering analyses, and
- Compilation of this updated geotechnical and infiltration report which presents our findings, conclusions, and recommendations for site development.

The intent of this report is to aid in the assessment of the site for future proposed development from a geotechnical perspective. The professional opinions and geotechnical information contained in this report may need to be updated based upon our review of the final site development plans. These plans should be provided to GeoTek, Inc. (GeoTek) for review when available.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The subject site is located at 1000 North Azusa Avenue in the city of Covina, Los Angeles County, California. The site is also identified with Los Angeles County Assessor's Parcel Numbers (APNs)

8421-001-016 and -061. The irregular-shaped property consists of approximately eight acres and is currently occupied by a large single-story building and associated parking and drive areas. The southern-most portion of APN 8421-001-061 contains a driveway and an emptied lot which was occupied by various structures between 1964 and 1977 which were later demolished.

The site has a generally flat topography with a gentle fall of about five to six feet to the west-southwest. Surface drainage is to the west-southwest.

The site is bounded by commercial buildings and an apartment complex on the north, single-family dwellings on the east, Cypress Street on the south, and North Azusa Avenue on the west. The general location of the site is shown in Figure 1. The current site conditions are shown on Figure 2a.

2.2 PROPOSED DEVELOPMENT

According to the Site Plan prepared by Land Development Consultants, Inc. and dated May 2, 2022, the three-acre region immediately adjacent to North Azusa Avenue is planned to be developed commercially with the remainder of the property to be developed residentially (townhomes and live-work units). It is our understanding that Melia will mass grade the entire property. However, Melia will only build the five-acre residential part of the project. The proposed residential buildings are anticipated to be three stories in height, of wood-frame construction, and to be supported on either conventional shallow foundations or post-tensioned slabs. Cuts and fills are estimated to be minimal. In addition, we anticipate that stormwater at the site may be managed via chamber systems. Specific percolation test locations and depths for design of these systems were provided by the project civil engineer.

If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation. Final site development plans should be reviewed by GeoTek when they become available. Additional geotechnical field exploration, analyses and recommendations may be necessary upon review of site development plans.

3. REVIEW OF PAST REPORTS

On December 7, 2015, GeoConcepts, Inc. (GeoConcepts) issued a *Preliminary Geotechnical Engineering Investigation* for the subject site. The investigation included drilling of five borings across the property to depths ranging from 28.5 to 31 feet below grade. GeoConcepts reportedly encountered localized undocumented fill overlying alluvial deposits. The undocumented fill was encountered in the vicinity of the existing building and extended to about 1.5 feet below grade. The fill reportedly consists of silty sand with some clay and rock and glass fragments. The alluvium consists of moderately dense to dense silty sand to poorly graded sand. Groundwater was not encountered in any of the borings. GeoConcepts noted that liquefaction and seismic settlement potentials were very low due to the great depth to groundwater and dense condition of the alluvium.

The study indicated that the expansion index of the site soils was "very low" or negligible. In addition, results of sulfate testing showed negligible concentrations.

GeoConcepts recommended that all existing undocumented fill and loose alluvium be removed from future building areas. Removals were recommended to extend to at least five feet from existing grades or three feet below the base of foundations, whichever is deeper. Removals were suggested to extend at least five feet beyond the building perimeters or to an extent equal to the depth of fill below the foundations. GeoConcepts provided recommendations for conventional reinforced shallow foundations for building support.

On December 20, 2018, GeoConcepts completed an *Infiltration Test Report* for the project. The report indicated that two test pits were excavated to a depth of ten feet within the south-central portion of the site which was the general area of the proposed infiltration systems. The test pits reportedly encountered undocumented fill overlying alluvium. The undocumented fill had a reported thickness of 3.5 feet and consisted of silty sand. The alluvium encountered also consisted of silty sand. GeoConcepts stated that testing was performed in accordance with County standards yielding design infiltration rates of 1.3 (at ITP-2) and 3.3 (at ITP-1) at the two test locations. GeoConcepts noted that the cited design rates were based on measured infiltration rates after corrections. However, GeoConcepts did not mention if the rates include a factor of safety as required by the *Guidelines for Low Impact Development Stormwater Infiltration* by Los Angeles County.

Appendix A includes copies of the logs of excavations and laboratory test results reported by GeoConcepts. The locations of the excavations are shown on Figures 2a-b, Exploration Location Maps.

4. FIELD EXPLORATION, LABORATORY TESTING, AND PERCOLATION TESTING

4.1 FIELD EXPLORATION

The soils underlying the site were explored on June 24, 2022 by means of excavating five exploratory borings to depths between 19 and 51.5 feet. In addition, two percolation test borings approximately 15 feet deep were drilled at the locations selected by the project civil engineer. All borings were drilled with a truck-mounted hollow-stem auger drill rig. An engineer from our firm kept detailed logs of the borings and collected relatively undisturbed and disturbed soil samples at selected boring depths. The approximate locations of our site explorations and explorations by GeoConcepts (2015) are shown on the Exploration Location Maps, Figures 2a-b. Logs of the borings are provided in Appendices A and B.

4.2 LABORATORY TESTING

Laboratory testing was performed on selected relatively undisturbed and bulk soil samples collected during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the soil materials encountered and to evaluate the soils physical properties for use in the engineering design and analysis. Results of the laboratory testing program along with a brief description and relevant information regarding testing procedures are included in Appendix C.

4.3 PERCOLATION TESTING

Testing was performed in general accordance with the *Guidelines for Low Impact Development Stormwater Infiltration* by Los Angeles County (2021) using the Small Diameter Boring Infiltration Test Procedure.

The locations of the infiltration test borings (Borings I-1 and I-2) are shown in Figure 2. Both borings were drilled to about 15 feet below existing grade and were approximately eight inches in diameter. A three-inch diameter perforated PVC pipe encapsulated in filter sock was inserted into each of the test holes. The annular space between the test hole sidewalls and PVC pipe was filled with gravel to prevent caving within the borings. Water was placed in the borings to presoak the holes, and testing was conducted soon after. Testing after presoaking indicated that a falling head test using a time interval between readings of about 10 minutes was suitable for the site conditions. Testing achieved stabilized rates which are summarized as follows:

SUMMARY OF TEST RESULTS		
Boring	Test Depth (ft)	Measured Infiltration Rate* (inches per hour)
I-1	15	10.3
I-2	15	3.3

*Estimated as flow rate divided by the surface area of test section per GS200.1

As required, reduction factors should be applied to the measured rates to account for the test method reliability (RFt), site variability (RFv), and long-term siltation (RFs). As noted in Los Angeles County Manual, a RFt of 2.0 should be utilized for the small diameter boring method. RFv and RFs should vary between 1.0 and 3.0. A RFv of 2.0 is preliminarily considered suitable, and the value to be selected for RFs should be based on the level of pre-treatment and maintenance for the proposed BMPs.

Assuming RFs of 1.0 and RFv and RFt values of 2.0, we recommend a Total Reduction Factor of 5.0 be applied to the measured rates obtained. Detailed infiltration test data is included in Appendix D.

It should be noted that the infiltration rates provided above were performed in relatively undisturbed on-site soils. Infiltration rates will vary and are mostly dependent on the underlying consistency of the site soils and relative density. Infiltration rates may be impacted by weight of equipment travelling over the soils, placement of engineered fill and other various factors. GeoTek assumes no responsibility or liability for the ultimate design or performance of the storm water facility.

5. GEOLOGIC AND SOILS CONDITIONS

5.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. Basically, it extends roughly 975 miles from the north and extends from the Transverse Ranges geomorphic province to the tip of Baja California, from north to south. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto

Fault zone trend northwest-southeast and are found in the near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

More specific to the subject property, Dibblee, T.W., and Ehrenspeck, H.E. (1999) map the site to be underlain by Quaternary age alluvium. Additionally, the nearest known active fault to the site is the Sierra Madre fault located approximately 2.2 miles to the north.

5.2 GENERAL SOIL/GEOLOGIC CONDITIONS

A brief description of the earth materials encountered in our explorations and explorations by GeoConcept (2015 and 2018) is presented in the following sections.

5.2.1 Undocumented Fill

Our borings found that the site is covered by shallow fill associated with the current use of the site. The fill is generally composed of loose to medium dense silty sand and sandy silt and extends to about two feet below the existing ground surface at the explored locations. Similarly, much of GeoConcept's excavations encountered fill ranging from 1.5 to 3.5 feet in thickness. However, we anticipate that the fill could extend to greater depths in the vicinity of the current building and improvements as well as within the emptied lot within the southern-most portion the site.

5.2.2 Alluvial Deposits

Alluvial deposits were encountered in our borings below the fill and extended to the maximum depth explored of about 51.5 feet. The alluvial deposits mostly consist of silty sand with some units of sandy silt, poorly graded sand, and clayey sand. The alluvium was brown in color, slightly moist to moist, and loose/soft to dense/stiff to the total depth explored, based on our field observations, blow counts, and in-place density determinations. Collapse tests conducted on the most unfavorable units of the alluvium (selected based on blow counts) indicated negligible to slight potential for collapse upon application of water. The near surface site soils were found to have "very low" expansion potential when tested and classified in accordance with ASTM D 4829.

5.3 SURFACE WATER AND GROUNDWATER

5.3.1 Surface Water

If encountered during the earthwork construction, surface water on this site is the result of precipitation or surface run-off from surrounding sites. Overall drainage in the area is variable, and most commonly directed toward the west-southwest. Provisions for surface drainage will need to be accounted for by the project civil engineer.

5.3.2 Groundwater

Groundwater was not encountered in the deepest exploratory boring, Boring B-2, excavated to a maximum depth of 51.5 feet. The California Water Data Library shows several groundwater wells in the site vicinity with a depth to groundwater in excess of 200 feet.

Perched groundwater or localized seepage can occur due to variations in rainfall, irrigation practices, and other factors not evident at the time of this investigation.

5.4 FAULTING AND SEISMICITY

The geologic structure of the entire southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. No active or potentially active fault is known to exist at this site nor is the site situated within an *"Alquist-Priolo"* Earthquake Fault Zone (Bryant and Hart, 2007; CGS, 1986). The subject property is not located within a State of California Seismic Hazard Zone for earthquake induced liquefaction (CGS, 1997). The subject property is not located within a State of California Seismic Hazard Zone for earthquake induced landsliding. Additionally, the nearest known active fault to the site is the Sierra Madre fault located approximately 2.2 miles to the north.

5.4.1 Seismic Design Parameters

The site is located at approximately 34.0972º Latitude and -117.9066º Longitude. Based on the conditions observed in the site excavations and review of regional geologic maps, a Site Class "D" appears to be the appropriate category for the property. Site spectral accelerations (Sa and S1), for 0.2 and 1.0 second periods for a Class "D" site, were determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format. As noted using the ASCE 7-16 option on the SEAOC/OSHPD website, the values for SM1 and SD1 are reported as "null-See Section 11.4.8 (of ASCE 7-16)". As noted in ASCE 7-16, Section 11.4.8, a site-specific ground motion procedure is recommended for Site Class D when the value S1 exceeds 0.2. The value S1 for the subject site exceeds 0.2.

For a Site Class D, an exception to performing a site-specific ground motion analysis is allowed in ASCE 7-16 where S1 exceeds 0.2 provided the value of the seismic response coefficient, Cs, is conservatively calculated by Eq 12.8-2 of ASCE 7-16 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$.

Assuming that the Cs value calculated by and used by the structural engineer allows for the exclusion per ASCE 7-16, noted above, then a site-specific ground motion analysis is not

required. For this assumption and condition, the following seismic design parameters, based on the 2015 National Earthquake Hazards Reduction Program (NEHRP)/ASCE 7-16, are presented on the following table:

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_s	1.643g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.604g
Site Coefficient for Site Class "D," F_a	1.0
Site Coefficient for Site Class "D," F_v	1.7
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.643g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	1.026g
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.096g
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	0.684g
Site Modified Peak Ground Acceleration, PGA_M	0.766g
Seismic Design Category	D

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

5.5 LIQUEFACTION AND SEISMICALLY INDUCED SETTLEMENT

The project site is not located within an area mapped by the State of California for liquefaction potential. Due to the presence of dense/stiff alluvium and the lack of shallow groundwater, the liquefaction hazard at the site is nil.

Loose to medium dense sands tend to densify during strong ground shaking. Based on the blow counts recorded in boring B-2 and utilizing a peak ground acceleration of 0.76g and an magnitude (Mw) seismic event of 7.72, we estimate that the seismically induced settlement of the onsite sandy units would be about three inches total settlement and about 1.5 inches differential settlement over a 30-foot span. Results of these analyses are presented in Appendix E.

5.6 OTHER SEISMIC HAZARDS

Evidence of ancient landslides or slope instabilities at this site was not observed during our investigation. Thus, the potential for landslides is considered negligible.

The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL

Development of the site appears feasible from a geotechnical viewpoint. The following recommendations should be incorporated into the design and construction phases of development.

6.2 EARTHWORK CONSIDERATIONS

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Covina, the 2019 California Building Code (CBC), and recommendations contained in this report. Site grading plans should be reviewed by this office when they become available. Additional recommendations will likely be offered subsequent to review of these plans.

6.2.1 Site Clearing and Preparation

Site preparation should start with demolition/razing of existing site improvements and removal of deleterious materials, and vegetation. Demolition should include removal of all pavements, floor slabs, foundations, and any other below-grade construction. These materials should be properly disposed of off-site. Voids resulting from site clearing (such as removals of underground utilities, foundations, etc.) should be replaced with engineered fill materials.

6.2.2 Removals

Based on our boring data and the field observations, the upper three to four feet from existing grade or two feet below footing base, whichever is deeper. should be removed in order to provide a homogeneous, dense fill mat for structural support. Deeper removals may be required in some areas to eliminate all previously existing undocumented fill and unsuitable alluvium. The bottom of removals should expose competent native alluvial soils which are defined as relatively homogeneous, no visibly porous materials with an in-place density of at least 85 percent of the soil's maximum dry density as determined per ASTM D 1557. As a minimum, removals should extend down and away from foundation elements at a 1:1 (h:v) projection to the recommended removal depth, or a minimum of five feet laterally.

The upper two feet of soil or one foot below pavement subgrade, whichever is deeper, should be removed below asphaltic concrete pavement and Portland cement concrete hardscape areas. The horizontal extent of removals should extend at least two feet beyond the edge of the improvements. Where existing shallow utilities are located, removals should be limited to two feet above these improvements.

The bottom of all removals should be scarified to a minimum depth of 12 inches, brought to slightly above the optimum moisture content, and then recompacted to at least 90 percent of the soil's maximum dry density (ASTM D 1557). The bottoms of removals should be observed by a GeoTek representative prior to scarification.

6.2.3 Engineered Fill

The onsite soils are considered suitable for reuse as engineered fill provided they are free from vegetation, roots, and rock/concrete or hard lumps greater than six inches in maximum dimension.

Concrete generated from the demolition of existing site improvements may be incorporated into site fills provided the following guidelines are implemented: 1) concrete should be free of rebar or other deleterious materials and should be broken down to a maximum dimension of six inches; 2) concrete should not be placed within three feet of finish grade in the building pad areas or within one foot of subgrade elevations in the street/drive areas; 3) concrete should be distributed in the fill and should not be "nested" or placed in concentrated pockets.

The undercut areas should be brought to final pad elevations with fill materials that are placed and compacted in general accordance with minimum project standards. Fill materials should be placed at or above optimum moisture content and should be compacted to a minimum relative compaction of 90 percent as determined by ASTM Test Method D 1557.

6.2.4 Excavation Characteristics

Excavation in the onsite soil materials is expected to be easy using heavy-duty grading equipment in good operating conditions.

All temporary excavations for grading purposes and installation of underground utilities should be constructed in accordance with local and Cal-OSHA guidelines. Temporary excavations within the onsite materials should be stable at 1:1 (h:v) inclinations for cuts less than ten feet in height.

6.2.5 Shrinkage and Subsidence

Several factors will impact earthwork balancing on the site, including shrinkage, subsidence, trench spoil from utilities and footing excavations, as well as the accuracy of topography.

Shrinkage, bulking, and subsidence are primarily dependent upon the degree of compactive effort achieved during construction. For planning purposes, a shrinkage factor of 5 to 10 percent for both the existing fills and upper alluvium may be considered. Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of site earthwork construction. Subsidence on the order of up to 0.1-foot could occur.

6.2.6 Trench Excavations and Backfill

Temporary excavations within the onsite materials should be stable at 1:1 (h:v) inclinations for short durations during construction, and where cuts do not exceed ten feet in height. Temporary cuts to a maximum height of four feet can be excavated vertically, but local sloughing and/or failure could occur due to the granular nature of some of the onsite units. Increased caution should be applied when working near or within any excavations at this site.

Trench excavations should conform to Cal-OSHA regulations. The contractor should have a competent person, per OSHA requirements, on site during construction to observe conditions and to make the appropriate recommendations.

Utility trench backfill should be compacted to at least 90 percent relative compaction (as determined per ASTM D 1557). Under-slab trenches should also be compacted to project specifications. Where applicable, based on jurisdictional requirements, the top 12 inches of backfill below subgrade for road pavements should be compacted to at least 95 percent relative compaction. Much of the onsite materials may not be suitable for use as bedding material but should be suitable as backfill provided particles larger than six ± inches are removed.

Compaction should be achieved with a mechanical compaction device. Ponding or jetting of trench backfill is not recommended. If backfill soils have dried out, they should be thoroughly moisture conditioned prior to placement in trenches.

6.3 DESIGN RECOMMENDATIONS

6.3.1 Foundation Design Criteria

The site soils were found to generally have "very low" expansion potential in accordance with ASTM D 4829. Additional testing of the soils should be performed during construction to

evaluate the as-graded conditions. Additional recommendations may be necessary based on the as-graded soils conditions.

The foundation elements for the proposed structures should bear entirely in engineered fill soils and should be designed in accordance with the 2019 CBC.

Because of the potential for seismically induced ground settlement at the property, it is our recommendation that post-tensioned foundation systems be used to support the proposed buildings. For foundations designed in accordance with the recommendations presented in this report, we would anticipate a total static settlement of less than 1-inch and a differential static settlement of less than 0.5-inch in a 30-foot span. As noted previously, seismically induced ground settlement of up to 3 inches total and 1.5 inches differential settlement over a 30-foot span are also estimated.

The slab designer may choose the post-tension design methodology. Since the CBC indicated Post Tensioning Institute (PTI) design methodology is intended for expansive soils conditions which do not apply, no e_m or y_m parameters as used in the PTI methodology are provided. However, the slab design should consider the estimated static and seismically induced settlement as noted above.

MINIMUM DESIGN REQUIREMENTS FOR POST-TENSIONED FOUNDATIONS	
Design Parameter	"Very Low" Expansion Potential
Foundation Depth or Minimum Perimeter Beam Depth (inches below lowest adjacent grade)	One- or Two-Story – 12 Three-Story – 18
Minimum Foundation Width	One- or Two-Story – 12 Three-Story – 15
Minimum Slab Thickness (actual)	4 inches
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum 100% of the optimum moisture content to a depth of at least 12 inches prior to placing concrete

It should be noted that the above recommendations are based on soil support characteristics only. The structural engineer should design the slab and beam reinforcement based on actual loading conditions.

An allowable bearing capacity of 1,800 psf may be used for design of post-tensioned slab foundations. An increase of one third may be applied when considering short-term live loads (e.g. seismic and wind loads)

The passive earth pressure may be computed as an equivalent fluid having a density of 250 psf per foot of depth, to a maximum earth pressure of 2,500 psf for footings founded on engineered fill. A coefficient of friction between soil and concrete of 0.40 may be used with dead load forces. The upper one foot of soil below the adjacent grade should not be used in calculating passive pressure unless the ground is covered by concrete or pavement. Passive pressure and frictional resistance could be combined without reduction.

A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these systems are provided in the 2019 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2019 CBC Section 1907.1, ACI 360R-10, and ACI 302.2R-06.

It should be realized that the effectiveness of the vapor retarding membrane can be adversely impacted as the result of construction related punctures (e.g. stake penetrations, tears, punctures from walking on the aggregate layer, etc.). These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. It is GeoTek's opinion that a minimum ten mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a large extent based on the type of flooring used and atmospheric conditions.

Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties (i.e. thickness, composition, strength, and permeance) to achieve the desired performance level. Consideration should be given to consulting with an individual possessing specific expertise in this area for additional evaluation.

6.3.2 Miscellaneous Foundation Recommendations

- To minimize moisture penetration beneath the slab on grade areas, utility trenches should be backfilled with engineered fill, lean concrete, or concrete slurry where they intercept the perimeter footing or thickened slab edge.
- Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

- Under-slab utility trenches should be compacted to project specifications. Compaction should be achieved with a mechanical compaction device. If backfill soils have dried out, they should be thoroughly moisture conditioned prior to placement in trenches.

6.3.3 Foundation Set Backs

Foundations should comply with the following setbacks. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movements and/or differential settlements. If large enough, these movements can compromise the integrity of the improvements. The following recommendations are presented:

- The outside bottom edge of all footings should be set back a minimum of H/2 (where H is the slope height) from the face of any ascending slope. The setback should be at least five feet and need not to exceed 15 feet. Where a retaining wall is constructed at the toe of the slope, the height of the slope should be measured from top of the wall to the top of the slope.
- The outside bottom edge of all footings should be set back a minimum of H/3 from the face of any descending slope. The setback should be at least 7 feet and need not exceed 40 feet.
- The bottom of all footings for structures near retaining walls should be deepened so as to extend below a 1:1 (h:v) projection upward from the bottom inside edge of the wall foundation.
- The bottom of any future foundations for structures should be deepened so as to extend below a 1:1 (h:v) projection upward from the bottom of the nearest excavation.

6.3.4 Retaining Wall Design and Construction

6.3.4.1 General Design Criteria

Recommendations presented in this report apply to typical masonry or concrete walls retaining up to six feet of soils. Additional review and recommendations should be requested for higher walls. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Wall foundations should be embedded a minimum of 12 inches below the lowest adjacent grade and should rest entirely on at least 24 inches of compacted fill placed on competent native soil. Wall footings should be designed using an allowable bearing capacity of 2,000 psf. An increase of one-third may be applied when considering short-term live loads (e.g. seismic and wind loads). The passive earth pressure may be computed as an equivalent fluid having a density of 250 psf

per foot of depth, to a maximum earth pressure of 2,500 psf. Unless the ground is covered by asphalt or concrete, the passive pressure should be neglected in the upper 1 foot. A coefficient of friction between soil and concrete of 0.40 may be used with dead load forces. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third. For wall footings entirely placed on engineered fill, a minimum footing reinforcement of about two No. 4 rebars (one placed near the top and one near the bottom of footing) should be provided. These are tentative recommendations. Final reinforcement recommendations should be provided by the project structural/wall engineer.

All earth retention structure plans, as applicable, should be reviewed by this office prior to finalization. The seismic design parameters as discussed in this report remain applicable to all proposed earth retention structures at this site and should be properly incorporated into the design and construction of the structures.

Earthwork considerations, site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the designer. The backfill material placement for all earth retention structures should meet the requirement of Section 6.3.4.4 in this report.

In general, cantilever earth retention structures, which are designed to yield at least 0.001H, where H is equal to the height of the earth retention structure to the base of its footing, may be designed using the active condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at top, such as typical basement walls) should be designed using the at-rest condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent building or traffic loading, should be considered in the design of the earth retention structures. Loads applied within a 1:1 (h:v) projection from the surcharge on the stem and footing of the earth retention structure should be considered in the design.

Final selection of the appropriate design parameters should be made by the designer of the earth retention structures.

6.3.4.2 Cantilevered Walls

The recommendations presented below are for cantilevered walls retaining up to six feet of soils. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to

compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, or adverse geologic conditions.

ACTIVE EARTH PRESSURES		
Surface Slope of Retained Materials (h:v)	Equivalent Fluid Pressure (pcf) Native Backfill*	Equivalent Fluid Pressure (pcf) Import Granular Backfill**
Level	41	36
2:1	67	53

*The design pressures assume the native backfill material has an expansion index less than or equal to 20 and a friction angle of about 30 degrees. Backfill zone includes area between the back of the wall and footing to a plane (1:1 h:v) up from the bottom of the wall foundation to the ground surface.
**The design pressures assume that import granular backfill material has an expansion index less than or equal to 20 and a friction angle of at least 34 degrees. Backfill zone includes area between the back of the wall and footing to a plane (1:1 h:v) up from the bottom of the wall foundation to the ground surface.

6.3.4.3 Restrained Retaining Walls

Retaining walls that will be restrained prior to placing and compacting backfill material, or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 62 pcf, plus any applicable surcharge loading, for native backfill and level back slope condition. For imported granular backfill, an at-rest equivalent fluid pressure of 57 pcf should be utilized. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

6.3.4.4 Retaining Wall Backfill and Drainage

Retaining wall backfill should be free of deleterious and/or oversized materials and should have properties indicated in Section 6.3.4.2. Retaining walls should be provided with an adequate pipe and gravel back drain system to help prevent buildup of hydrostatic pressures. Backdrains should consist of a four-inch diameter perforated collector pipe (Schedule 40, SDR 35, or approved equivalent) embedded in a minimum of one-cubic foot per linear foot of ¾- to 1-inch clean crushed rock or an approved equivalent, wrapped in filter fabric (Mirafi 140N or an approved equivalent). The drain system should be connected to a suitable outlet. Waterproofing of site walls should be performed where moisture migration through the wall is undesirable.

Retaining wall backfill should be placed in lifts no greater than eight inches in thickness and compacted to a minimum of 90 percent relative compaction in accordance with ASTM Test Method D 1557. The wall backfill should also include a minimum one-foot wide section of ¾- to

1-inch clean crushed rock (or an approved equivalent). The rock should be placed immediately adjacent to the back of the wall and extend up from a back drain to within approximately 24 inches of the finish grade. The rock should be separated from the earth with filter fabric. The upper 24 inches should consist of compacted on-site soil.

As an alternative to the drain rock and fabric, Miradrain 2000, or approved equivalent, may be used behind the retaining wall. The Miradrain 2000 should extend from the base of the wall to within two feet of the ground surface. The subdrain should be placed at the base of the wall in direct contact with the Miradrain 2000.

The presence of other materials might necessitate revision to the parameters provided and modification of the wall designs. Proper surface drainage needs to be provided and maintained.

6.3.4.5 Other Design Considerations

- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.
- The retaining wall footing excavations, backcuts, and backfill materials should be approved the project geotechnical engineer or their authorized representative.

6.3.5 Pool Construction

The proposed swimming pool should derive support entirely from engineered fill. A minimum 12 inches of fill compacted to at least 90 percent of the soil's maximum dry density per ASTM D 1557 should be provided below the pool shell.

The pool walls be designed for at-rest soil conditions using an equivalent fluid pressure of 62 pcf. Pool walls surcharged by adjacent structures should be designed for additional pressures. Alternatively, the pool walls may be designed as freestanding walls using the active soil state conditions provided that some lateral movement of the pool walls would be acceptable. If the active state is to be used, an equivalent fluid pressure of 41 pcf is considered suitable. These recommended pressures assume that native soil is used as wall backfill with a level backslope and in a drained condition. If a drain system adjacent/beneath the pool is not provided, the pool walls should then be designed for an equivalent fluid pressure of 100 pcf for the at-rest condition and 87 pcf for the active condition.

As noted above, the use of the lower (drained condition) at-rest or active soil pressures will require a subdrain system beneath/adjacent to the pool. A typical subdrain system includes a series of four-inch diameter perforated drain pipes encapsulated with at least one cubic foot of free-draining material per linear foot of pipe. The free-draining material should be encapsulated within a geotextile to prevent migration of fines into the drainage medium. The drain pipes should be routed to an acceptable discharge location, as determined by the civil engineer/pool designed. If desired, GeoTek can review the subdrain system once designed to determine if additional measures are warranted.

Pool decking supported on grade should be separated from the pool bond beam by a full-depth, mastic construction joint. If it is desired to extend the pool deck over the bond beam, consideration should be given to designing the deck as a structural slab supported by the pool shell. This will reduce the possibility of deck cracking occurring along the outer edge of the bond beam. we also recommend that the pool decking subgrade be "pre-saturated" prior to concrete placement. The subgrade soils should be moisture conditioned to at least 100 percent of the soil's optimum moisture content to a depth of 12 inches, prior to concrete placement. Testing by the geotechnical engineer is recommended to confirm that the soils have been adequately moisture treated.

Pool decking may consist of five-inch-thick concrete and the use of reinforcement is suggested. A minimum of No. 4 rebars spaced 24 inches each way or equivalent should be placed at mid-height of the concrete slab. Control joints should be placed in two directions and located a distance apart approximately equal to 24 to 36 times the slab thickness. The pool designer should provide final design recommendations.

While the site soils are anticipated to have a negligible sulfate content (see Section 6.3.8), it is our recommendation that Type V cement be used for the pool construction due to the chemicals associated with the pool water.

6.3.6 Pavement Design Considerations

Pavement design for proposed on-site parking and drive areas was conducted per Caltrans *Highway Design Manual* guidelines for flexible pavements and the Portland Cement Association for rigid pavements. Based on an assumed design R-value of 30 and for Traffic Indexes (TIs) of 5.0 for car parking areas and 6.0 for drive areas for light traffic with occasional truck traffic, the following preliminary sections were calculated:

GEOTECHNICAL RECOMMENDATION FOR MINIMUM PAVEMENT SECTION		
Traffic Index	Thickness of Flexible Pavement Section	Thickness of Rigid Pavement Section
5.0	3" AC/6" AB/Compacted Subgrade or 6" AC/Compacted Subgrade	--
6.0	4" AC/7" AB/compacted Subgrade or 7.5" AC/Compacted Subgrade	6.5" PCC/4" AB/Compacted Subgrade

*AC = Asphalt Concrete, AB = Aggregate Base, PCC = Portland Cement Concrete with a f'c > 3,500 psi.

The TIs used in our pavement design are considered reasonable values for the proposed pavement areas and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

No structural reinforcement of the concrete pavements is required. However, temperature and shrinkage control reinforcement should be provided. This reinforcement should consist of No. 4 rebars on 24-inch centers, each way, or equivalent. The reinforcement should be placed at mid-height to the concrete pavement. Also, the concrete pavement should be provided with proper joints to help control cracking. All materials and methods of construction should also conform to the requirements of the City of Covina. These pavement sections should be considered preliminary until reviewed and approved by the City.

The recommended pavement sections provided are intended as a minimum guideline and final selection of pavement cross section parameters should be made by the project civil engineer, based upon the local laws and ordinates, expected subgrade and pavement response, and desired level of conservatism. If thinner or highly variable pavement sections are constructed, increased maintenance and repair could be expected. Final pavement design should be checked by testing of soils exposed at subgrade (the upper one foot) after final grading has been completed.

Asphalt concrete and aggregate base should conform to current Caltrans Standard Specifications Section 39 and 26-1.02, respectively. As an alternative, asphalt concrete can conform to Section 203-6 of the current Standard Specifications for Public Work (Green Book). Crushed aggregate base or crushed miscellaneous base can conform to Section 200-2.2 and 200-2.4 of the Green Book, respectively. Pavement base should be compacted to at least 95 percent of the ASTM D1557 laboratory maximum dry density (modified proctor).

All pavement installation, including preparation and compaction of subgrade, compaction of base material, placement and rolling of asphaltic concrete, should be done in accordance with the City

of Covina specifications, and under the observation and testing of GeoTek and a City Inspector where required. Jurisdictional minimum compaction requirements in excess of the aforementioned minimums may govern.

Deleterious material, excessive wet or dry pockets, oversized rock fragments, and other unsuitable yielding materials encountered during grading should be removed. Once existing compacted fill are brought to the proposed pavement subgrade elevations, the subgrade should be proof-rolled in order to check for a uniform and unyielding surface. The upper 12 inches of pavement subgrade soils should be scarified, moisture conditioned at or near optimum moisture content, and recompacted to at least 95 percent of the laboratory maximum dry density (ASTM D1557). If loose or yielding materials are encountered during construction, additional evaluation of these areas should be carried out by GeoTek. All pavement section changes should be properly transitioned.

6.3.7 Soil Corrosivity

The soil resistivity was tested in the laboratory on two samples collected during our field exploration. The results of the testing (6,231 and 6,700 ohm-cm) indicate that the soil samples are "moderately corrosive" to buried ferrous metals, based on the guidelines provided in *Corrosion Basics: An Introduction* (Roberge, 2005). Consideration should be given to consulting with a corrosion engineer.

6.3.8 Soil Sulfate Content

The sulfate content was determined in the laboratory for two soil samples obtained during our field exploration. The results (0.0072 and 0.0012 percent) indicate that the water-soluble sulfate range is less than 0.1 percent by weight which is considered "not applicable" (i.e. negligible) as per Table 4.2.1 of ACI 318. Based upon the test results, no special concrete mix design is required by Code for sulfate attack resistance. Additional testing of soils collected near finish grade should be performed subsequent to site grading.

6.3.9 Import Soils

Import soils should have an expansion index similar to the on-site soils. GeoTek also recommends that, as a minimum, proposed import soils be tested for soluble sulfate content and expansion index. GeoTek should be notified a minimum of 72 hours of potential import sources so that appropriate sampling and laboratory testing can be performed.

6.3.10 Concrete Flatwork

6.3.10.1 Exterior Concrete Slabs, Sidewalks, and Driveways

Exterior concrete slabs, sidewalks, and driveways should be designed using a four-inch minimum thickness. No specific reinforcement is required due to the non-structural nature. However, the use of some reinforcement should be considered. Some shrinkage and cracking of the concrete should be anticipated as a result of typical mix designs and curing practices commonly utilized in residential construction.

Sidewalks and driveways may be under the jurisdiction of the governing agency. If so, jurisdictional design and construction criteria would apply, if more restrictive than the recommendations presented herein.

Subgrade soils, classified as having "very low" expansion potential, should be pre-moistened prior to placing concrete. The subgrade soils below exterior concrete flatwork should be pre-saturated to a minimum of 100 percent of optimum moisture content to a depth of 12 inches.

All concrete installation, including preparation and compaction of subgrade, should be done in accordance with the City of Covina specifications, and under the observation and testing of GeoTek and a City Inspector, if necessary.

6.3.10.2 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are essentially unnoticeable to more than 1/8 inch in width. Most cracks in concrete, while unsightly, do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete can also undergo chemical processes that are dependent on a wide range of variables, which are difficult, at best, to control. Concrete, while seemingly a stable material, is also subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek suggests that control joints be placed in two directions and located a distance apart roughly equal to 24 to 36 times the slab thickness.

Exterior concrete flatwork (patios, walkways, driveways, etc.) is often some of the most visible aspects of site development. They are typically given the least level of quality control, being considered "non-structural" components. We suggest that the same standards of care be applied to these features as to the structure itself.

6.4 POST CONSTRUCTION CONSIDERATIONS

6.4.1 Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of soil, and slope stability is significantly reduced by overly wet conditions. Positive surface drainage away from graded slopes should be maintained and only the amount of irrigation necessary to sustain plant life should be provided for planted slopes. Controlling surface drainage and runoff and maintaining a suitable vegetation cover can minimize erosion. Plants selected for landscaping should be lightweight, deep-rooted types that require little water and are capable of surviving the prevailing climate.

Overwatering should be avoided. The soils should be maintained in a solid to semi-solid state as defined by the materials Atterberg Limits. Care should be taken when adding soil amendments to avoid excessive watering. Leaching as a method of soil preparation prior to planting is not recommended. An abatement program to control ground-burrowing rodents should be implemented and maintained. This is critical as burrowing rodents can decreased the long-term performance of slopes.

It is common for planting to be placed adjacent to structures in planter or lawn areas. This will result in the introduction of water into the ground adjacent to the foundation. This type of landscaping should be avoided. If used, then extreme care should be exercised with regard to the irrigation and drainage in these areas.

6.4.2 Drainage

The need to maintain proper surface drainage and subsurface systems cannot be overly emphasized. Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond or seep into the ground. Pad drainage should be directed toward approved area(s) and not be blocked by other improvements.

It is the owner's responsibility to maintain and clean drainage devices on or contiguous to their lot. In order to be effective, maintenance should be conducted on a regular and routine schedule and necessary corrections made prior to each rainy season.

6.5 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

We recommend that site grading plans, pool plans, retaining wall plans, foundation plans, and relevant project specifications be reviewed by this office prior to construction to check for conformance with the recommendations of this report. We also recommend that GeoTek representatives be present during site grading and foundation construction to check for proper implementation of the geotechnical recommendations. The owner/developer should verify that GeoTek representatives perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of unsuitable materials.
- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of onsite and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trenches.
- Perform field density testing of the fill materials.
- Observe and probe foundation excavations to confirm suitability of bearing materials.

If requested, a construction observation and compaction report can be provided by GeoTek, which can comply with the requirements of the governmental agencies having jurisdiction over the project. We recommend that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

7. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of our evaluation is limited to the boundaries of the subject site. This review does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to us by the client. Further, no evaluation of any existing site improvements is included. The scope is based on our understanding of the project and the client's needs, our fee estimate (P-0509622-CR) dated May 25, 2022 and geotechnical engineering standards normally used on similar projects in this region.

8. LIMITATIONS

The materials observed on the project site appear to be representative of the area; however, soil materials vary in character between excavations or conditions exposed during site construction. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing or recommendations performed or provided by others.

Since our recommendations are based on the site conditions observed and encountered, and laboratory testing, our conclusion and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

9. SELECTED REFERENCES

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ASTM, 2011, "Soil and Rock: American Society for Testing and Materials", vol. 4.08 and 4.09.

Bryant, W.A., and Hart, E.W., 2007, "Fault Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps", California Geological Survey: Special Publication 42.

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Dibblee, T.W. and Ehrenspeck, H.E., 1999, "Geologic Map of the El Monte and Baldwin Park Quadrangles, Los Angeles County, California," Dibblee Geological Foundation, Dibblee Foundation Map DF-69, 1:24,000.

GeoConcepts, Inc., 2015, "Preliminary Geotechnical Engineering Investigation, Proposed Residential and Commercial Developments, 1000 North Azusa Avenue, Covina, California," dated December 7.

_____, 2018, "Infiltration Test Report, 1000 North Azusa Avenue, Covina, California," dated December 20.

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Seismic Design Values for Buildings (http://earthquake.usgs.gov/research/hazmaps/design).

Melia Homes
Proposed Mixed-Use Development
1000 Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

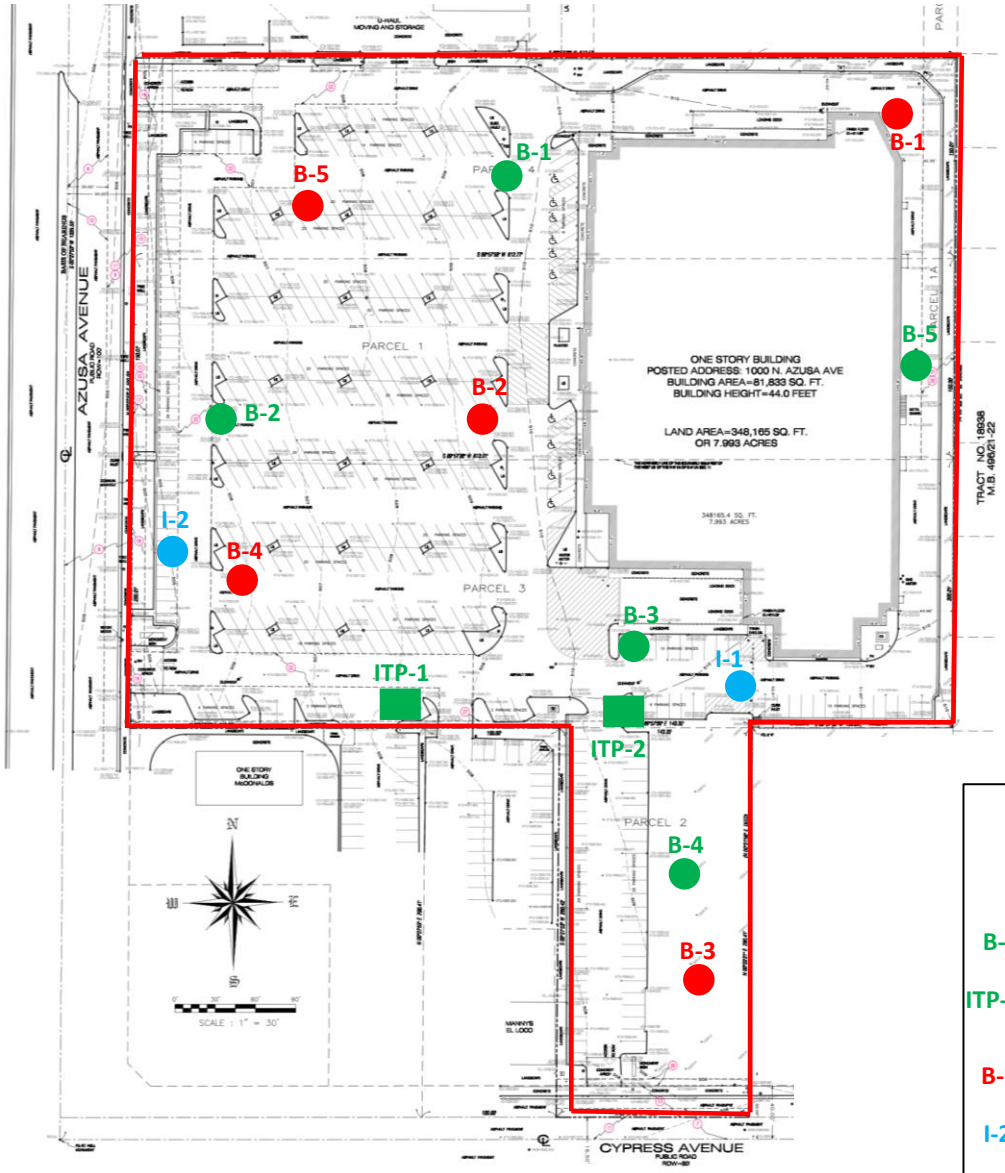
Scale:
As Shown

0 200 ft

Figure 1

Site Location Map

GEOTEK



LEGEND
(Locations are Approximate)

B-1	Exploratory Boring by GeoConcepts (2015)
ITP-2	Infiltration Test Pit by GeoConcepts (2018)
B-5	Exploratory Boring by GeoTek
I-2	Percolation Boring by GeoTek

Melia Homes
Mixed-Use Development
1000 North Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

Scale:
0 150 ft

Figure 2a

Exploration Location Map

GEOTEK

N

LEGEND
(Locations are Approximate)

- B-1 — Exploratory Boring by GeoConcepts (2015)
- ITP-2 — Infiltration Test Pit by GeoConcepts (2018)
- B-5 — Exploratory Boring by GeoTek
- I-2 — Percolation Boring by GeoTek

Melia Homes
Mixed-Use Development
1000 North Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

Scale:
0 150 ft

Figure 2b

Exploration Location Map

GEOTEK

APPENDIX A

LOGS OF EXCAVATIONS AND LABORATORY TEST RESULTS BY GEOCONCEPTS, INC. (2015)

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

BORING: B-1

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 2.0" **ASPHALT**
						ARTIFICIAL FILL; Af, silty sand with clay binder, medium reddish brown, slightly moist, fine to medium grained, glass and rock fragments up to 0.5" in length
						1.5' - 31.0' **ALLUVIUM; Qal,**
5	116	69		5		@5.0' sand with silt and clay binder, medium brown, slightly moist, fine to coarse grained, ~3% coarse grained
4	113	38		10		@10.0' silty sand, reddish brown, slightly moist, fine to medium grained, ~5% fine gravels
2	115	33		15		@15.0' silty sand with gravels, tan to light brown, slightly moist, fine to medium grained sand, ~15% fine gravels
3	112	50		20		@20.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels, 50 blows for 6 inches
		35		25		@25.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels
4	121	50		30		@30.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels, 50 blows for 3 inches
						Total Depth - 31.0 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-2

ADDRESS: 1000 North Azusa Avenue PROJECT NO.: 5071

DATE LOGGED: November 6, 2015 LOGGED BY: RD

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 2.0" **ASPHALT**
							ARTIFICIAL FILL; Af, silty sand with clay binder, medium reddish brown, slightly moist, fine to medium grained, glass and rock fragments up to 0.5" in length
	4	114	41				1.5' - 31.0' **ALLUVIUM; Qal,**
					5		@2.5' silty sand to sandy silt, olive brown, slightly moist, fine to medium grained
	3	106	30				@7.5' sand with silt, reddish brown, slightly moist, fine to medium grained
					10		
	5	109	26				@12.5' sand with silt, tan to light brown, slightly moist, fine to coarse grained
					15		
	1	116	42				@17.5' sand with silt, light reddish brown, slightly moist, fine to coarse grained with ~5% coarse grains, ~15% fine gravels
					20		
	1	116	62				@22.5' sand with silt, light reddish brown, slightly moist, fine to coarse grained with ~5% coarse grains, ~10% fine gravels
					25		
	2	118	50				@27.5' sand with minor silt, reddish brown, slightly moist to moist, fine to medium grained, ~15% fine to medium grained gravels, 50 blows for 4 inches
					30		
	2	118	50				@30.0' sand with minor silt, reddish brown, slightly moist to moist, fine to medium grained, ~15% fine to medium grained gravels, 50 blows for 3 inches
							Total Depth - 31.0 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-3

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 28.5' **ALLUVIUM; Qal,**
7	121	50				@2.5' silty sand, medium brown, slightly moist, fine grained, 50 blows for 6 inches
				5		
4	110	28				@7.5' silty sand to sandy silt, medium brown, slightly moist, fine grained
				10		
5	113	25				@12.5' sandy silt, medium brown, slightly moist, fine grained
				15		
0	120	37				@17.5' sand with silt, white to tan, slightly moist, fine to coarse grained sand, ~15% fine to medium sized gravels
				20		
2	123	50				@22.5' gravelly sand, reddish brown, slightly moist, fine to coarse grained sand, ~25% fine to medium sized gravels, 50 blows for 3 inches
				25		
3	121	48				@27.5' gravelly sand, reddish brown, slightly moist, fine to coarse grained sand, ~25% fine to medium sized gravels
				30		Total Depth - 28.5 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-4

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 31.0' **ALLUVIUM; Qal,**
	6	106	32		5		@5.0' silty sand, medium brown, slightly moist, fine to medium grained
	9	105	29		10		@10.0' silty sand to sandy silt, reddish brown, slightly moist to moist, fine grained
	7	111	33		15		@15.0' silty sand to sandy silt, reddish brown, slightly moist to moist, fine grained
			50		20		@20.0' No Recovery
	9	112	48		25		@25.0' silty sand to sandy silt, yellowish brown, slightly moist, fine to medium grained
	6	115	49		30		@30.0' silty sand to sandy silt, yellowish brown, slightly moist, fine to medium grained
							Total Depth - 31.0 Feet No Groundwater 8" Hollow Stem Auger with Autohammer

BORING: B-5

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

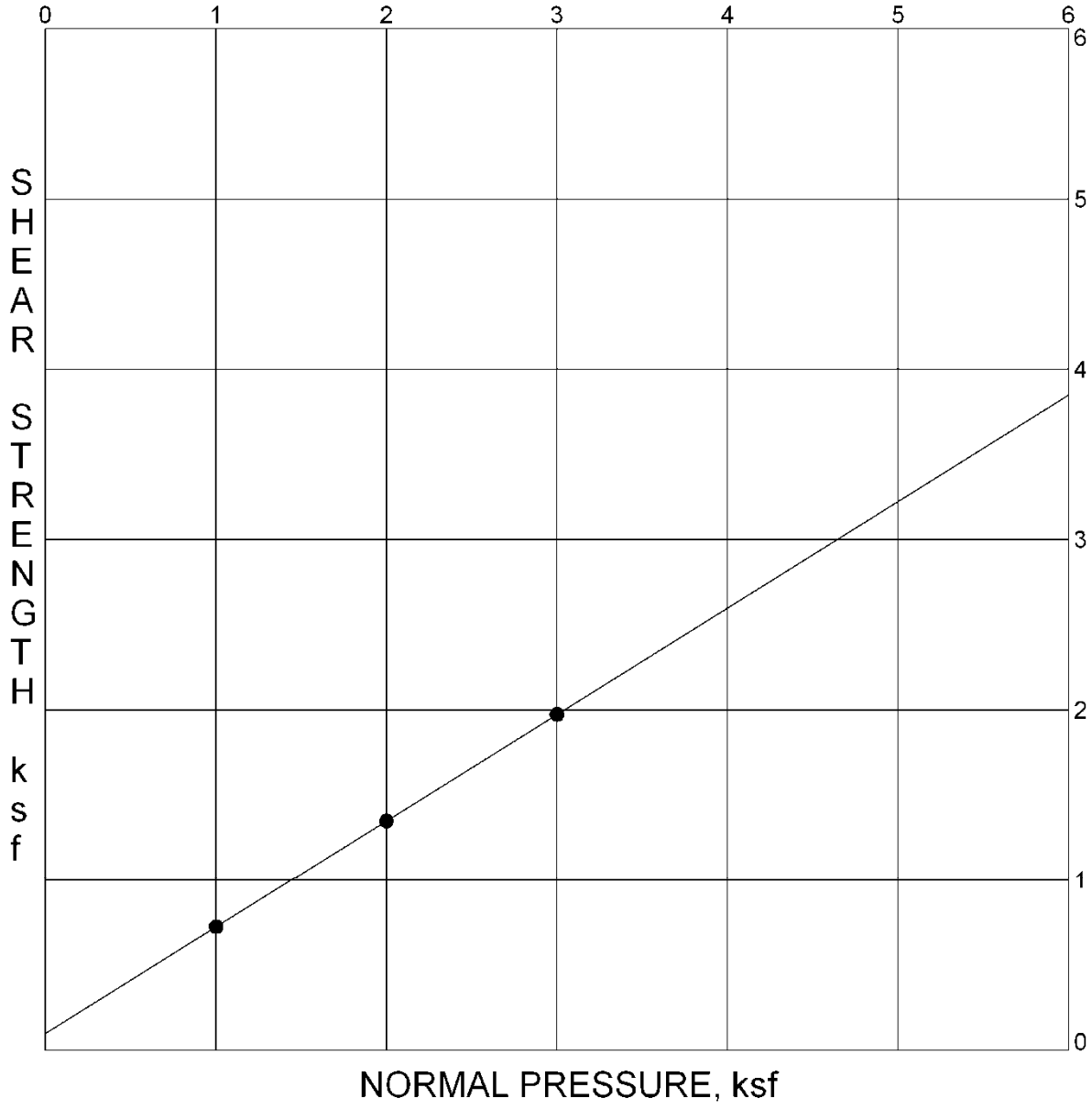
ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 2.0" **ASPHALT**
							2.0" - 31.0' **ALLUVIUM; Qal,**
	3	109	27		5		@5.0' silty sand to sandy silt, light reddish brown, slightly moist, fine to medium grained
	3	107	22		10		@10.0' silty sand, light reddish brown, slightly moist, fine to medium grained
			26		15		@15.0' No Recovery
	3	113	50		20		@20.0' gravelly silty sand, light reddish brown, slightly moist, fine to medium grained sand, ~25% fine to coarse sized gravels, 50 blows for 5 inches
	5	112	45		25		@25.0' silty sand to sandy silt, light reddish brown, slightly moist to moist, fine to medium grained
	5	112	82		30		@30.0' sandy silt, reddish brown, slightly moist to moist, fine grained
							Total Depth - 31 Feet No Groundwater 8" Hollow Stem Auger with Autohammer

LABORATORY RECAPITULATION 1 PROJECT: 1000 North Azusa Avenue PROJECT NO.: 5071						
Exploration	**Depth (ft)**	**Material**	**Dry Density In Situ (P.C.F.)**	**Moisture Content (%)**	**Cohesion (K.S.F)**	**Friction Angle (degree)**
B-1	5	Qal	116.1	5.1	0.1	32
B-1	10	Qal	113	4.4		
B-1	15	Qal	115	1.9		
B-1	20	Qal	112.1	2.5		
B-1	25	Qal				
B-1	30	Qal	121	3.8		
B-2	2.5	Qal	114	4.4		
B-2	7.5	Qal	105.7	3.2		
B-2	12.5	Qal	109.5	4.9		
B-2	17.5	Qal	116.1	1.1		
B-2	22.5	Qal	116.1	1		
B-2	27.5	Qal	118.4	1.6		
B-2	30	Qal	117.6	1.5		
B-3	2.5	Qal	121.2	6.9	0.05	32
B-3	7.5	Qal	109.7	4.1	0.05	30
B-3	12.5	Qal	113.3	5.2		
B-3	17.5	Qal	120.5	0.5		
B-3	22.5	Qal	123.1	1.9		
B-3	27.5	Qal	120.5	2.7		
B-4	5	Qal	106	6.2		
B-4	10	Qal	105	9		
B-4	15	Qal	111.1	7		
B-4	25	Qal	112	9.5		
B-4	30	Qal	115	5.9		
B-5	5	Qal	109	3.2	0.15	27
B-5	10	Qal	107.2	2.7	0.05	30
B-5	20	Qal	113.5	3.2		
B-5	25	Qal	112	5.1		
B-5	30	Qal	112.2	4.9		

LABORATORY RECAPITULATION 2 PROJECT: 1000 North Azusa Avenue PROJECT NO.: 5071						
Exploration	**Depth (ft)**	**pH**	**As-Is Soil Resistivity (ohm-cm)**	**Minimum Soil Resistivity (ohm-cm)**	**Chloride (%)**	**Sulphate (%)**
B-3	12.5	7.11	29000	6000	0.001	0.00042

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-1 @ 5.0 DESCRIPTION: Qal



Test Results

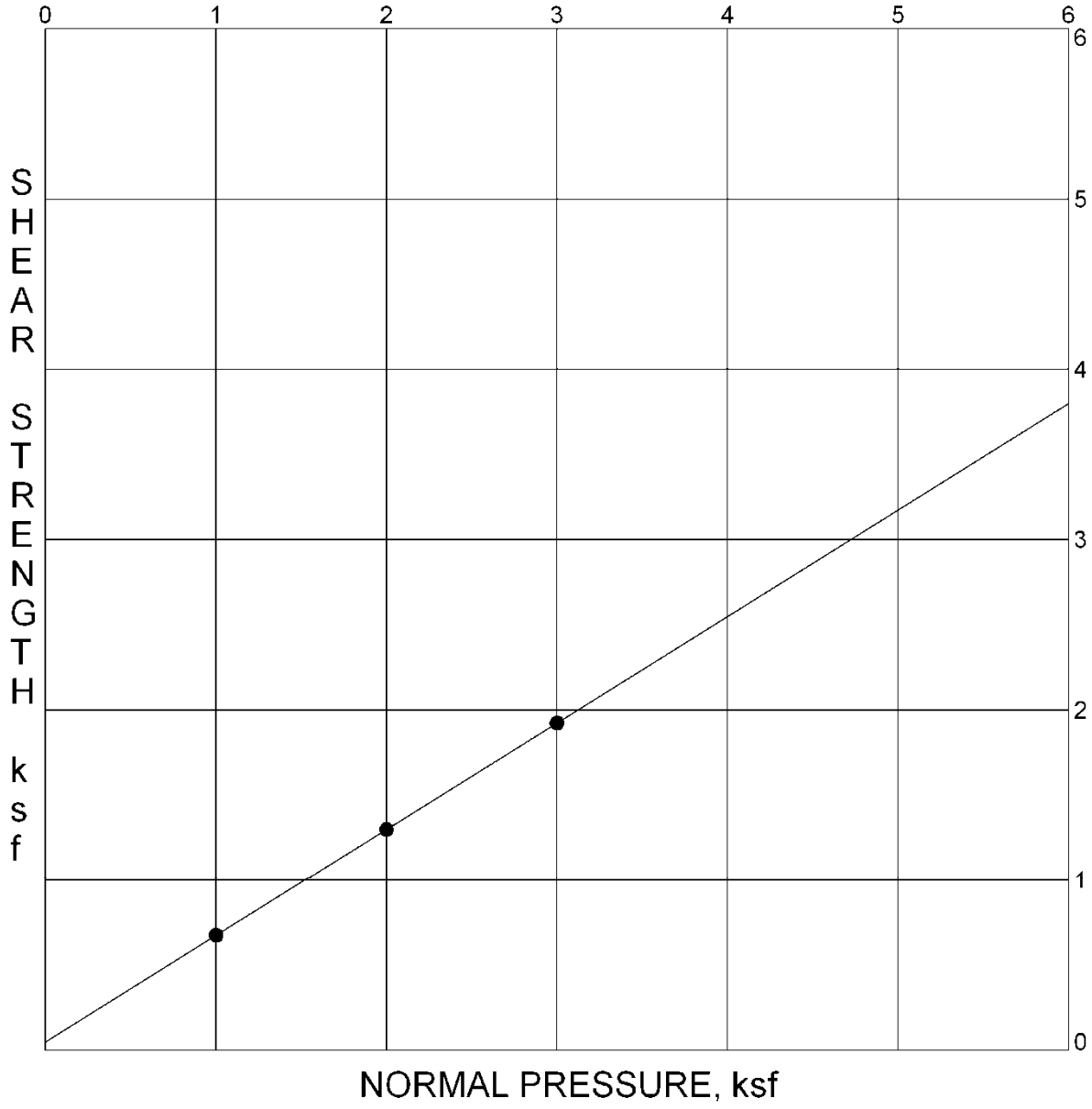
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 5.1	Dry Density: 116.1	Phi (deg): 32.0
Saturated: 16.7		Cohesion (ksf): 0.100

SHEAR TEST DIAGRAM

Figure S.1

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 2.5 DESCRIPTION: Qal



Test Results

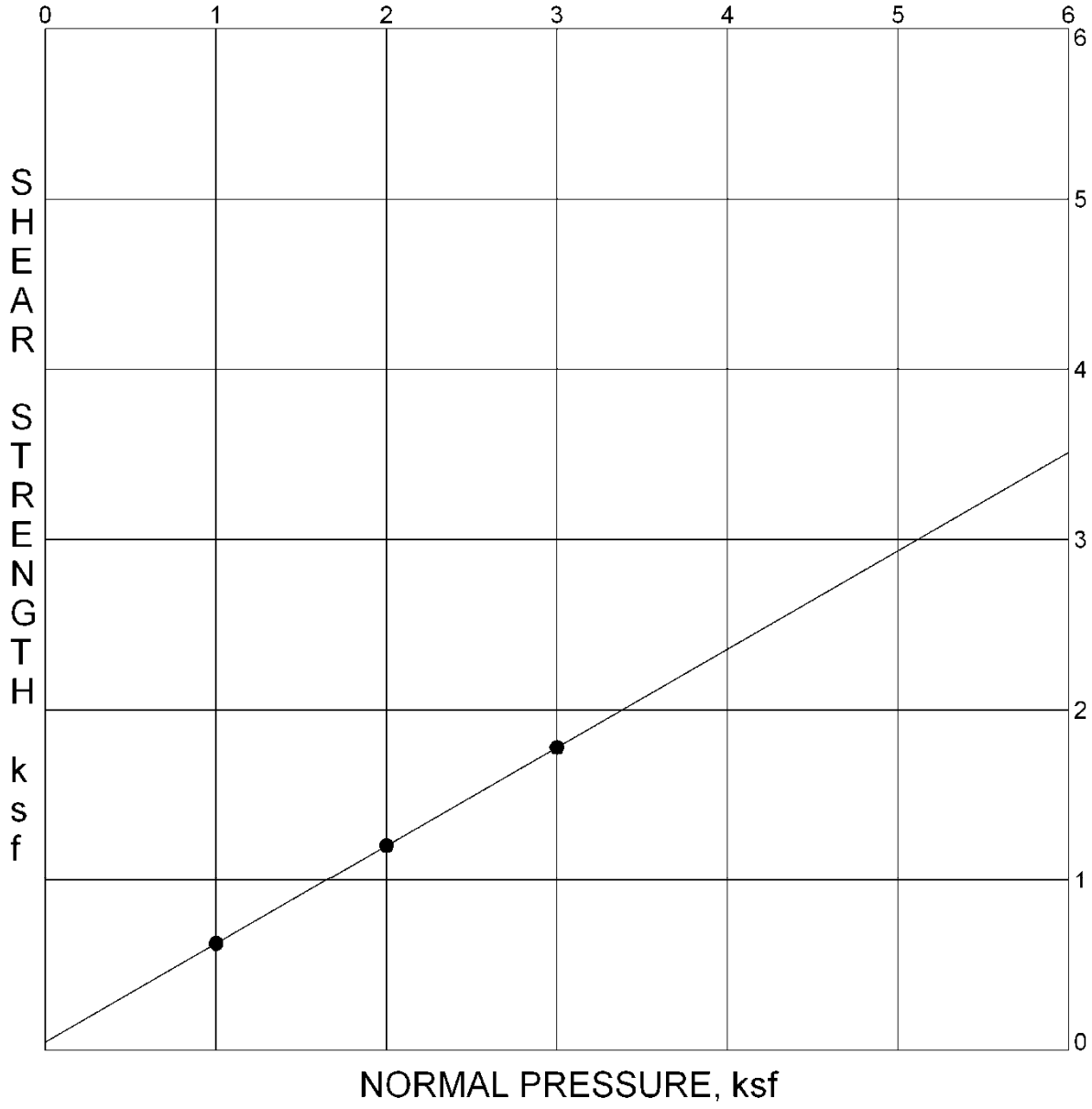
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 6.9	Dry Density: 121.2	Phi (deg): 32.0
Saturated: 14.5		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.2

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 7.5 DESCRIPTION: Qal



Test Results

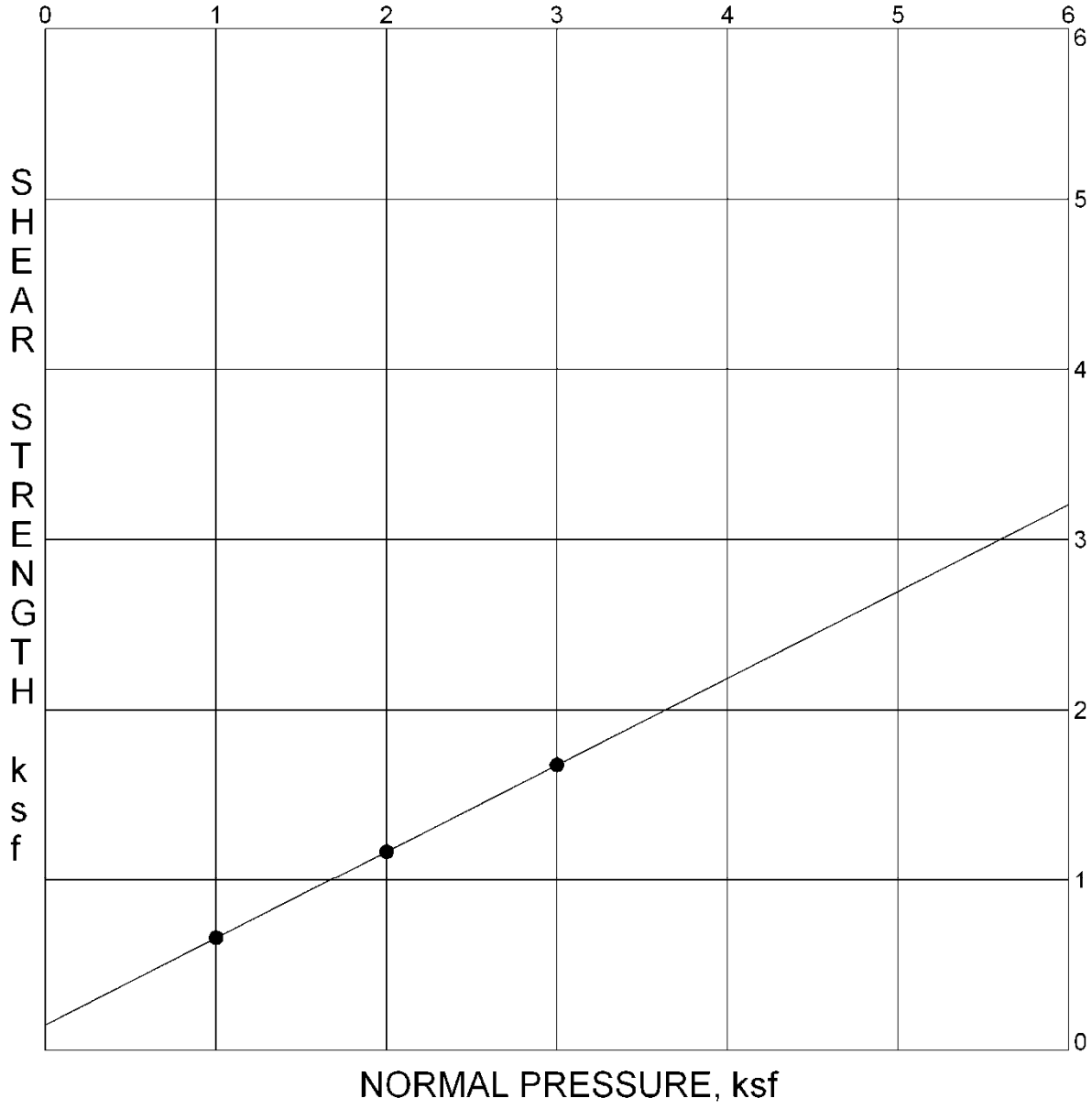
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 4.1	Dry Density: 109.7	Phi (deg): 30.0
Saturated: 19.9		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.3

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 5.0 DESCRIPTION: Qal



Test Results

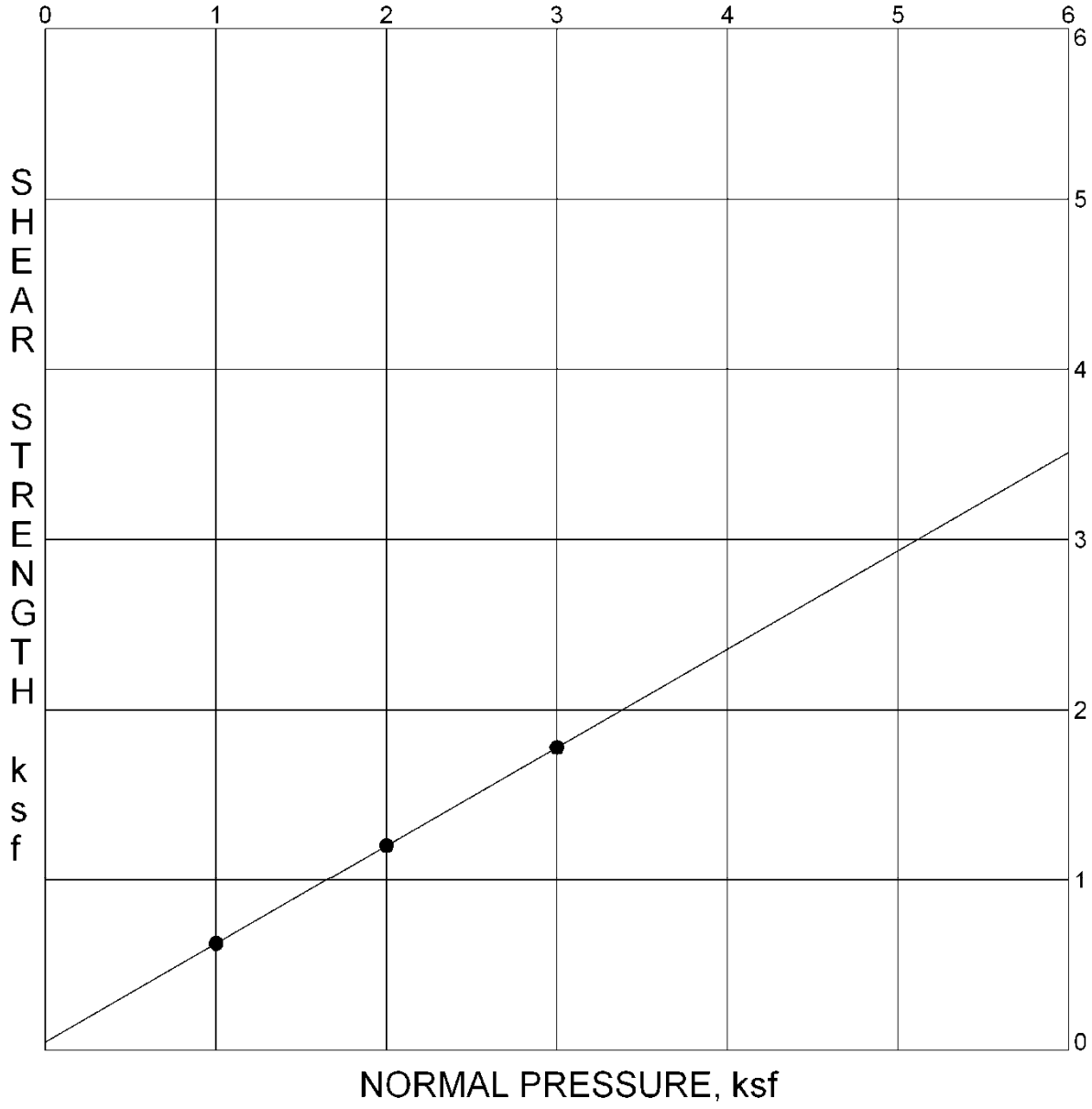
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 3.2	Dry Density: 109.0	Phi (deg): 27.0
Saturated: 20.2		Cohesion (ksf): 0.150

SHEAR TEST DIAGRAM

Figure S.4

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 10.0 DESCRIPTION: Qal



Test Results

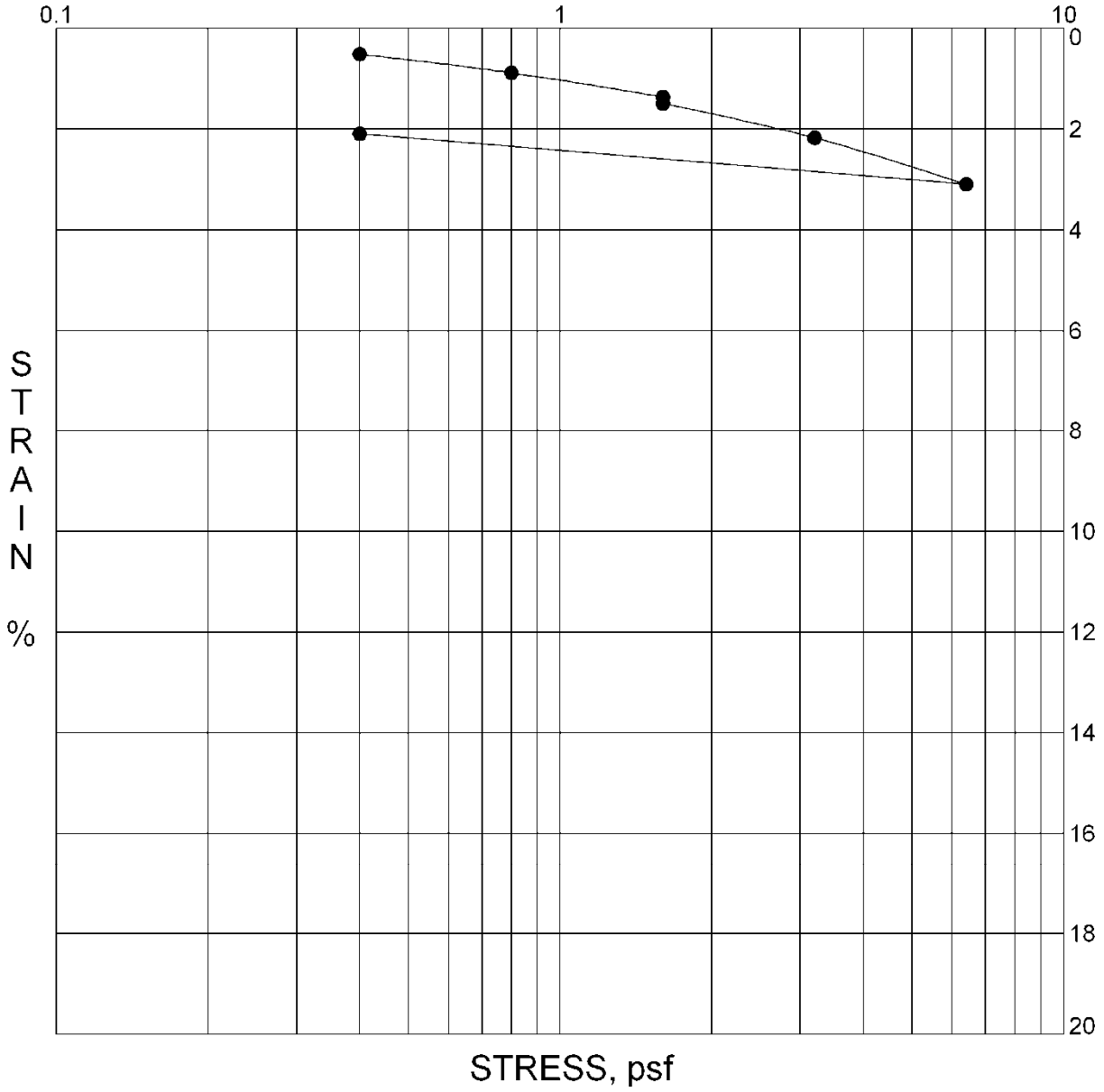
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 2.7	Dry Density: 107.2	Phi (deg): 30.0
Saturated: 21.1		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.5

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-1 @ 5.0 DESCRIPTION: Qal



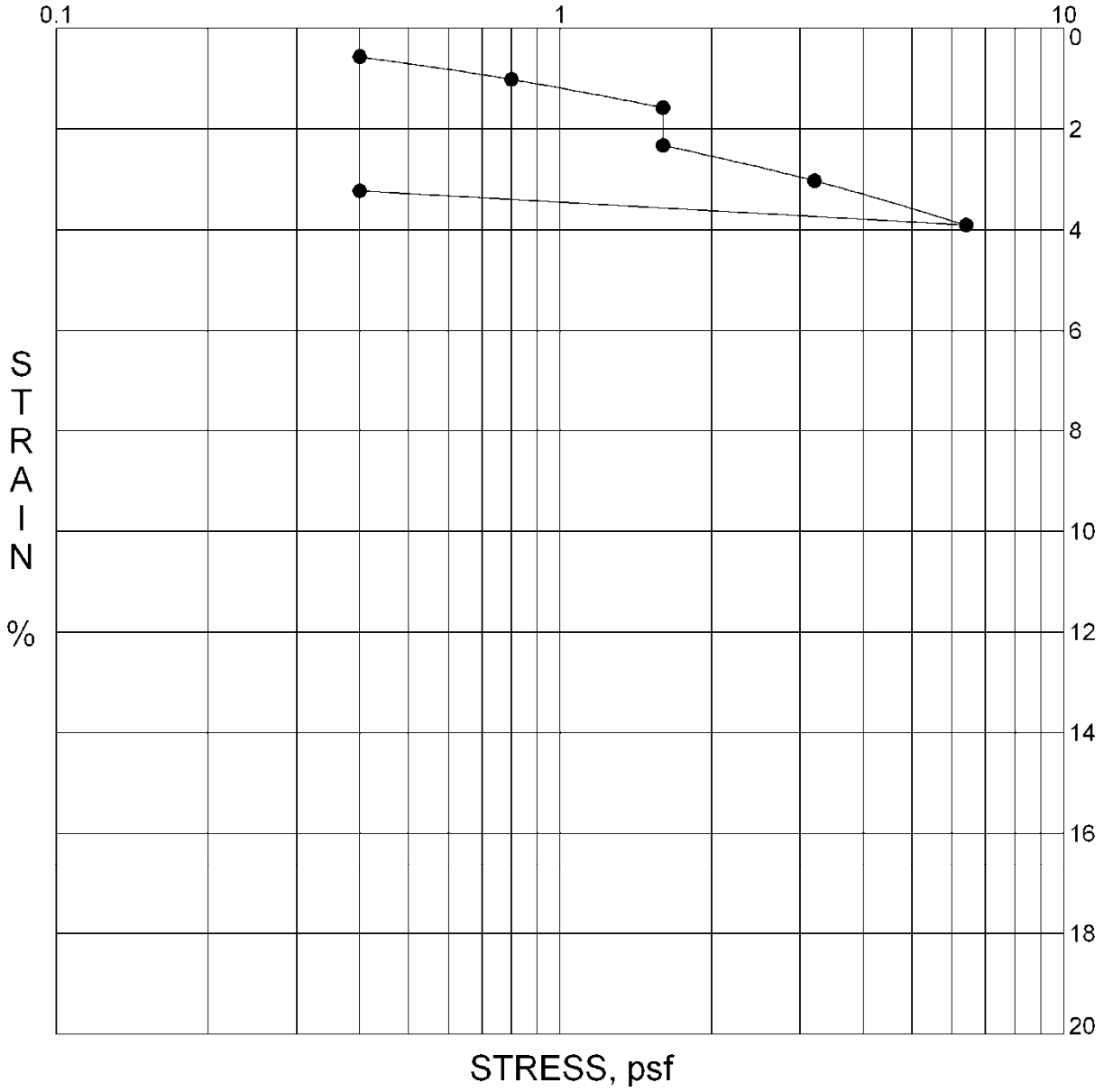
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 5.1	Dry Density: 116.1	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.1

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-2 @ 7.5 DESCRIPTION: Qal



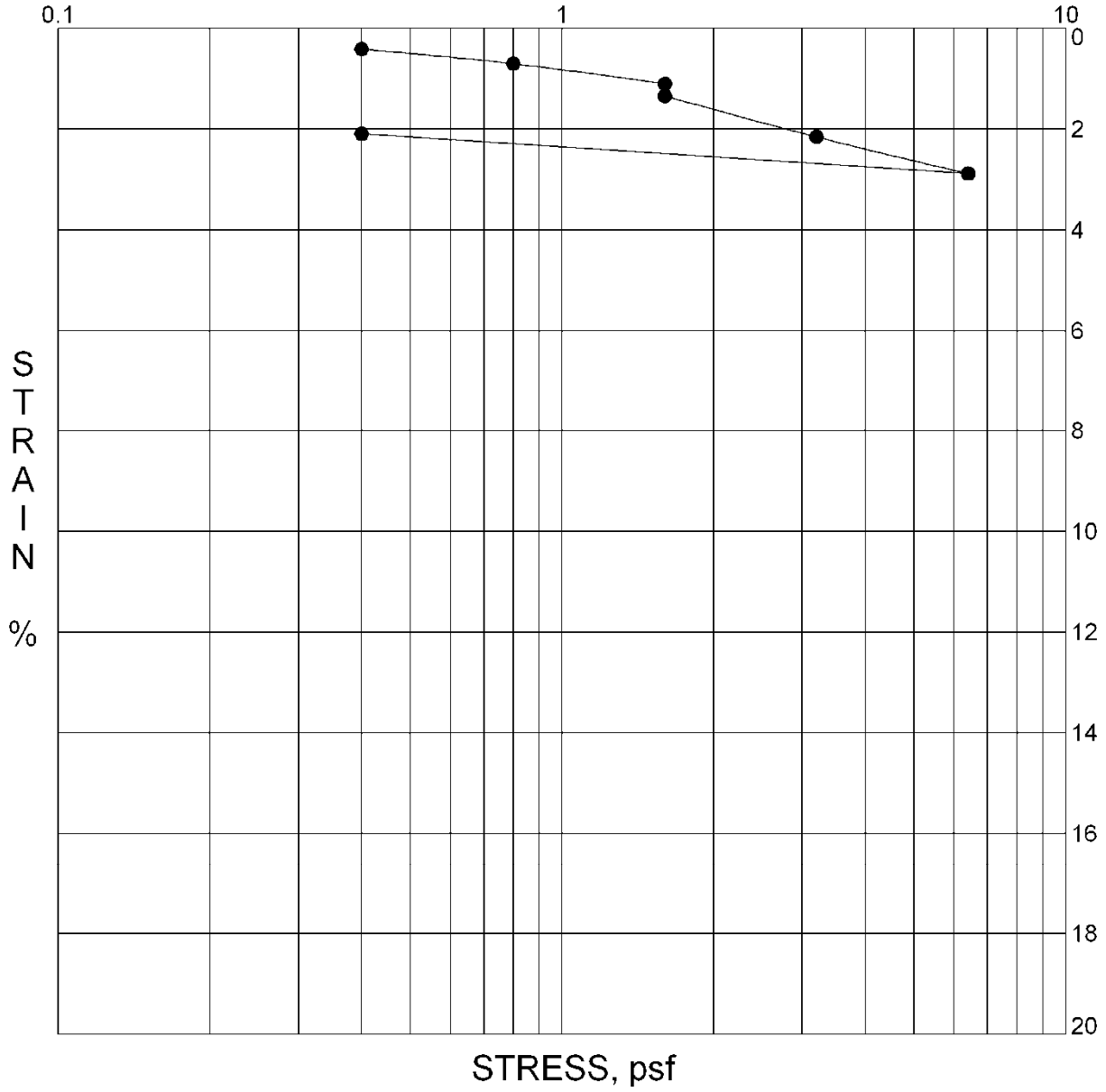
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 3.2	Dry Density: 105.7	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.2

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 2.5 DESCRIPTION: Qal



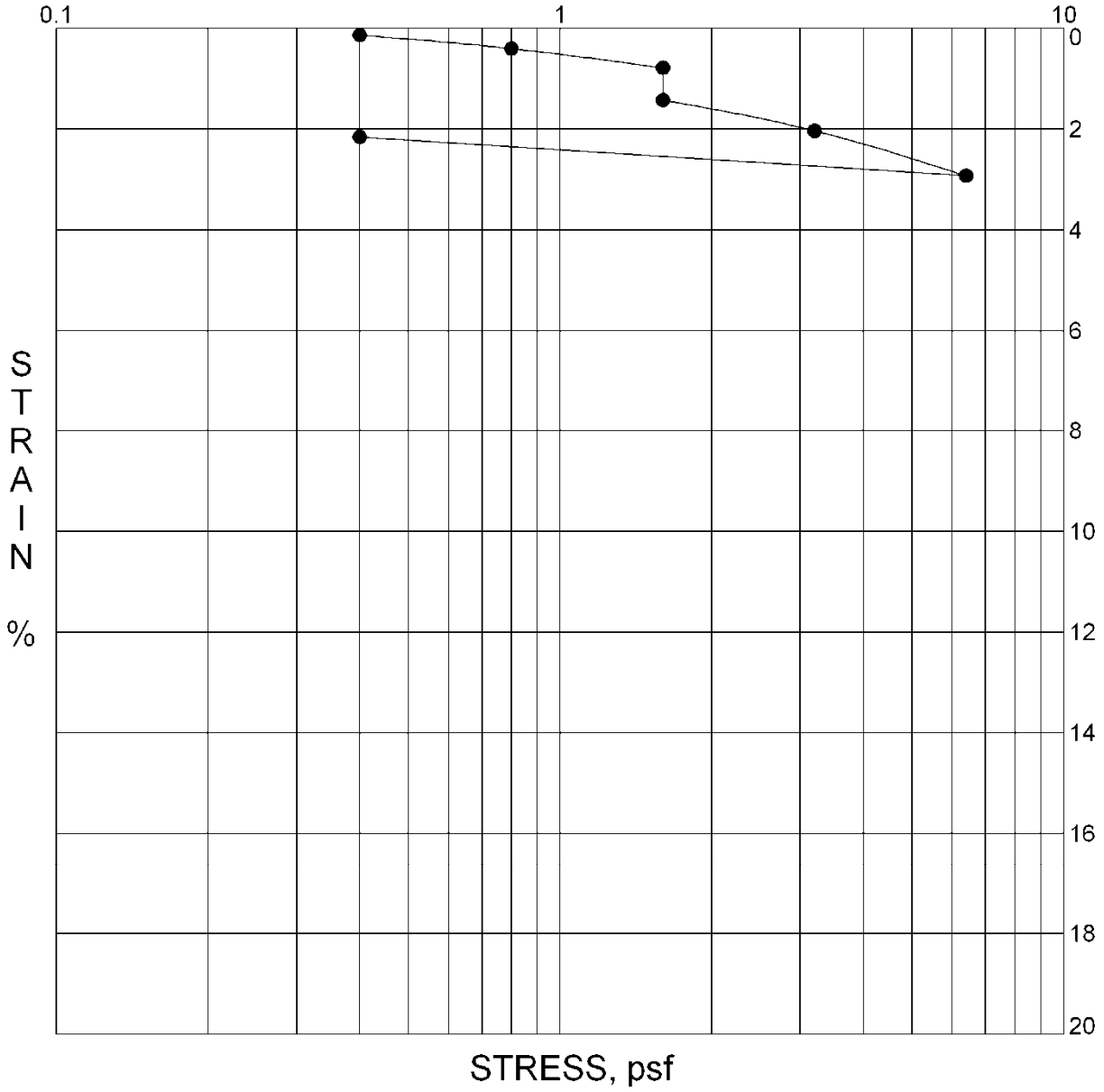
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 6.9	Dry Density: 121.2	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.3

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 7.5 DESCRIPTION: Qal



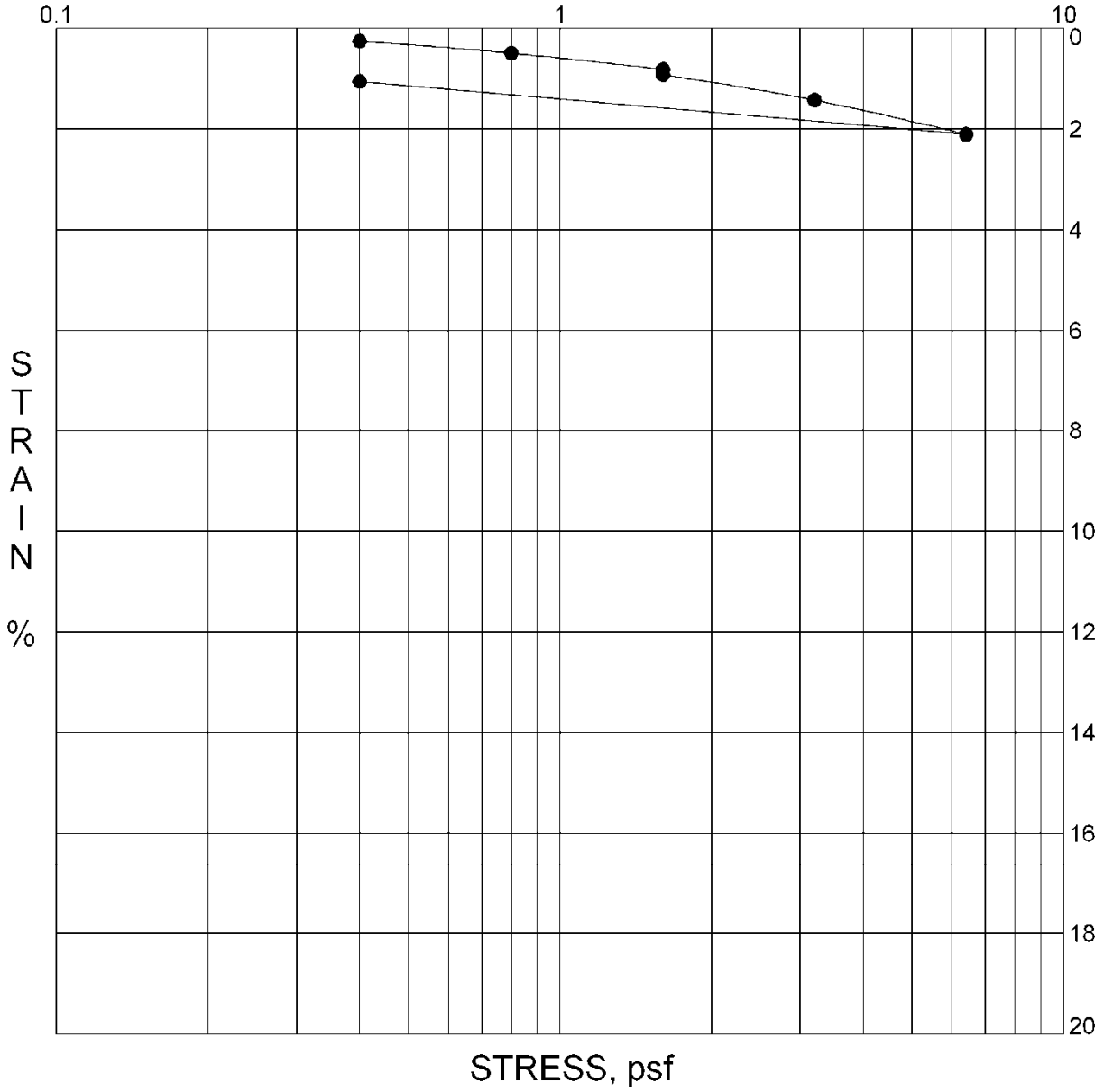
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 4.1	Dry Density: 109.7	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.4

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-4 @ 10.0 DESCRIPTION: Qal



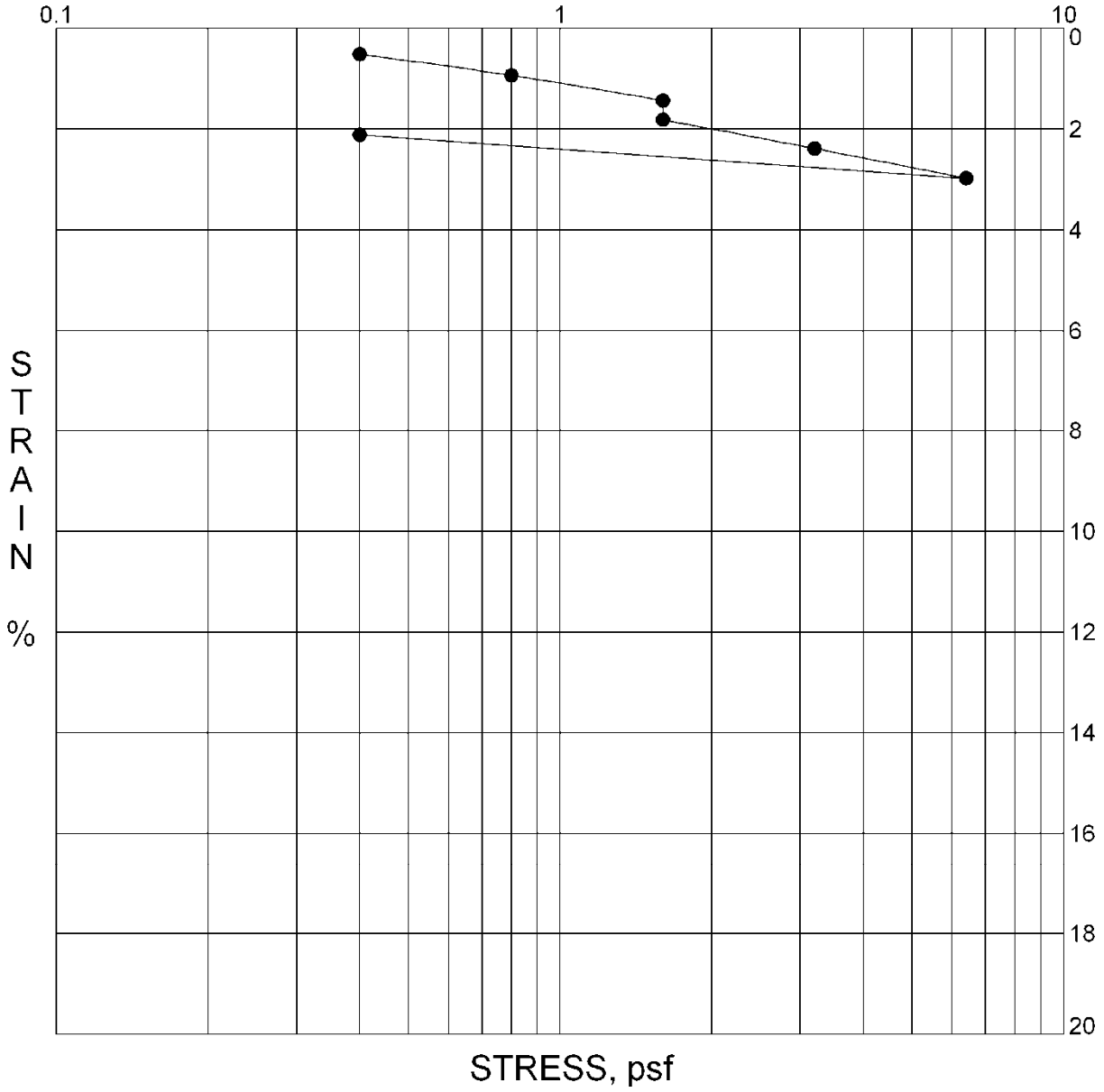
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 9.0	Dry Density: 105.0	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.5

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 10.0 DESCRIPTION: Qal



Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 2.7	Dry Density: 107.2	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.6

APPENDIX B

EXPLORATORY BORING LOGS BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The ring sampler is driven into the ground in accordance with ASTM Test Method D 3550. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the logs of borings. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than five pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B – BORING LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the logs of borings:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
……..	Dashed line denotes USCS material change
———	Solid Line denotes unit / formational change
———	Thick solid line denotes end of boring

(Additional denotations and symbols are provided on the logs of borings)

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: B-1** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, brown, slightly moist to moist			
					Alluvium:			MD, EI, SH, SR
		16 30 35	R1	SM	silty f-m SAND, brown, slightly moist, dense	3.7	121.4	
5		16 17 21	R2		becomes olive-brown, slightly moist, medium dense	2.2	119.6	
		15 22 28	R3		silty f-m SAND, brown, slightly moist, dense	2.4	114.4	
10		20 26 24	R4		silty f-c SAND, brown, slightly moist, dense, few fine gravel	2.3	131.6	
		50/6"	R5		contains some fine to coarse gravel			
15								
		50/6"	R6					
20								
		32 31 35	S1		silty f-c SAND, olive-brown, slightly moist, dense, grey-white rock pieces towards bottom of sampler			
25								
		39 50/3"	S2		same as above			
30					**BORING TERMINATED AT 30.0 FEET** No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

BORING NO.: B-2 SHEET 1 OF 2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 5" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, brown, slightly moist to moist, few clay, glass fragments			
					Alluvium:			EI, SR, SA
		11 19 25	S3	SM	silty SAND, brown, moist, medium dense	11.6	126.5	
5		13 13 13	R2		Same as above	7.7	115.0	HC, SA
		6 39 30	R3		silty f-m SAND, light brown, slightly moist, fine to coarse gravels and cobble in sampler tip, sample disturbed	3.6		SA
10		7 10 14	R4	SP	gravelly f-c SAND, brown, moist, medium dense, few cobbles	8.4	108.7	
15		2 1 2	R5	SM	silty f-c SAND, brown, moist, loose	10.3	107.2	HC, SA
20		50/6"	R6	SP	gravelly f-c SAND, brown, slightly moist to moist, very dense.			
25		32 31 35	S1		SAND, olive-brown, slightly moist to moist, very dense, some fine gravel			SA
30		35 39 50/5"	S2		Same as above			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: B-2 SHEET 2 OF 2** **MATERIAL DESCRIPTION AND COMMENTS**	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
35		23 25 26	S3		Same as above			
40		7 11 9	S4	SM	silty SAND, brown, slightly moist to moist, some fine gravel, transitions to clayey f-sandy SILT at sampler tip			SA
45		20 13 10	S5	SM	silty f-m SAND, olive-brown, slightly moist to moist, medium dense, some coarse grained sand, trace fine gravel			
50		7 8 9	S6	SM/ML	silty f SAND to f sandy SILT, brown, slightly moist to moist, stiff to medium dense			
					BORING TERMINATED AT 51.5 FEET No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

BORING NO.: B-3 SHEET 1 OF 2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				SM/ML	**Undocumented Fill:** silty f-m SAND to f-m sandy SILT, grey-brown, slightly moist to moist, rootlets			
		28 50/6"	R1	SM	**Alluvium:** silty f-m SAND, brown, slightly moist to moist, dense	6.5	127	
5		37 50/5"	R2		Same as above, fragmented rock at sampler tip.			
		6 8 11	R3	SM/ML	silty f-m SAND to f-m sandy SILT, brown, moist, medium dense to stiff	8.2	113.7	
10		13 25 29	R4	SM	silty f-c SAND, light brown, slightly moist, dense, few fine to coarse gravel present	2.1	114.9	
		36 39 50	R5		silty f-c SAND, light grey-brown, slightly moist, very dense, some fine to coarse gravel			
15								
		5 5 6	S1		silty f-c SAND, brown, slightly moist, loose, trace clay towards sampler tip.			
20								
25		3 5 5	S2		silty f-m SAND, brown, slightly moist, loose, trace clay			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	BORING NO.: B-3 SHEET 2 OF 2 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
30								
		4 5 7	S3	SM/CL	clayey silty f SAND, brown, slightly moist, loose			
					BORING TERMINATED AT 31.5 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
35								
40								
45								
50								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	BORING NO.: B-4 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, olive brown, slightly moist to moist, some clay			
					Alluvium:			
		16 30 35	R1	SM	silty f-m SAND, reddish-brown, moist, dense	11.7	114	
5		16 17 21	R2		Same as above, medium dense	11.3	113.8	
		20 26 24	R3		Same as above, trace coarse sand	10.4	118.7	
10		5 13 13	R4		silty f-c SAND, reddish-brown, slightly moist, medium dense, trace fine gravel in sampler tip	4.2	127.4	
15		5 13 13	R5		gravelly silty f-c SAND, light grey-brown, slightly moist, medium dense, minor silt			
		50/6"	R6		silty f-c SAND, olive brown, slightly moist, very dense, some fine gravel			
20					**BORING TERMINATED AT 19.0 FEET** No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: B-5** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f-c SAND to f-c sandy SILT, olive brown, slightly moist to moist, some clay.			
5		12 25 37	R1	SM	**Alluvium:** silty f-m SAND, dark reddish-brown, moist, dense	7.1	120	
		15 19 30	R2	ML/SM	f-c sandy SILT to silty f-c SAND, dark brown, moist, dense, trace fine to coarse gravels and cobbles	8.0	130.3	
10		20 27 38	R3		Same as above, fine to medium grained sand with trace coarse sand	8.2	131.2	
		12 17 17	R4		Same as above, trace coarse sand and fine gravel	10.3	123.5	
15		9 10 9	R5		Same as above, trace coarse sand	10.7	120.5	
20		50/6"	R6	SP	gravelly f-c SAND, whitish-grey, slightly moist, very dense, large rock pieces			
					BORING TERMINATED AT 20.5 FEET No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: I-1** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 6" Base			
				SM	**Undocumented Fill:** silty f-c SAND, dark brown, slightly moist			
				SM	**Alluvium:** silty f-m SAND, reddish-brown, slightly moist			
5					silty f-c SAND, brown, slightly moist, trace coarse sand			
10					Same as above, trace fine gravel			
15		12 18 20	S1		silty f-m SAND, whitish-brown, slightly moist			
					BORING TERMINATED AT 15.0 FEET No groundwater encountered Boring set with pipe, sock, and gravel in annular space			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: I-2** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/CL	**Undocumented Fill:** silty SAND to sandy CLAY, olive brown slightly moist to moist			
				SM/ML	**Alluvium:** silty f-m SAND to f-m sandy SILT, reddish-brown, slightly moist			
5					Same as above, darker color			
10					Same as above			
		12 18 20	S1	SM	silty f-m SAND, light brown, slightly moist, some coarse sand, 10-15% f. gravel			
15					**BORING TERMINATED AT 15.0 FEET** No groundwater encountered Boring set with pipe, sock, and gravel in annular space			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

APPENDIX C

LABORATORY TEST RESULTS BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

SUMMARY OF LABORATORY TESTING

Classification
Soils were classified visually in general accordance to the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the logs of exploratory borings in Appendix A.

Collapse
Several collapse tests were conducted in accordance with ASTM D4546. The results of these tests are presented herewith.

Direct Shear
Direct shear testing was performed on remolded samples of the surficial soils according to ASTM Test Method D 3080. The results of these tests are presented herewith.

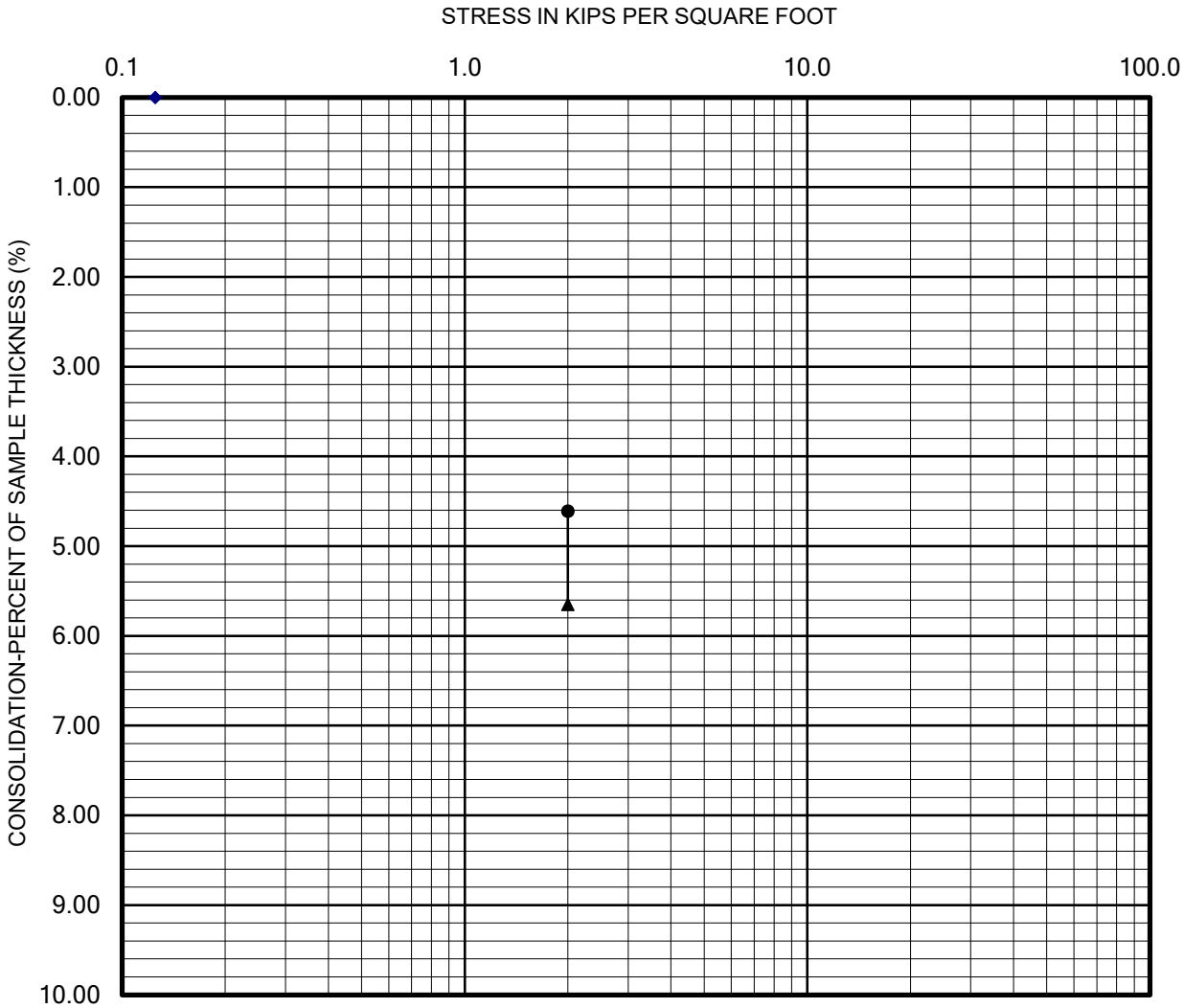
Expansion Index
The expansion potential of the soils was determined by performing expansion index tests on two representative soil samples from the site in general accordance with ASTM D 4829. The results of these tests are presented herewith.

In Situ Moisture Content and Unit Weight
The field moisture content was measured in the laboratory on selected samples collected during the field investigation. The field moisture content is determined as a percentage of the dry unit weight. The dry density was measured in the laboratory on selected ring samples. The results are shown on the logs of exploratory borings in Appendix A.

Moisture-Density Relationship
Laboratory testing was performed on a representative soil sample collected during the subsurface exploration. The laboratory maximum dry density and optimum moisture content for the soil type was determined in general accordance with test method ASTM Test Procedure D 1557. The results are presented herewith.

Percent Passing No. 200 Sieve
Several samples were tested to estimate the amount of soil finer than No. 200 sieve. Tests were conducted in general accordance with ASTM D 1140. The results are presented herewith.

Sulfate Content, Resistivity and Chloride Content
Testing to determine the water-soluble sulfate content, minimum resistivity, and chloride concentration in selected soil samples was performed by others. The results are included herewith.



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

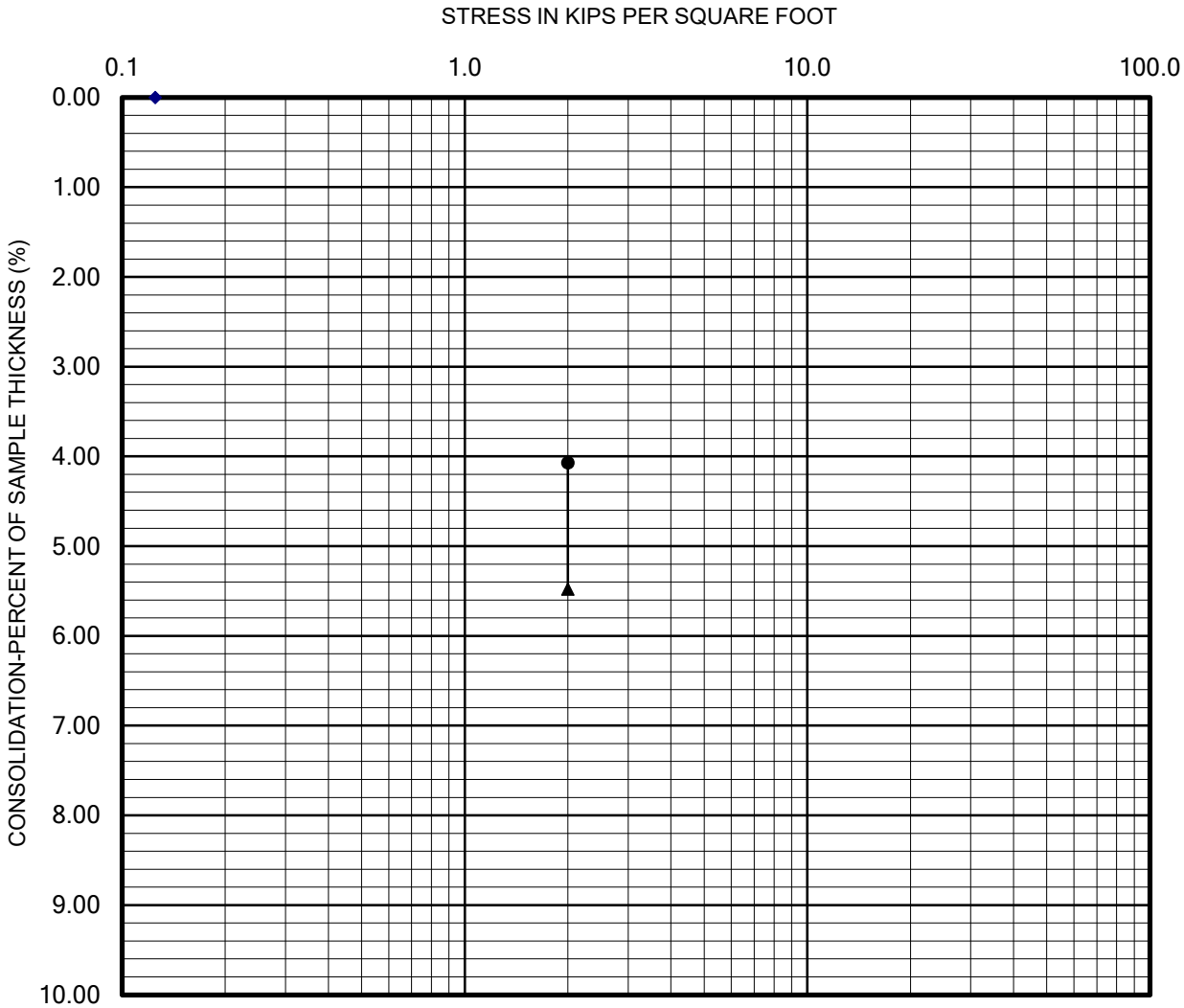
PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

COLLAPSE REPORT

Sample: B-2 @ 5 feet

CHECKED BY: DA	Lab: Corona
PROJECT NO.: 3260-CR	Date: 7/13/2022



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

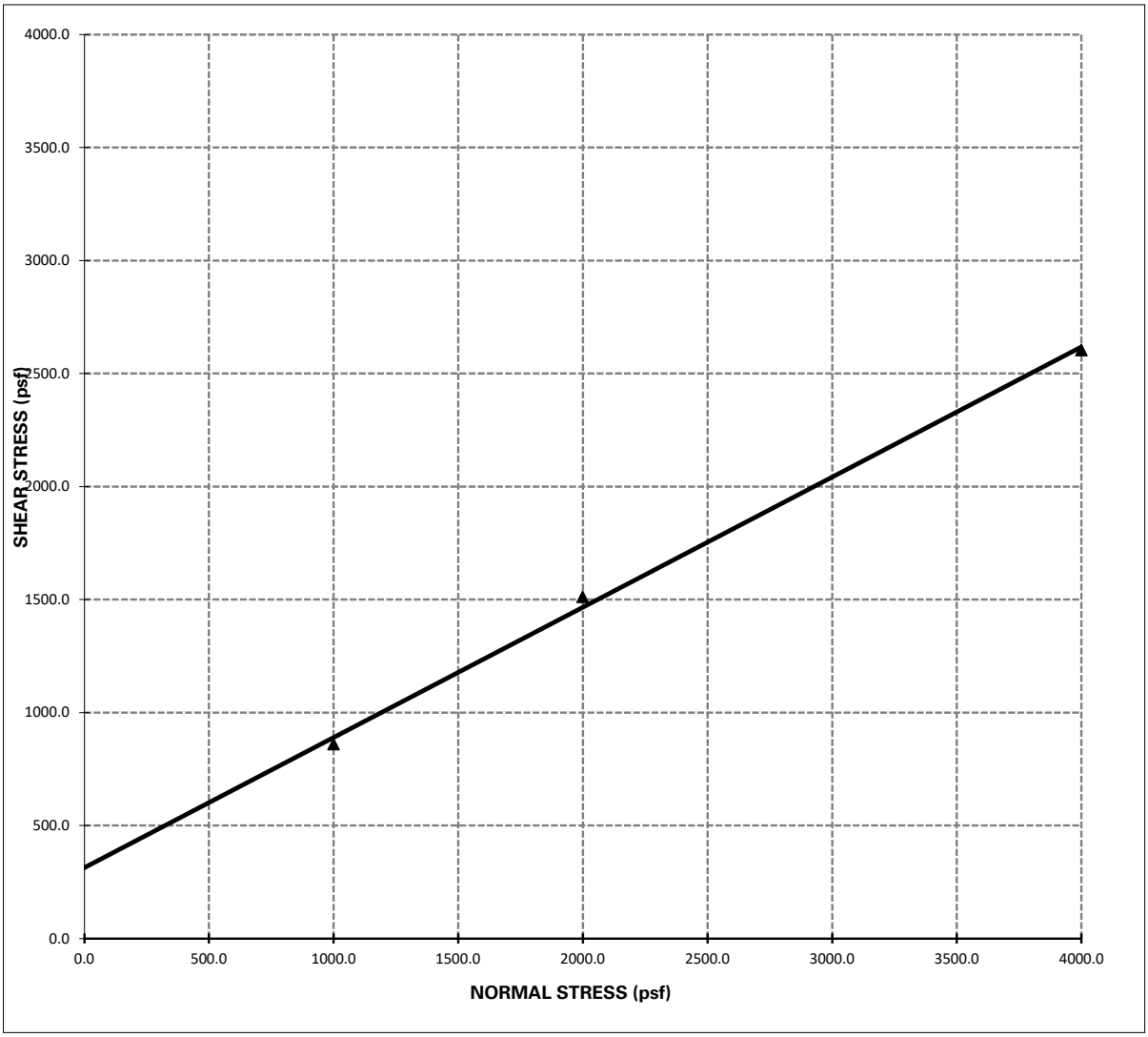
COLLAPSE REPORT

Sample: B-2 @ 15 feet

CHECKED BY: DA	Lab: Corona
PROJECT NO.: 3260-CR	Date: 7/13/2022

DIRECT SHEAR TEST

Project Name:	1000 North Azusa Avenue, Covina	***Sample Location:***	B-1 @ 2-5 feet
Project Number:	3260-CR	***Date Tested:***	7/11/2022



Shear Strength: Φ = **30°** , **C = 314 psf**

Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.035 in/min.

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Melia Homes	***Tested/ Checked By:***	MP Lab No Corona
Project Number:	3260-CR	***Date Tested:***	7/14/2022
Project Location:	1000 N Azusa Avenue, Covina	***Sample Source:***	B-1 @ 2-5 feet
		Sample Description:	

Ring #: _____ Ring Dia. : 4.01" Ring Ht. 1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	781.0
Weight of ring (gm)	370.3
Net weight of sample (gm)	**410.7**
Wet Density, lb / ft3 (C*0.3016)	**123.9**
Dry Density, lb / ft3 (D/1.F)	**114.1**

SATURATION DETERMINATION

Moisture Content, %	8.6
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.7**

READINGS

DATE	TIME	READING	
7/14/2022		0.3510	Initial
7/14/2022		0.3490	10 min/Dry
7/15/2022		0.3490	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
800.8	**13.4**

EXPANSION INDEX = 0

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Melia Homes	***Tested/ Checked By:***	MP Lab No Corona
Project Number:	3260-CR	***Date Tested:***	7/14/2022
Project Location:	1000 N Azusa Avenue, Covina	***Sample Source:***	B-2 @ 2-5 feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht.1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	771.9
Weight of ring (gm)	368.2
Net weight of sample (gm)	**403.7**
Wet Density, lb / ft3 (C*0.3016)	**121.8**
Dry Density, lb / ft3 (D/1.F)	**111.2**

SATURATION DETERMINATION

Moisture Content, %	9.5
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**49.8**

READINGS

DATE	TIME	READING	
7/14/2022		0.3580	Initial
7/14/2022		0.3570	10 min/Dry
7/15/2022		0.3650	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
791.4	**14.3**

EXPANSION INDEX = 8

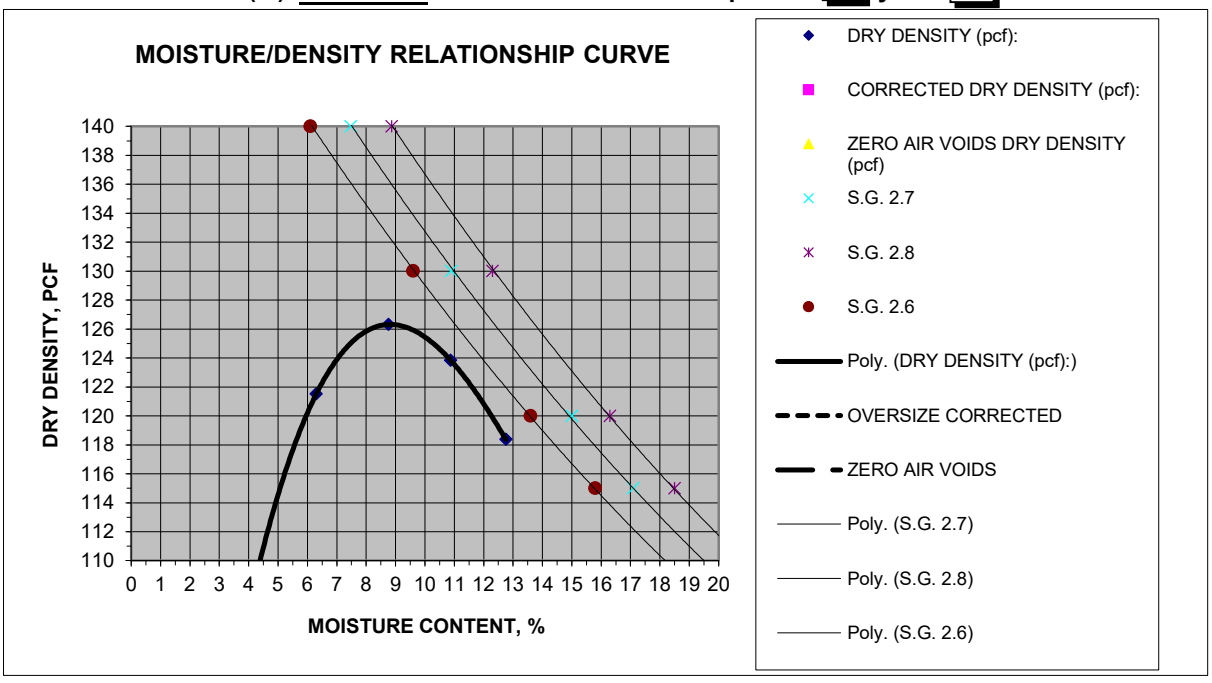
GEOTEK

MOISTURE/DENSITY RELATIONSHIP

Client:	Melia Homes	**Job No.:**	3260-CR
Project:	1000 North Azusa Ave	**Lab No.:**	Corona
Location:	Covina		
Material Type:	Brown silty f-m sand		
Material Supplier:	-		
Material Source:	-		
Sample Location:	B1 @ 2-5 feet		
	-		
Sampled By:	KIG	**Date Sampled:**	6/29/2022
Received By:	MJP	**Date Received:**	6/29/2022
Tested By:	MJP	**Date Tested:**	7/7/2022
Reviewed By:	DA	**Date Reviewed:**	7/20/2022

Test Procedure: ASTM D1557 **Method:** A

Oversized Material (%): 10.5 **Correction Required:** ■ yes ☐ no



MOISTURE DENSITY RELATIONSHIP VALUES

Maximum Dry Density, pcf	126.5	**@ Optimum Moisture, %**	9.0
Corrected Maximum Dry Density, pcf		**@ Optimum Moisture, %**	

MATERIAL DESCRIPTION

Grain Size Distribution:

	% Gravel (retained on No. 4)
	% Sand (Passing No. 4, Retained on No. 200)
	% Silt and Clay (Passing No. 200)

Atterberg Limits:

	Liquid Limit, %
	Plastic Limit, %
	Plasticity Index, %

Classification:

Unified Soils Classification:

AASHTO Soils Classification:

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-1
Client: Melia Homes depth 25 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	297	63.4	17.6%	

Dry Weight 360.4

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 2-5 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	252.5	168.7	40.1%	

Dry Weight 421.2

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 5 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	196.1	96.2	32.9%	

Dry Weight 292.3

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 7 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	224.2	67.3	23.1%	

Dry Weight 291.5

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 15 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	164.4	74.8	31.3%	

Dry Weight 239.2

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 25 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	416.8	23.2	5.3%	

Dry Weight 440

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 40 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	199.3	116.3	36.9%	

Dry Weight 315.6

Soak Time 1440 Minutes

Soil Analysis Lab Results

Client: GeoTek, Inc.
Job Name: 1000 North Azusa, Covina
Client Job Number: 3260-CR Melia Homes
Project X Job Number: S220708D
July 12, 2022

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^{--}	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B1	2-5'	127.2	0.0127	57.2	0.0057	17,420	6,700	8.2	187	0.57	12.4	4.4	ND	55.8	6.6	23.0	31.2	1.1	1.1
B2	2-5'	71.9	0.0072	25.5	0.0026	12,730	6,231	7.8	146	0.90	11.8	4.2	ND	39.5	12.6	21.1	31.6	2.1	6.6

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

29990 Technology Dr., Suite 13, Murrieta, CA 92563 Tel: 213-928-7213 Fax: 951-226-1720
www.projectxcorrosion.com

APPENDIX D

INFILTRATION TEST DATA BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

GeoTek, Inc.
INFILTRATION TESTING

Depth of Hole (D_T) in.	180
Boring Radius, in.	4

Test No. I-1
3260-CR

Trial No.	Time Interval (ΔT) Min.	Initial Depth (D_0) in.	Final Depth (D_f) in.	Change In Level (ΔD) in.	Flow Rate (in3/hr)	Surface Area of Test Section (in2)	Field Infiltration Rate (in/hr)
10 min test	10	156.00	170.00	14.00			
1	10	156.00	170.00	14.00	4222.30	301.59	14.00
2	10	156.00	169.13	13.13	3958.40	323.58	12.23
3	10	156.00	174.38	18.38	5541.76	191.64	28.92
4	10	156.00	170.38	14.38	4335.39	292.17	14.84
5	10	156.00	171.13	15.13	4561.59	273.32	16.69
6	10	156.00	168.75	12.75	3845.31	333.01	11.55
7	10	156.00	168.00	12.00	3619.11	351.86	10.29
8	10	156.00	168.50	12.50	3769.91	339.29	11.11
9	10	156.00	169.50	13.50	4071.50	314.16	12.96
10	10	156.00	168.25	12.25	3694.51	345.57	10.69
11	10	156.00	168.00	12.00	3619.11	351.86	10.29
12	10	156.00	168.13	12.13	3656.81	348.72	10.49

GeoTek, Inc.
INFILTRATION TESTING

Depth of Hole (D_T) in.	180
Boring Radius, in.	4

Test No. I-2
3260-CR

Trial No.	Time Interval (ΔT) Min.	Initial Depth (D_0) in.	Final Depth (D_f) in.	Change In Level (ΔD) in.	Flow Rate (in3/hr)	Surface Area of Test Section (in2)	Field Infiltration Rate (in/hr)
10 min test	10	156.00	170.00	14.00			
1	10	156.00	170.50	14.50	4373.09	289.03	15.13
2	10	156.00	164.00	8.00	2412.74	452.39	5.33
3	10	156.00	164.75	8.75	2638.94	433.54	6.09
4	10	156.00	164.38	8.38	2525.84	442.96	5.70
5	10	156.00	162.38	6.38	1922.65	493.23	3.90
6	10	156.00	162.13	6.13	1847.25	499.51	3.70
7	10	156.00	161.75	5.75	1734.16	508.94	3.41
8	10	156.00	161.88	5.88	1771.86	505.80	3.50
9	10	156.00	162.00	6.00	1809.56	502.65	3.60
10	10	156.00	161.75	5.75	1734.16	508.94	3.41
11	10	156.00	161.75	5.75	1734.16	508.94	3.41
12	10	156.00	161.63	5.63	1696.46	512.08	3.31

APPENDIX E

RESULTS OF SEISMIC SETTLEMENT ANALYSIS

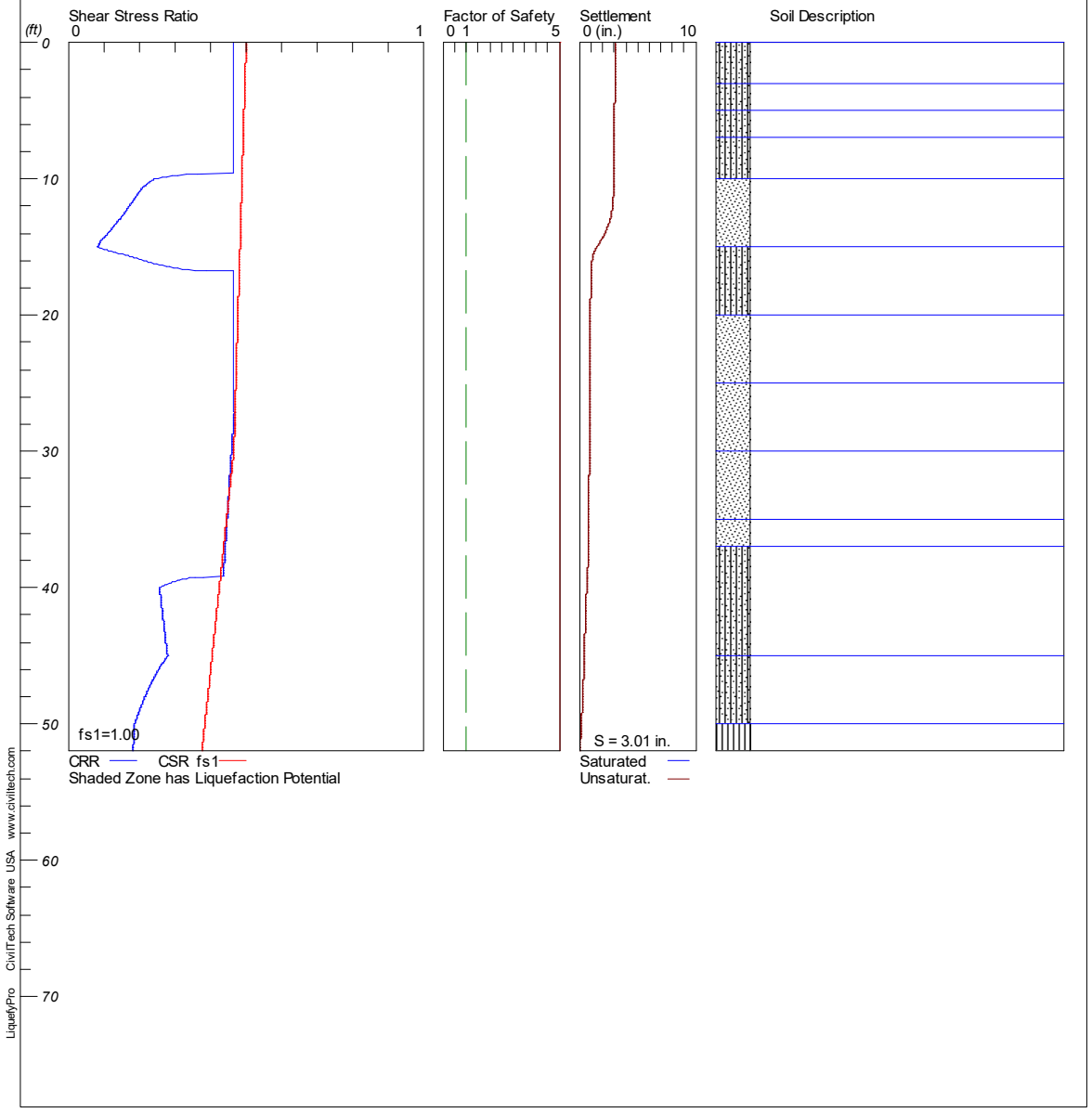
Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

LIQUEFACTION ANALYSIS

1000 N. Azusa Avenue, Covina

Hole No.=B-2 Water Depth=200 ft

Magnitude=7.72
Acceleration=0.77g



GeoTek, Inc.

APPENDIX F

GENERAL EARTHWORK AND GRADING GUIDELINES

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

GENERAL GRADING GUIDELINES

Guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the California Building Code, CBC (2019) and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspect of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.
4. Density tests may be made on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.

6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause in delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
   a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
   b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep effected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory back hoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).

2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
   a) Moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
   b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
   a) They are not placed in concentrated pockets;
   b) There is a sufficient percentage of fine-grained material to surround the rocks;
   c) The distribution of the rocks is observed by, and acceptable to, our representative.
5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractors responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that "worked" on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
   a) shallow (12 + inches) under slab interior trenches and,
   b) as bedding in pipe zone.

   The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.
3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractors procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this would be brought to the contractors attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is, imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. Safety Meetings: Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. Safety Vests: Safety vests are provided for and are to be worn by our personnel while on the job site.
3. Safety Flags: Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

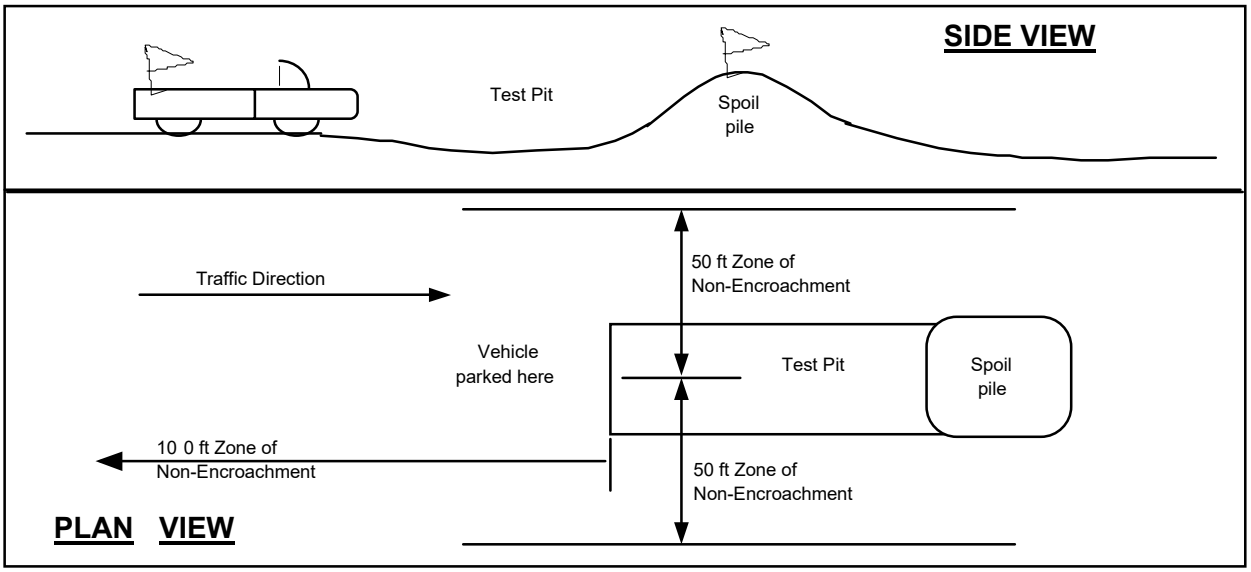
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or
4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractors representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

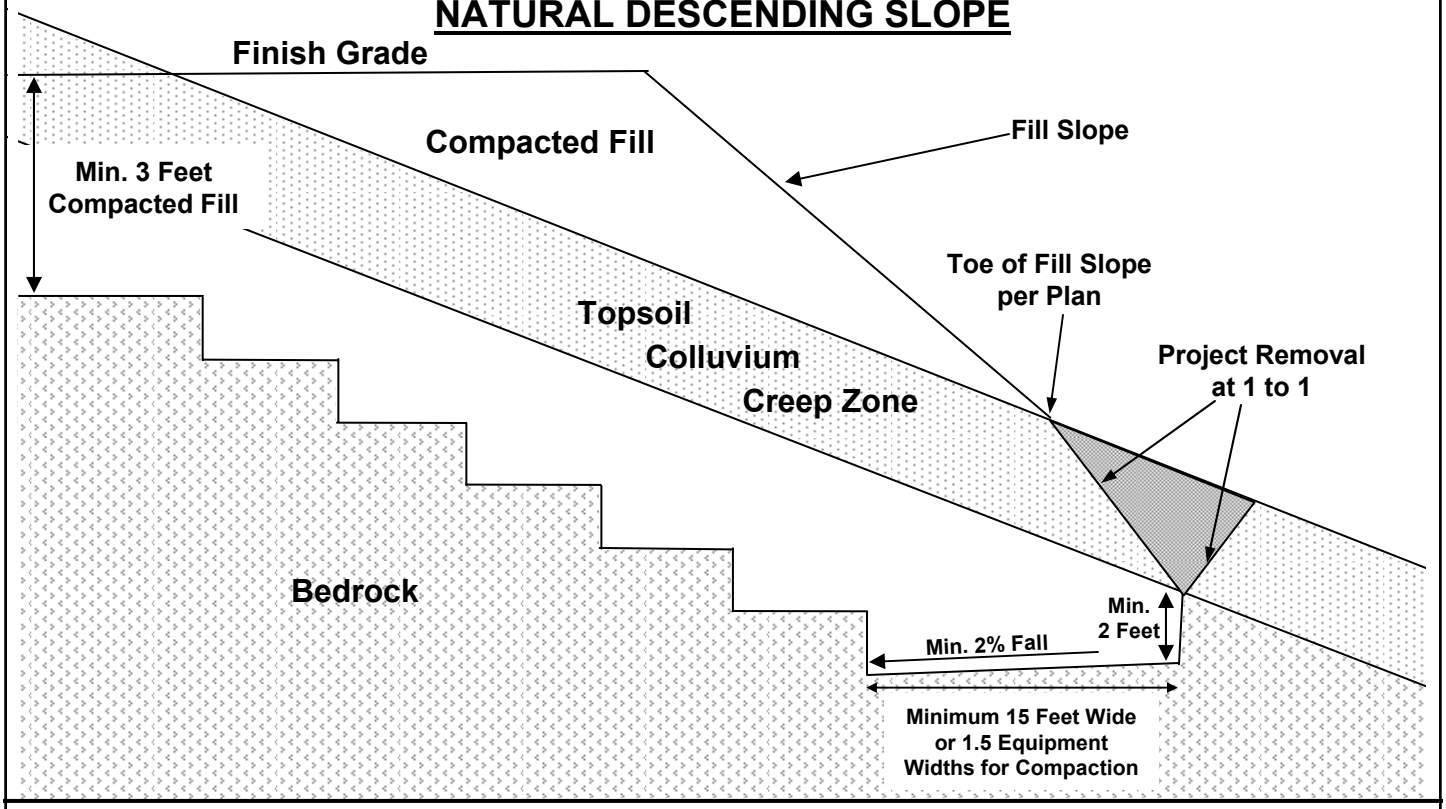
In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to effect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to technicians attention and notify our project manager or office. Effective communication and coordination between the contractors' representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

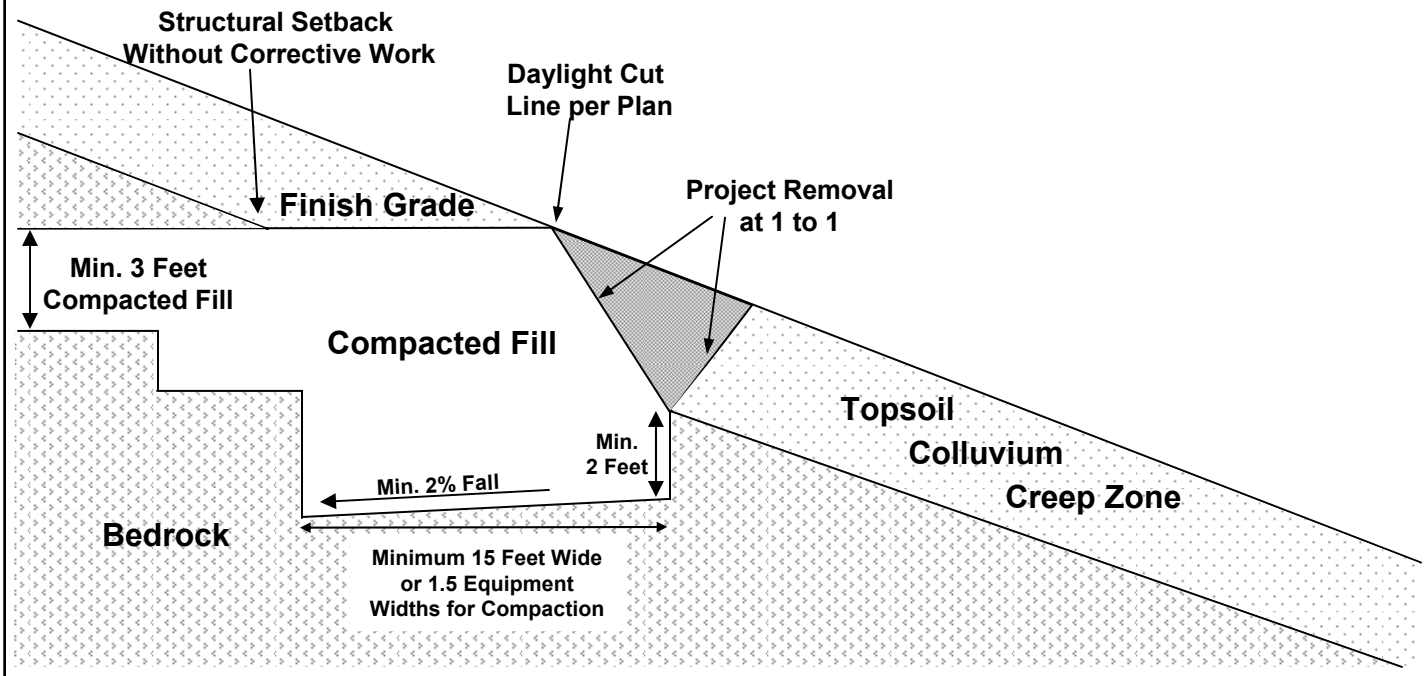
The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures particularly the zone of non-encroachment.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures particularly the zone of non-encroachment.

TYPICAL FILL SLOPE OVER NATURAL DESCENDING SLOPE

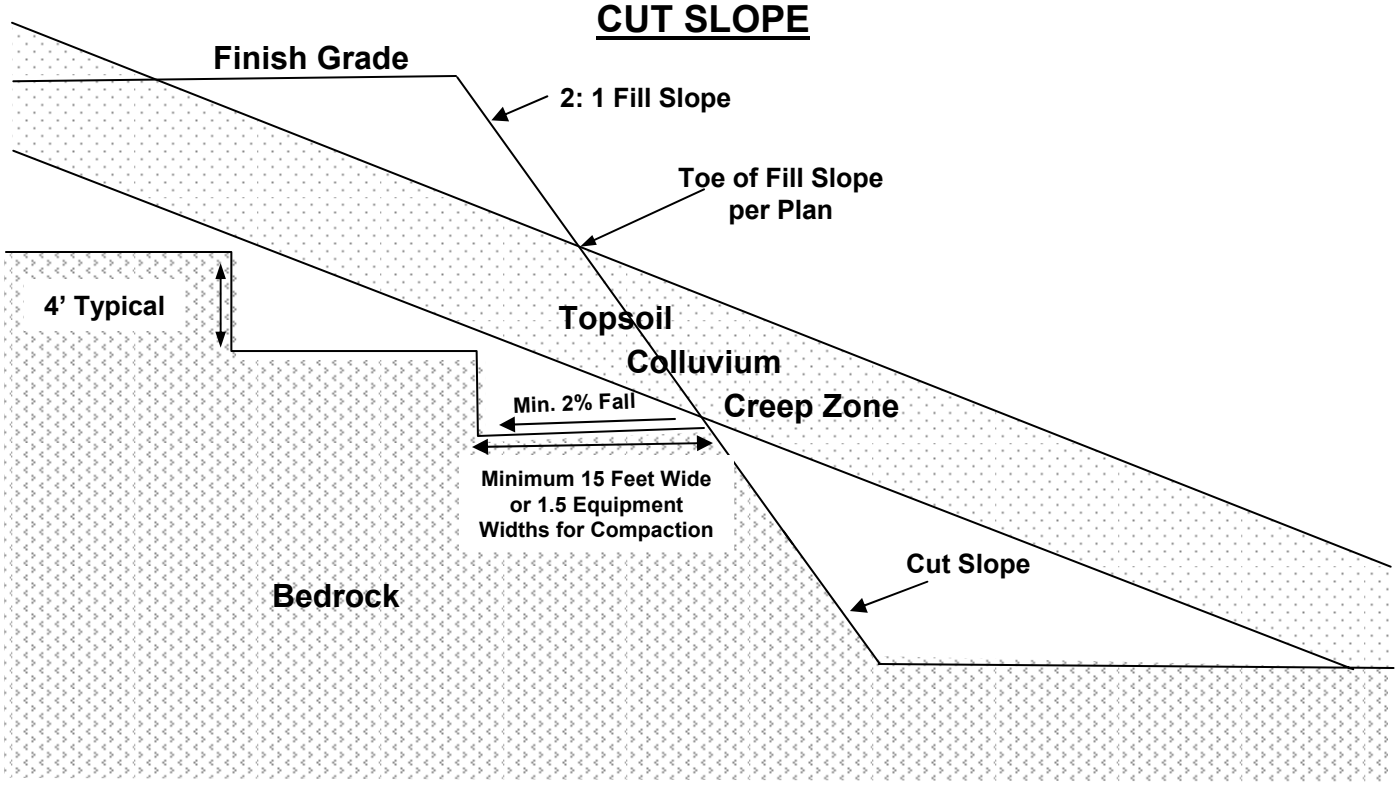


DAYLIGHT CUT AREA OVER NATURAL DESCENDING SLOPE



GEOTEK

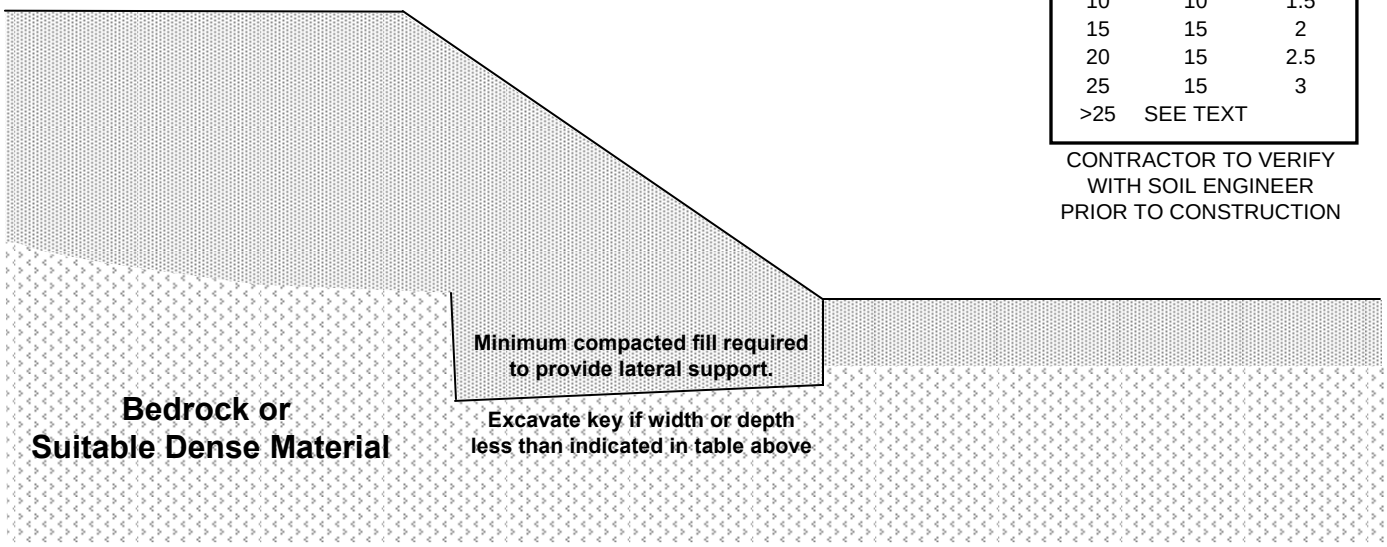
TYPICAL FILL SLOPE OVER CUT SLOPE



TYPICAL FILL SLOPE

SLOPE HEIGHT	MIN. KEY WIDTH	MIN. KEY DEPTH
5	7	1
10	10	1.5
15	15	2
20	15	2.5
25	15	3
>25	SEE TEXT	

CONTRACTOR TO VERIFY WITH SOIL ENGINEER PRIOR TO CONSTRUCTION



GEOTEK

EXHIBITS

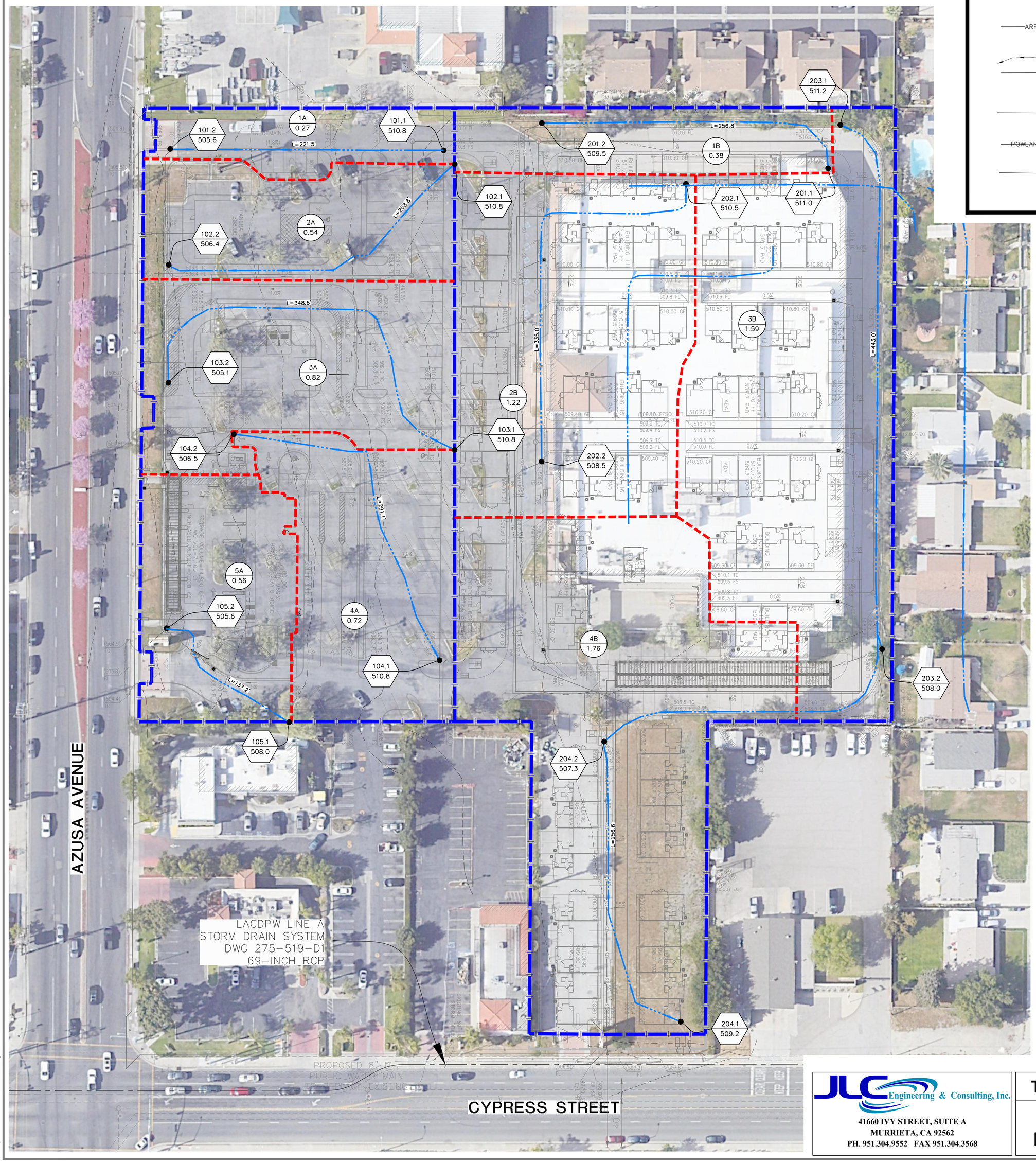
EXHIBIT A: CATCH BASIN & INLET HYDROLOGY MAP

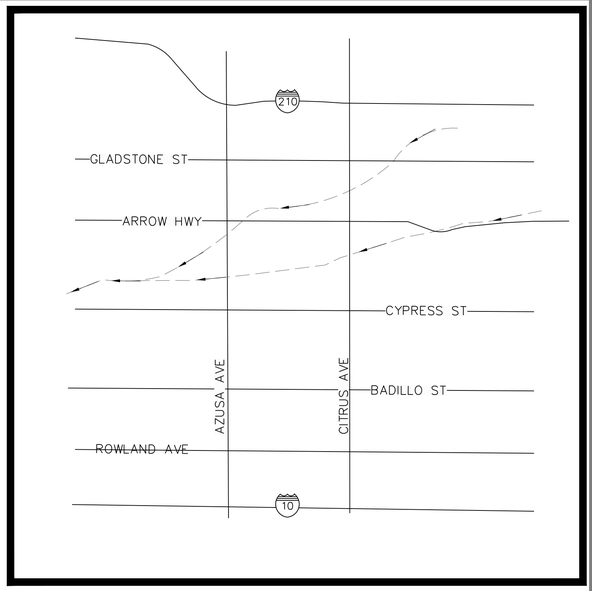
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 83215

IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

POST-PROJECT INLET HYDROLOGY MAP





HYDROLOGY DESIGN NOTES:

1. BASIN SIZING IS BASED ON CALCULATIONS FOR ENTIRE DRAINAGE AREA A (2.91) AND DRAINAGE AREA B (4.95 AC).
2. DRAINAGE AREA A CONSIST OF AREA 1A, 2A, 3A, 4A & 5A. FLOW LENGTH IS EQUAL TO 499'. SLOPE OF AREA A IS EQUAL TO ±0.9%.
3. DRAINAGE AREA B CONSIST OF AREA 1B, 2B, 3B, & 4B.FLOW LENGTH IS EQUAL TO 782'. SLOPE OF AREA A IS EQUAL TO ±0.5%.
4. AREA A USED AN IMPERVIOUS PERCENTAGE OF 96%
5. AREA B USED AN IMPERVIOUS PERCENTAGE OF 78%

25 YEAR POST PROJECT FLOW RATES

SUBAREA	PEAK FLOW (ft^3/s)
1A	0.92
2A	1.83
3A	2.78
4A	2.44
5A	1.90
TOTAL AREA A	8.410
1B	1.28
2B	3.76
3B	4.54
4B	5.93
TOTAL AREA B	11.84

LEGEND:

- X.X / X.X — NODE/CONCENTRATION POINT / FLOWLINE ELEVATION
- XXX / X.X — SUB AREA / ACRES
- FLOW PATH
- WATERSHED BOUNDARY
- WATERSHED SUB-AREAS

HYDROLOGY DATA

SOIL TYPE: 006

50 YR RAINFALL: 7.2 INCHES

N

GRAPHIC SCALE
30' 0 15' 30' 60'
1" = 30'

EXHIBIT "A"

TENTATIVE TRACT MAP 83215

POST-PROJECT INLET HYDROLOGY MAP

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Exhibit A Inlet Hydrology Map.dwg
Last Opened: Dec 14, 2022 - 11:57am by BWILTZEN

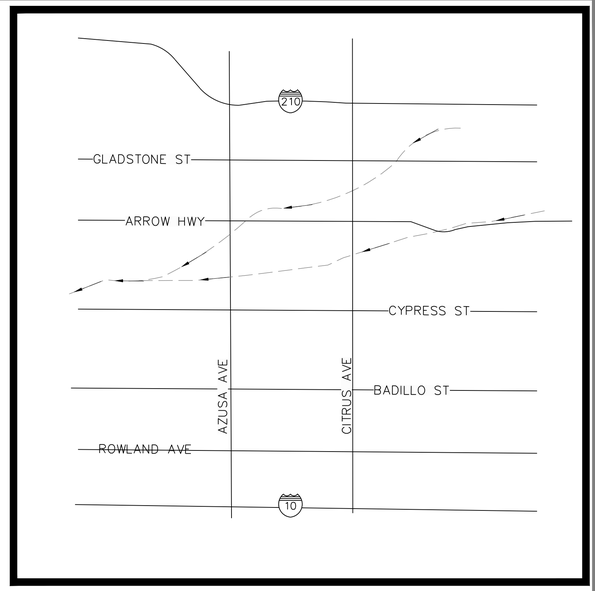
EXHIBIT B: DRAINAGE FACILITIES MAP

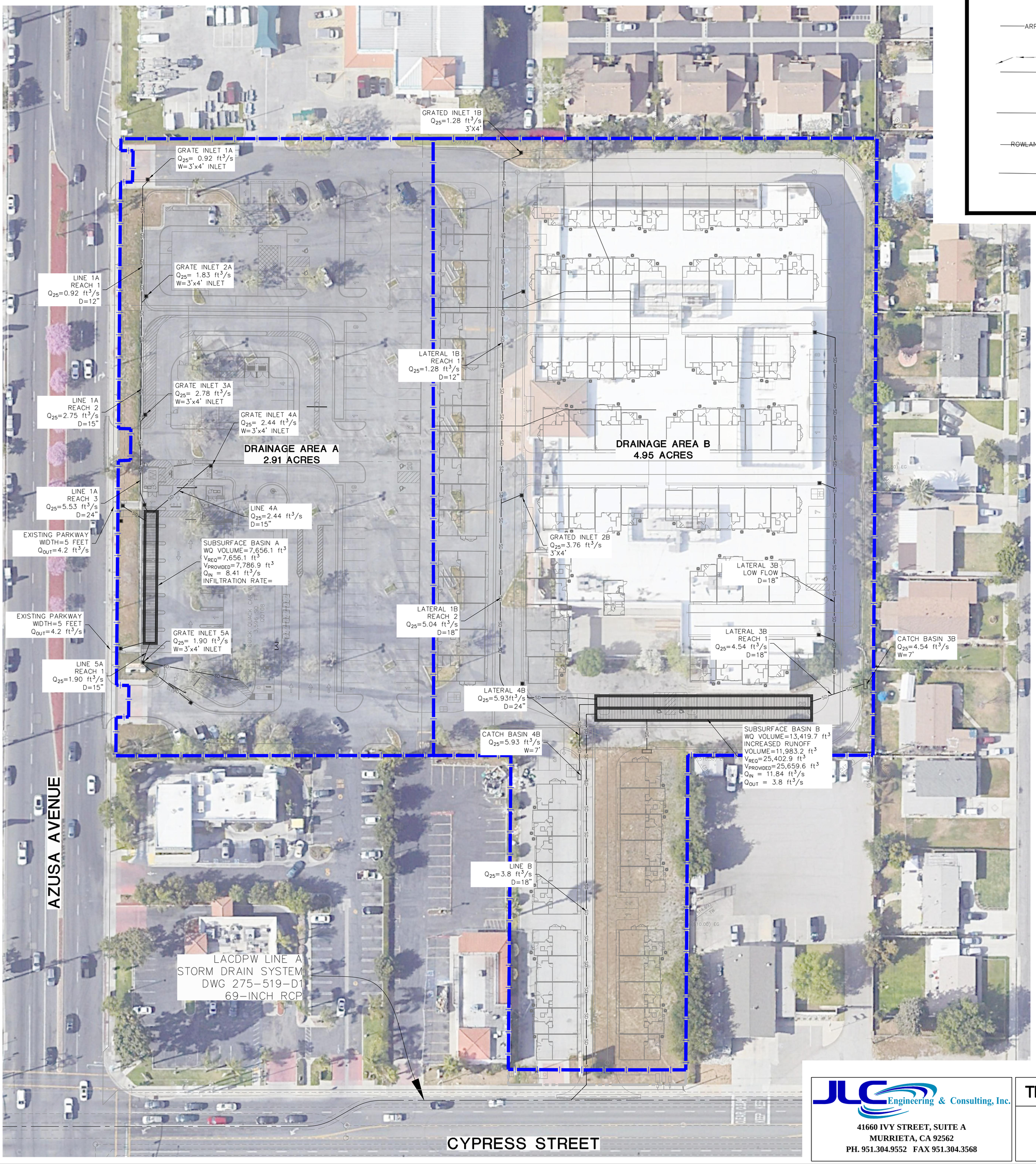
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 83215

IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAINAGE FACILITIES MAP





25 YEAR INLET FLOW RATES

SUBAREA	PEAK FLOW (ft^3/s)
1A	0.92
2A	1.83
3A	2.780
4A	2.44
5A	1.90
TOTAL AREA A	8.41
1B	1.28
2B	3.76
3B	4.54
4B	5.93
TOTAL AREA B	11.84

LEGEND:

WATERSHED BOUNDARY

HYDROLOGY DATA

SOIL TYPE: 006

50 YR RAINFALL: 7.2 INCHES

N

GRAPHIC SCALE
30' 0 15' 30' 60'
1" = 30'

EXHIBIT "B"

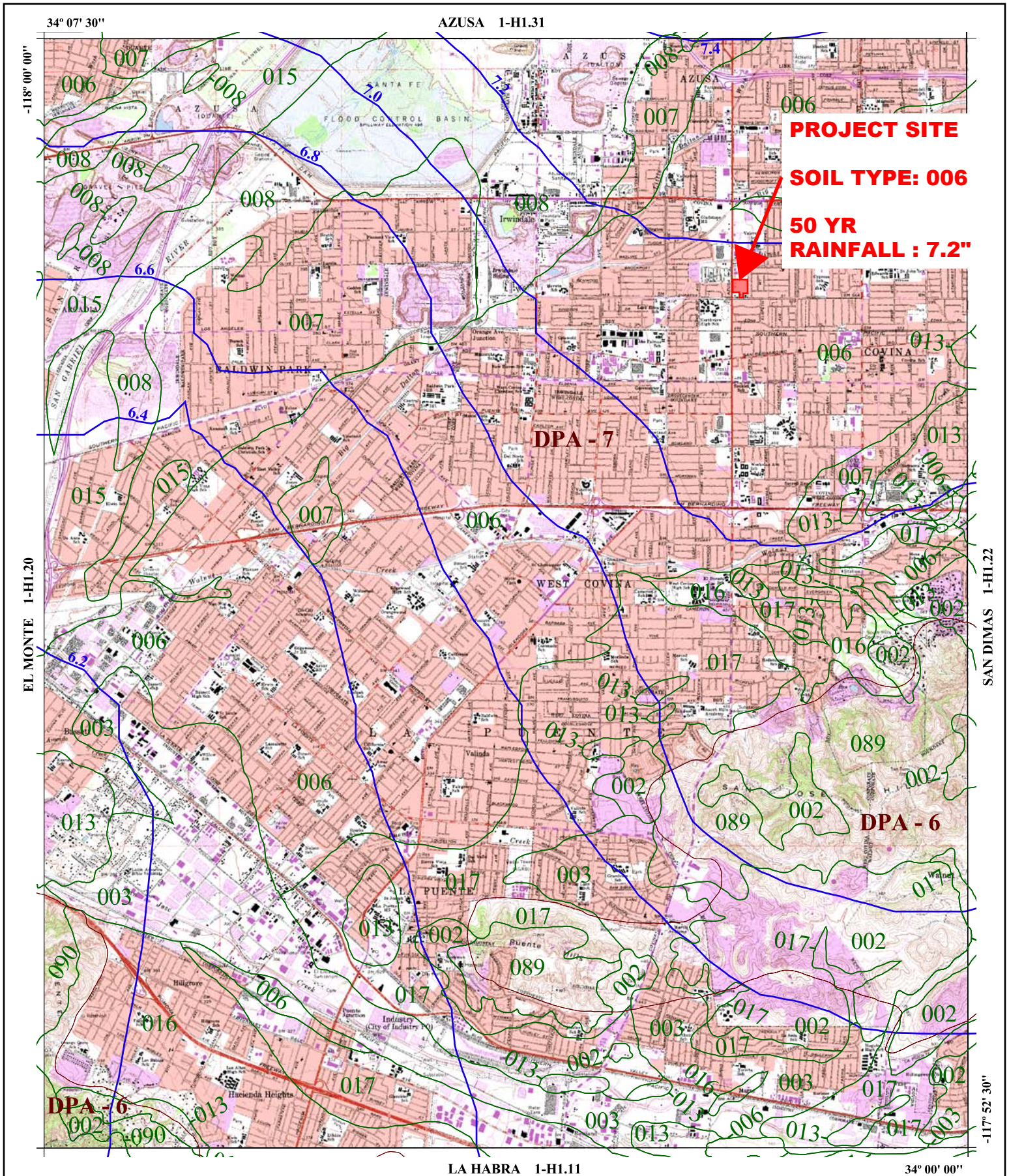
TENTATIVE PARCEL MAP 83215

DRAINAGE FACILITIES MAP

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

Drawing Name: O:\205.17.18\Engineering\Hydrology_Plan\Exhibits\Exhibit B Drainage Facilities Map.dwg
Last Opened: Feb 20, 2023 - 10:40am by joe

EXHIBIT C: RAINFALL & SOIL DATA MAP



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

BALDWIN PARK
50-YEAR 24-HOUR ISOHYET

1-H1.21

APPENDIX K

Low Impact Development Plan (LID Plan)

Project Name:

Covina Village

Tentative Tract Map No. 82315 & Tentative Parcel Map No. 84018

845 WEST CYPRESS STREET & 1000 NORTH AZUSA AVENUE

Covina, CA 91722

Prepared for:

PKL Investments, LLC

2863 Maricopa Street

Torrance, CA 90503

(714) 738-0828

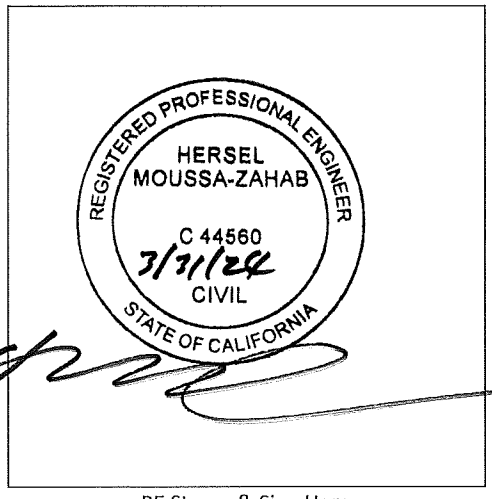
Prepared by:

Land Development Consultants

1520 Brookhollow Drive, Suite 33

Santa Ana, CA 92705

(714) 557-7700



PE Stamp & Sign Here

Date Prepared – 2/20/23

Project Owner's Certification

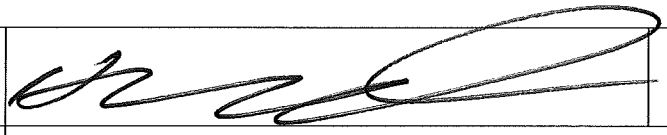
I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name:			
Owner's Title:			
Company:	PKL Investments, LLC		
Address:	2863 Torrance, CA 90503		
Email:			
Telephone No:	(714) 738-0828		
Signature:		Date:	

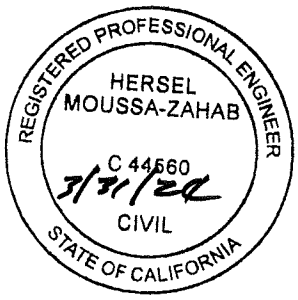
Preparer (Engineer) Certification

Engineer's Name:	Hersel Moussa-Zahab
Engineer's Title:	Principal
Company:	Land Development Consultants
Address:	1520 Brookhollow Drive, Suite 33
Email:	hzahab@ldc-ce.com
Telephone No:	(714) 557-7700

I hereby certify that this Low Impact Development Plan is in compliance with, and meets the requirements set forth in, Order No. R4-2012-0175, of the Los Angeles Regional Water Quality Control Board.

Engineer's Signature		Date	2/21/23

Place Stamp Here



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Attachments

Attachment A....Calculations
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1. PROJECT DESCRIPTION

1.1. PROJECT CATEGORY

Category	YES	NO
1. Development [a] of a new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious area [b]	☒	☐
2. Development [a] of a new industrial park with 10,000 square feet or more of surface area [c]	☐	☐
3. Development [a] of a new commercial mall with 10,000 square feet or more surface area [c]	☐	☐
4. Development [a] of a new retail gasoline outlet with 5,000 square feet or more of surface area [c]	☐	☐
5. Development [a] of a new restaurant (SIC 5812) with 5,000 square feet or more of surface area [c]	☐	☐
6. Development [a] of a new parking lot with either 5,000 ft^2 or more of impervious area [b] or with 25 or more parking spaces	☐	☐
7. Development [a] of a new automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) with 5,000 square feet or more of surface area [c]	☐	☐
8. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA),[d] where the development will: a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious area [b]	☐	☐
9. Redevelopment [e] of 5,000 square feet or more in one of the categories listed above **If yes, list redevelopment category here:**	☐	☐
10. Redevelopment [e] of 10,000 square feet or more to a Single Family Home, without a change in landuse.	☐	☐

a Development includes any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance.

b Surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc.

c The surface area is the total footprint of an area. Not to include the cumulative area above or below the ground surface.

d An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and would be disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board.

e Land-disturbing activities that result in the creation, addition, or replacement of a certain amount of impervious surface area on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

1.2. PROJECT DESCRIPTION

Total Project Area (ft^2): 344,786

Total Project Area (Ac): 7.91

EXISTING CONDITIONS

Condition	Area (ft^2)	Percentage (%)
Pervious Area:	51,160	14.8
Impervious Area:	293,626	85.2

PROPOSED CONDITIONS

Condition	Area (ft^2)	Percentage (%)
Pervious Area:	72,300	21.0
Impervious Area:	272,486	79.0

SITE CHARACTERISTICS

DRAINAGE PATTERNS/CONNECTIONS	Existing: Existing project site is currently a supermarket center that is no longer operational. The project is surrounded by residential homes to the north and west and commercial property to the south. 5.7 acres sheet flows towards Azusa Avenue and 2.2 acres flows to Cypress Street.
	Proposed: The project site will collect the onsite flows via curb and gutters, catch basins and subsurface storm drain. Pretreatment to be provided for identified pollutants of concern associated with proposed land use type via Stormexx Clean Catch Basin Inserts at inlets upstream of basins. The onsite flows will be conveyed to two proposed subsurface basins within the project site. The subsurface systems have been designed to allow the DCV to infiltrate into the in-situ soils via perforated aluminized steel type 2 CMPs. The project for DMA 1 and DMA 2 will use the recommended values provided by the geotechnical report. The table below provides the infiltration rate and recommended safety factor per the Geotechnical Report. The subsurface system has been sized using the values below.

	<table><tr><th>DMA</th><th>Test Number</th><th>Infiltration Rate (in/hr)</th><th>Safety Factor</th><th>Design Infiltration Rate (in/hr)</th></tr><tr><td>DMA - 1</td><td>I-2</td><td>3.3</td><td>5</td><td>0.66</td></tr><tr><td>DMA - 2</td><td>I-1</td><td>10.3</td><td>5</td><td>2.06</td></tr></table> DMA – 1 has been designed to collect all runoff through the use of grate inlets. The subsurface system will implement the use of overflow pipes that will connect to existing proposed parkway drains to allow volume in excess of the 85th percentile storm to flow into Azusa Avenue. The parkway drains will allow flows from grate inlets to overflow. DMA – 2 has been designed to collect all runoff through the use of catch basins and grate inlets. Several storm drains have been designed to convey flows to the subsurface system. The subsurface system will allow the 85th Percentile to infiltrate. Additionally, a manhole with a orifice plate will be designed to restrict the flow from the project to about 3.8 cfs to ensure project complies with the LACDPW Allowable Flow Rate Criteria.
NARRATIVE PROJECT DESCRIPTION:	Tract Map (5.109 ac) for condominium purposes to create 80 multifamily townhomes and 17 Live/Work units with drive aisles, parking, landscaping and recreation area. Parcel Map (2.806 ac) for drive-thru commercial uses including a self-service car wash.

OFFSITE RUNON	No offsite runon. Refer to project drainage report Figure 6 for USGS 1 Meter Dem Topographic Map. The U-Haul drains into a parkway drain and then to Azusa. The housing tract to the north drains to Covina Blvd.
UTILITY AND INFRASTRUCTURE INFORMATION	There are no known existing onsite utility and/or infrastructure that will conflict with proposed stormwater facilities. The proposed sewer, water and dry utility improvements designed to not conflict with proposed subsurface infiltration systems.
SIGNIFICANT ECOLOGICAL AREAS (SEAS)	There are no known SEAs.
RECEIVING WATERS	Receiving waterbodies that follow are Walnut Creek Wash, San Gabriel River Reach 3, San Gabriel River Reach 2, San Gabriel River Reach 1 and the San Gabriel River Estuary. The above mentioned receiving waterbodies are listed for water quality

	impairment on the most recent 303(d)-list for: * Benthic-Macroinvertebrate Bioassessments * Indicator Bacteria * pH * Coliform Bacteria * Cyanide * Lead * Copper * Dioxin * Nickel * Oxygen, Dissolved

Hydromodification Analysis

DOES THE PROPOSED PROJECT FALL INTO ONE OF THE FOLLOWING CATEGORIES? CHECK YES/NO.	YES	NO
1. *Project is a redevelopment that decreases the effective impervious area compared to the pre-project conditions.*	☒	☐
Describe: Project will decrease impervious surface area from 85.2% to 79.0%.		
2. *Project is a redevelopment that increases the infiltration capacity of pervious areas compared to the pre-project conditions.*	☒	☐
Describe: Project will collect onsite flows and convey to subsurface infiltration chambers.		
3. *Project discharges directly or via a storm drain to a sump, lake, area under tidal influence, into a waterway that has a 100-year peak flow (Q_{100}) of 25,000 cfs or more.*	☐	☒
Describe: Project does not discharge to a receiving water with these conditions.		
4. *Project discharges directly or via a storm drain into concrete or otherwise engineered (not natural) channels (e.g., channelized or armored with rip rap, shotcrete, etc.), which, in turn, discharge into receiving water that is not susceptible to hydromodification impacts.*	☒	☐
Describe: Subsurface basin has been designed to store volume that meter the discharge rate to the allowable flow rate of 0.77 ft3/s per acre which meets the criteria provided by LACDPW for connection to existing 69-inch RCP in Cypress St.		

HYDROMODIFICATION ANALYSIS

The project is exempt from Hydromodification Control Measures.

1.3. PROPERTY OWNERSHIP/MANAGEMENT

- Project to be developed with a fully operational Home Owner's Association for ownership, management and maintenance purposes of stormwater devices.

OWNER:

PKL Investments, LLC
2863 Maricopa Street
Torrance, CA 90503
(714) 738-0828

2. BEST MANAGEMENT PRACTICES (BMPS)

2.1. SITE DESIGN

85TH PERCENTILE, 24-HOUR STORM DEPTH	1.01 inch Refer to Attachment "A" for 85th percentile Isohyetal map.
SITE DESIGN	The project site will collect the onsite flows via curb and gutters, catch basins and subsurface storm drain. Pretreatment to be provided for identified pollutants of concern associated with proposed land use type via Stormexx Clean Catch Basin Inserts at inlets upstream of basins. The onsite flows will be conveyed to two proposed subsurface basins within the project site. The subsurface systems have been designed to allow the DCV to infiltrate into the in-situ soils via perforated aluminized steel type 2 CMPs. The project for DMA 1 and DMA 2 will use the recommended values provided by the geotechnical report. The table below provides the infiltration rate and recommended safety factor per the Geotechnical Report. The subsurface system has been sized using the values below.

DMA	Test Number	Infiltration Rate (in/hr)	Safety Factor	Design Infiltration Rate (in/hr)
DMA - 1	I-2	3.3	5	0.66
DMA - 2	I-1	10.3	5	2.06

Site design principles outlined in County of Los Angeles LID Standards Manual were applied where applicable. Site planning included all design criteria identified in the manual. Site planning considerations for Protection/Restoration of Natural Areas and Minimization of Land Disturbance were not applicable. Project will also decrease impervious surface area when compared to existing conditions.

BMP LIST

DMA DESIGNATION	SQUARE FOOTAGE (SF)	ACREAGE (AC)	STORM WATER QUALITY DESIGN VOLUME (SWQDV, CF)	STORM WATER QUALITY DESIGN FLOWRATE (SWQDQ, CFS)	BMP TYPE	MINIMUM BMP SIZE	BMP SIZE PROVIDED
1	122,256	2.806	7,656	0.6464	(Four) 48" CMPs Infiltration Subsurface Basin	Length of 48" CMP =109'	Four CMP Basins

2	222,530	5.109	13,420	0.9735	(Two) 96" CMPs Infiltration Subsurface Basin	Length of 96" CMP = 172'	Double CMP Basins

2.2. BMP SELECTION

2.2.1. INFILTRATION BMPS

NAME	INCLUDED
Bioretention without underdrains	☐
Infiltration Trench	☐
Infiltration Basin	☐
Drywell	☐
Proprietary Subsurface Infiltration Gallery	☒
Permeable Pavement (concrete, asphalt, pavers)	☐
Other:	☐
Other:	☐

DESCRIPTION	The proposed perforated CMPs that make up the subsurface infiltration basin BMP systems are feasible from a geotechnical viewpoint as tested infiltration rates exceed the required minimum 0.3 inch/hour for onsite soils. The project for DMA 1 and DMA 2 will use the recommended values provided by the geotechnical report. The table below provides the infiltration rate and recommended safety factor per the Geotechnical Report. The subsurface system has been sized using the values below.

DMA	Test Number	Infiltration Rate (in/hr)	Safety Factor	Design Infiltration Rate (in/hr)
DMA - 1	I-2	3.3	5	0.66
DMA - 2	I-1	10.3	5	2.06

Refer to Attachment B for Infiltration Test Report

CALCULATIONS	Attachment A – "Peak Flow Hydrologic Analysis" Attachment B – "Infiltration Test Report" *Refer to Hydrology & Hydraulic Study

BMP POLLUTANT REMOVAL EFFECTIVENESS

BMP Pollutant Removal Effectiveness[1]

Pollutant of Concern	Harvest and Use [9]	Infiltration BMPs[3]	Bioretention	Biofiltration with Partial Infiltration	Biofiltration with No Infiltration	Extended Detention Basins [2]	Sand Filter Basin[8]
Sediment	H	H	H	H	H	M	H
Nutrients	H	H	H	H/M[5]	M/L[6]	M/L[4]	M
Trash	H	H	H	H	H	H	H
Metals	H	H	H	H	H	M	M[7]
Bacteria	H	H	H	H	M	L	M
Oil & Grease	H	H	H	H	H	M	H
Organic Compounds	H	H	H	M	M	L	H
Pesticides and Herbicides	H	H	H	M	M	L	M

Abbreviations:

L: Low removal efficiency M: Medium removal efficiency H: High removal efficiency U: Unknown

Notes:

(1) Periodic performance assessment and updating of this table has occurred based on updated information from studies from the District, CASQA, Caltrans, the International BMP Database, and others. These effectiveness ratings are bases on the specific BMP designs incorporated into this manual. Effectiveness ratings assume operation of a given BMP in isolation. If BMPs are used in series the overall pollutant removal effectiveness may be increased. Where direct data are not available to describe the performance rating of a certain BMP/pollutant combination, professional judgement was applied based on evaluation of unit operations and processes of BMPs and the associated unit operations and processes that are effective for pollutant removal.

(2) Effectiveness based upon total 72-hour drawdown time.

(3) Includes infiltration basins, infiltration trenches, and permeable pavements without underdrains.

(4) Medium for Phosphorous, Low for Nitrogen.

(5) Nutrient removal is High if Bioretention Soil Media is formulated according to requirements in Fact Sheet 3.8 Bioretention Soil Media. Otherwise nutrient removal efficiency is Medium.

(6) Nutrient removal efficiency is Medium if Bioretention Soil Media is formulated according to requirements in Fact Sheet 3.8 Bioretention Soil Media. Otherwise nutrient removal efficiency is Low. Medium if the standard Bioretention Soil Media is used. If a nutrient sensitive Bioretention Soil Media is used, removal efficiency is High.

(7) High if specialized media targeting metals is used.

(8) Considered to be a Treatment Control BMP. See the WQMP to determine if this BMP can be used.

(9) Cisterns, when associated with an adequate and reliable (year-round) demand for non-potable use of captured storm water (see the applicable WQMP for any specific requirements), have a High effectiveness at removing all pollutants from stormwater runoff. If there is inadequate demand to reliably drain the cistern through non-potable use throughout the year, pollutant removal effectiveness will be low.

References:

Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs) in South Orange County. (2017)

International Stormwater Best Management Practices (BMP) Database 2014 Performance Summaries. http://www.bmpdatabase.org/Docs/2014%20Water%20Quality%20Analysis%20Addendum/BMP%20Database%20Categorical_StatisticalSummaryReport_December2014.pdf

International Stormwater Best Management Practices (BMP) Database 2016 Performance Summaries. http://www.bmpdatabase.org/Docs/03-SW-1COh%20BMP%20Database%202016%20Summary%20Stats.pdf

Strecker, E.W., W.C Huber, J.P. Heaney, D. Bodine, J.J. Sansalone, M.M. Quigley, D. Pankani, M. Leisenring, and P. Thayumanavan, "Critical Assessment of Stormwater Treatment and Control Selection Issues." Water Environment Research Federation, Report No. 02-SW-1. ISBN 1-84339-741-2. 290pp

Oil and grease, Organics, and Trash and Debris based on review of unit operations and processes; comprehensive dataset not generally available. BMP must include design elements
to address pollutants of concern.

2.2.2. RAINWATER HARVEST AND USE BMPS

NAME	INCLUDED
Above-ground cisterns and basins	☐
Underground detention	☐
Other:	☐
Other:	☐
Other:	☐

DESCRIPTION	Project able to fully infiltrate/retain the Stormwater Quality Design Volume onsite via subsurface basins.
CALCULATIONS	n/a

2.2.3. ALTERNATIVE COMPLIANCE BMPS

BIOFILTRATION BMPS

(If Infiltration BMPs and Rainwater Harvest and Use BMPs are Infeasible)

NAME	INCLUDED
Bioretention with underdrains (i.e. planter box, rain garden, etc.)	☐
Constructed Wetland	☐
Vegetated Swale	☐
Vegetated Filter Strip	☐
Tree-Well Filter	☐
Other:	☐
Other:	☐

DESCRIPTION	n/a
CALCULATIONS	n/a

OFFSITE BMPS

(If Infiltration BMPs, Rainwater Harvest and Use BMPs, and Biofiltration BMPs are Infeasible)

NAME	INCLUDED
Offsite Infiltration	☐
Ground Water Replenishment Projects	☐
Offsite Project - Retrofit Existing Development	☐
Regional Storm Water Mitigation Program	☐
Other:	☐
Other:	☐

DESCRIPTION	n/a
CALCULATIONS	n/a

2.2.4. TREATMENT CONTROL BMPS

NAME	INCLUDED
Media Filter	☐
Filter Insert	☒
CDS Unit	☐
Other:	☐
Other:	☐

DESCRIPTION	Stormexx Clean Catch Basin Filter Inserts to be installed at all roadway/parking catch basins as indicated on LID Site Plan. The inserts should be inspected during each season before and after rain events to ensure that the insert filter assembly is ready to accept and treat stormwater run-off. Keep the grate and area within 6' of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. Periodic visual inspections involve looking through the grate to see if any standing water exists. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6" to 8" above bottom of the 24" housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary. Refer to Attachement "G" for BMP Technical Information Sheets.

2.2.5. HYDROMODIFICATION CONTROL BMPS

NAME	INCLUDED
Infiltration System	☐
Above-ground Cistern	☐
Above-ground Basin	☐
Underground Detention	☐
Other:	☐
Other:	☐

DESCRIPTION	The project is exempt from Hydromodification Control Measures, see Section 1.3
CALCULATIONS	n/a

2.2.6. NON-STRUCTURAL SOURCE CONTROL BMPS

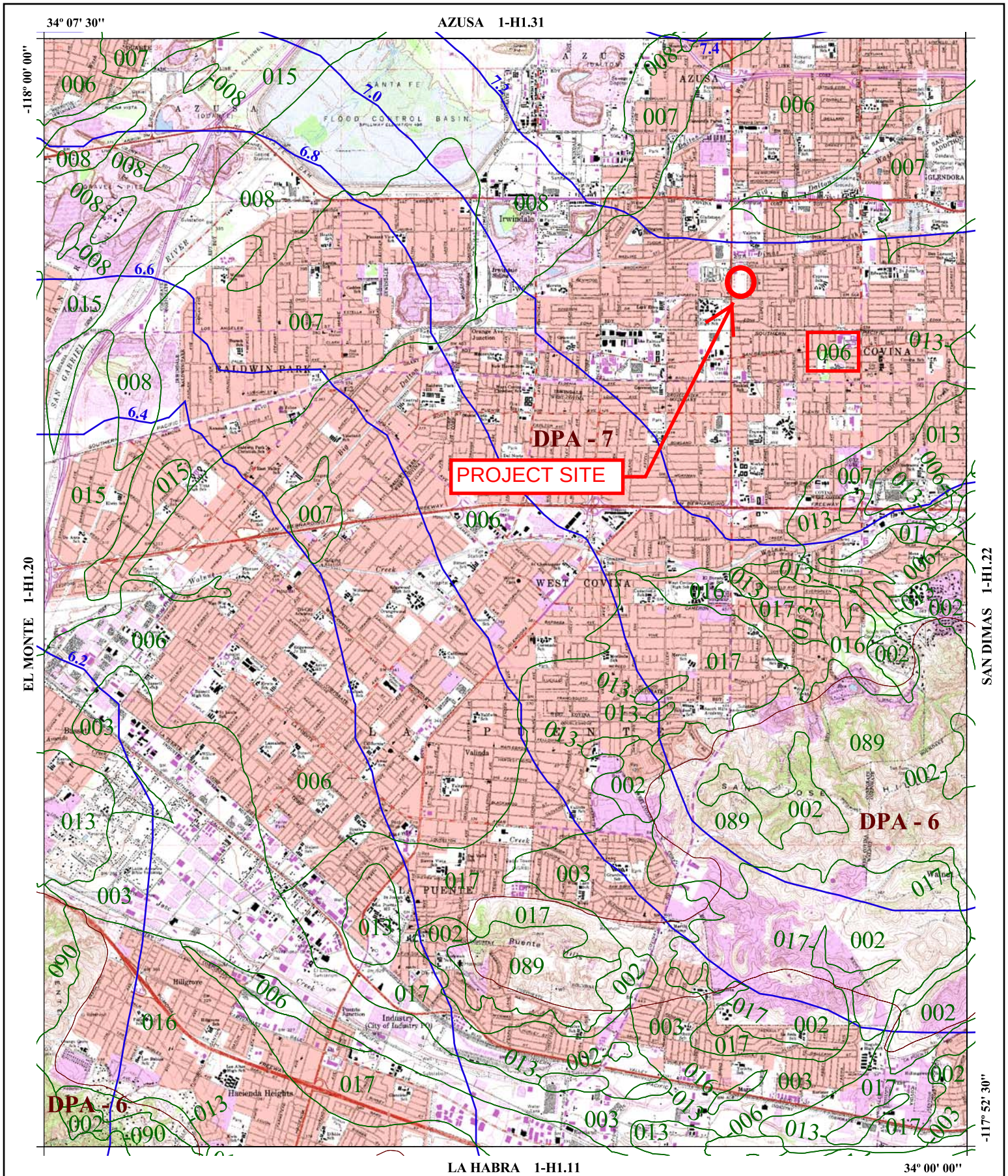
NAME	CHECK ONE	
	Included	**Not Applicable**
Education for Property Owners, Tenants and Occupants	☒	☐
Activity Restrictions	☒	☐
Common Area Landscape Management	☒	☐
Common Area Litter Control	☒	☐
Housekeeping of Loading Docks	☐	☒
Common Area Catch Basin Inspection	☒	☐
Street Sweeping Private Streets and Parking Lots	☒	☐

2.2.7. STRUCTURAL SOURCE CONTROL BMPS

NAME	CHECK ONE	
	Included	**Not Applicable**
(S-1) Storm Drain Message and Signage	☒	☐
(S-2) Outdoor Material Storage Area	☐	☒
(S-3) Outdoor Trash Storage & Waste Handling Area	☒	☐
(S-4) Outdoor Loading/Unloading Dock Area	☐	☒
(S-5) Outdoor Vehicle/Equipment Repair/Maintenance Area	☐	☒
(S-6) Outdoor Vehicle/Equipment/Accessory Washing Area	☒	☐
(S-7) Fuel and Maintenance Area	☐	☒
(S-8) Landscape Irrigation Practices	☒	☐
(S-9) Building Materials Selection	☒	☐
(S-10) Animal Care and Handling Facilities	☐	☒
(S-11) Outdoor Horticulture Areas	☐	☒

Attachment A

Calculations



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

N W E S

1 0 1 2 Miles

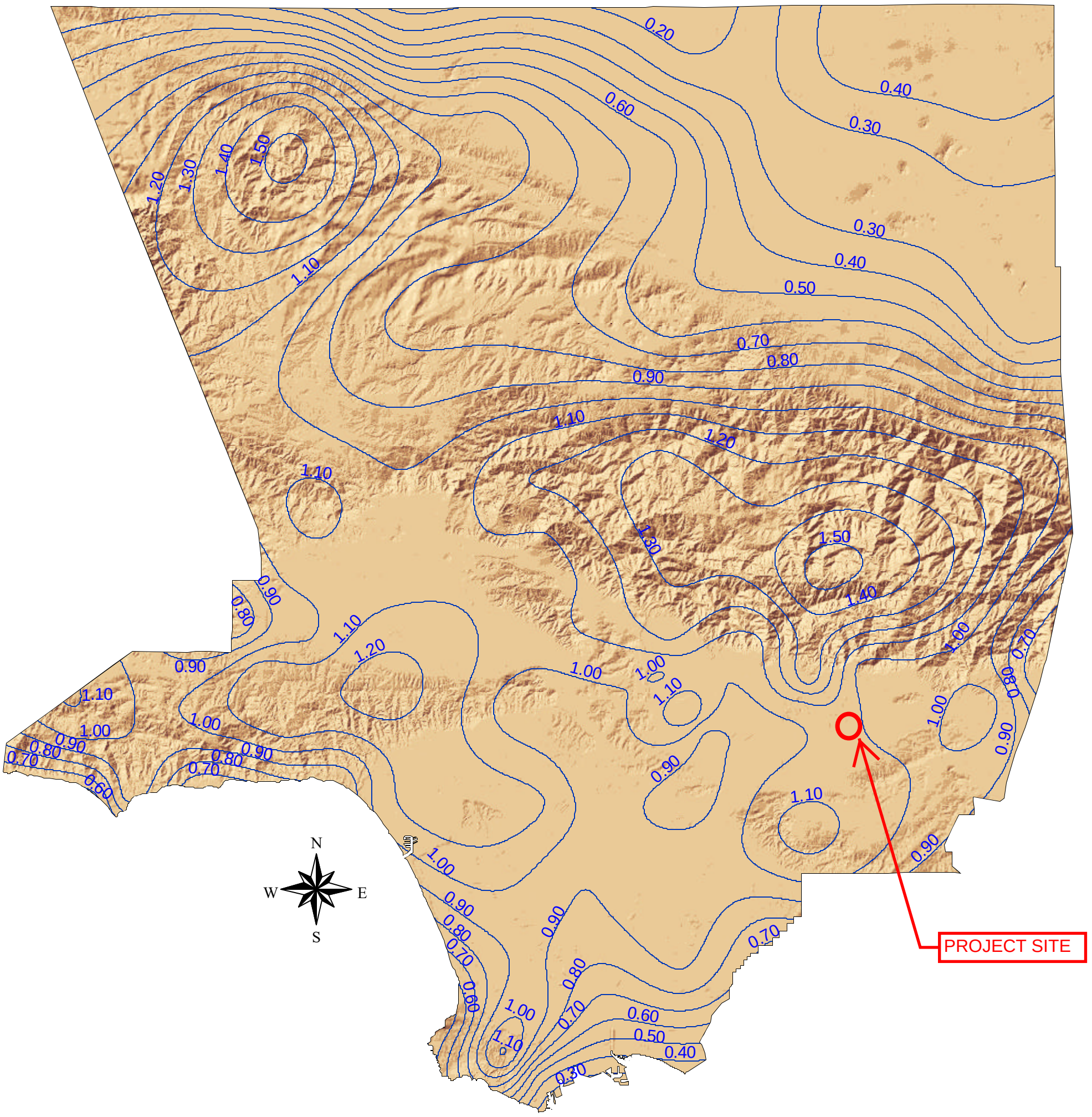
25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

BALDWIN PARK
50-YEAR 24-HOUR ISOHYET

1-H1.21

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

85th Percentile 24-hr Rainfall Isohyetal Map



Peak Flow Hydrologic Analysis

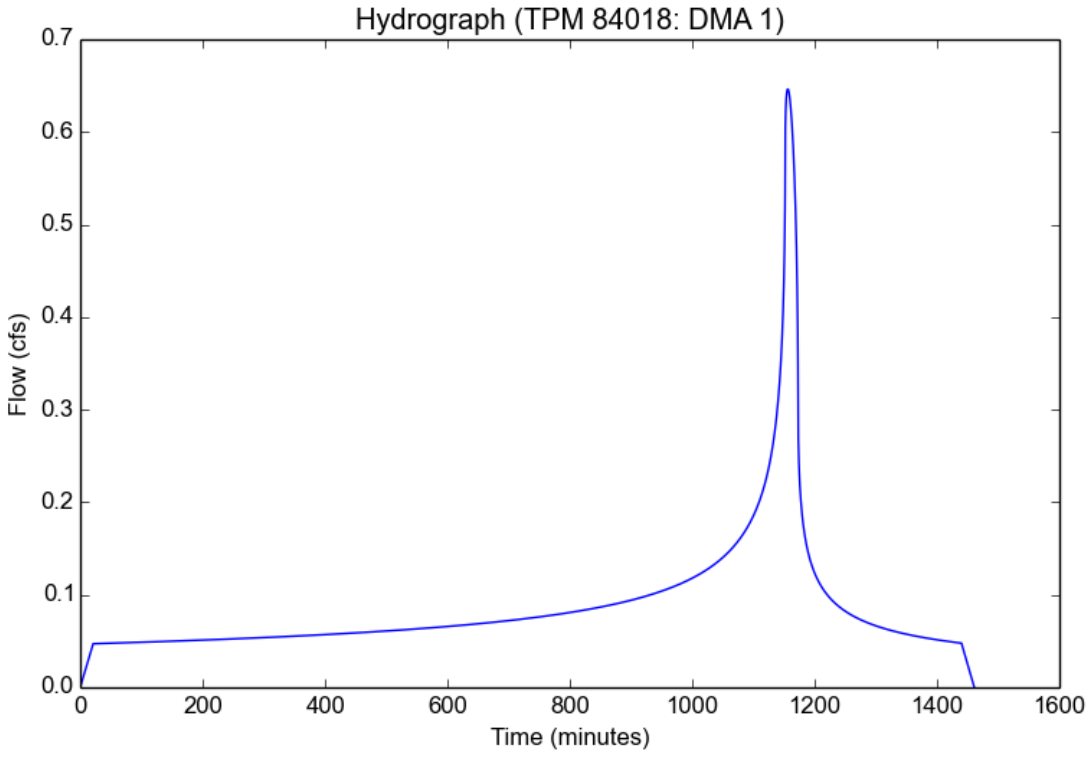
File location: N:/JN503 - Covina/LID - covina village/NEW - DMA 1.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	TPM 84018
Subarea ID	DMA 1
Area (ac)	2.806
Flow Path Length (ft)	340.0
Flow Path Slope (vft/hft)	0.008
85th Percentile Rainfall Depth (in)	1.01
Percent Impervious	0.813
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.01
Peak Intensity (in/hr)	0.307
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.7504
Time of Concentration (min)	21.0
Clear Peak Flow Rate (cfs)	0.6464
Burned Peak Flow Rate (cfs)	0.6464
24-Hr Clear Runoff Volume (ac-ft)	0.1758
24-Hr Clear Runoff Volume (cu-ft)	7656.0859



Peak Flow Hydrologic Analysis

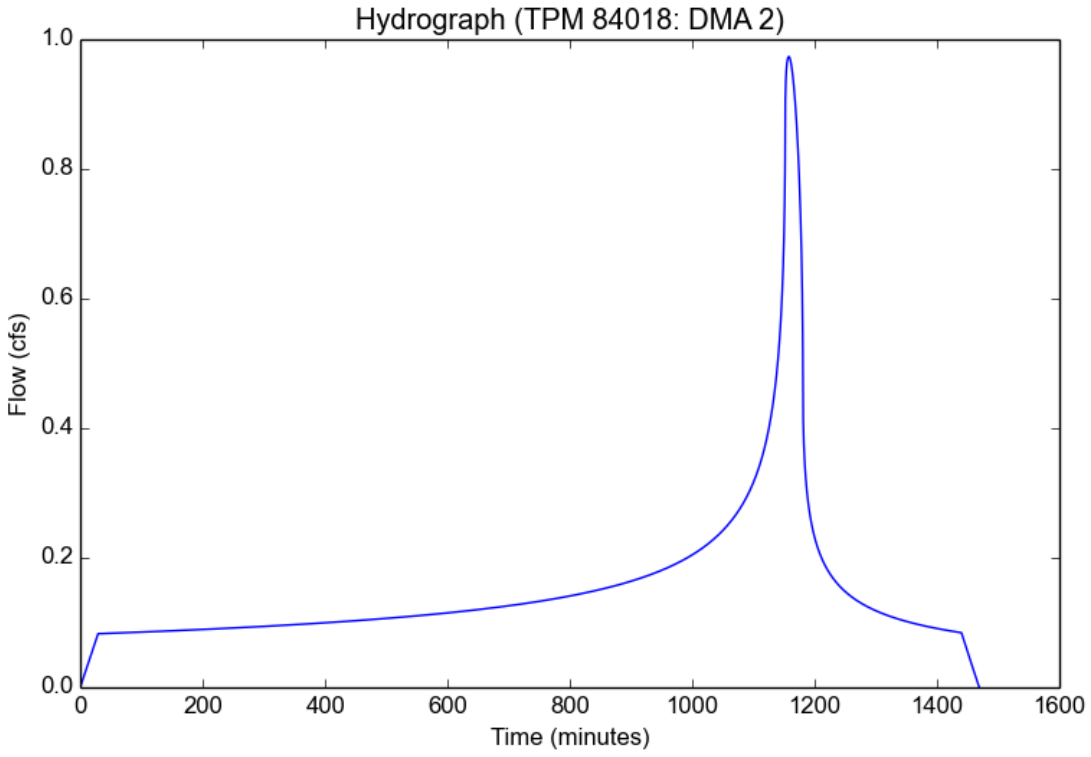
File location: N:/JN503 - Covina/LID - covina village/NEW - DMA 2.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	TPM 84018
Subarea ID	DMA 2
Area (ac)	5.109
Flow Path Length (ft)	455.0
Flow Path Slope (vft/hft)	0.005
85th Percentile Rainfall Depth (in)	1.01
Percent Impervious	0.778
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

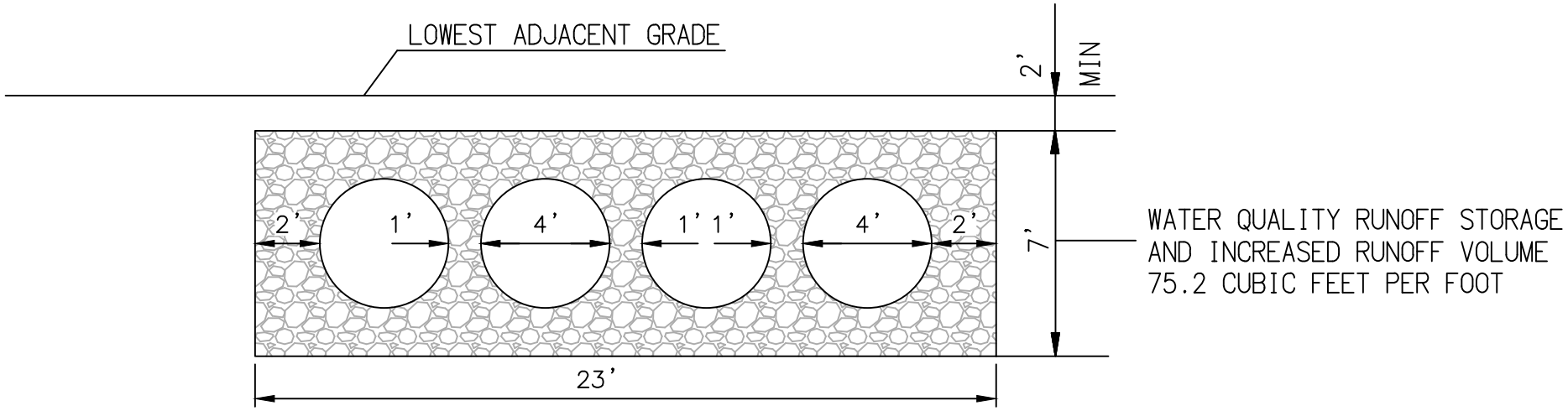
Modeled (85th percentile storm) Rainfall Depth (in)	1.01
Peak Intensity (in/hr)	0.2638
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.7224
Time of Concentration (min)	29.0
Clear Peak Flow Rate (cfs)	0.9735
Burned Peak Flow Rate (cfs)	0.9735
24-Hr Clear Runoff Volume (ac-ft)	0.3081
24-Hr Clear Runoff Volume (cu-ft)	13419.6803



TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

4 BARREL 48-INCH SUBSURFACE BASIN



4 BARREL 48" CMP SUBSURFACE SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 48" CMP = 12.57 ft^2, 3–48" CMP=50.28 ft^2
AREA OF GRAVEL(1) = 110.72 ft^2 * 0.40 = 44.29 ft^2
TOTAL AREA = 94.57 ft^2
VOLUME PER FOOT = 94.57 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 3

TRACT MAP NO 82315

5 BARREL 36-INCH SUBSURFACE BASIN TYPICAL SECTION

SUBSURFACE BASIN "A" STORAGE VOLUME

TRACT MAP 83215
SUBSURFACE BASIN A STORAGE, LENGTH =105 FEET

BOTTOM ELEVATION	TOP ELEVATION	4-48" CMP AREA (ft^2)	GRAVEL AREA (ft^2)	48" CMP VOLUME (ft^3)[1, 2]	GRAVEL VOLUME (ft^3)	TOTAL VOLUME (ft^3)
491.5	492.5	0	0	0	0.00	0.0
492	493	0	11.5	0.00	483.00	483.0
492.5	493.5	0	11.5	0.00	483.00	966.0
493	494	0	11.5	0.00	483.00	1,449.0
493.5	494.5	3.628	7.87	380.94	330.54	2,160.5
494	495	6.2	5.3	651.00	222.60	3,034.1
494.5	495.5	7.388	4.11	775.74	172.62	3,982.4
495	496	7.916	3.58	831.18	150.36	4,964.0
495.5	496.5	7.916	3.58	831.18	150.36	5,945.5
496	497	7.388	4.11	775.74	172.62	6,893.9
496.5	497.5	6.20	5.3	651.00	222.60	7,767.5
497	498	3.63	7.87	380.94	330.54	8,479.0
497.5	498.5	0.00	11.5	0.00	483.00	8,962.0
498	499	0.00	11.5	0.00	483.00	9,445.0
498.5	499.5	0.00	11.5	0.00	483.00	9,928.0

1 - 48" Volume Represents the 48" CMP Area multiplied by the total linear feet of the system.

DRAWDOWN ANALYSIS FOR SUBSURFACE BASIN A

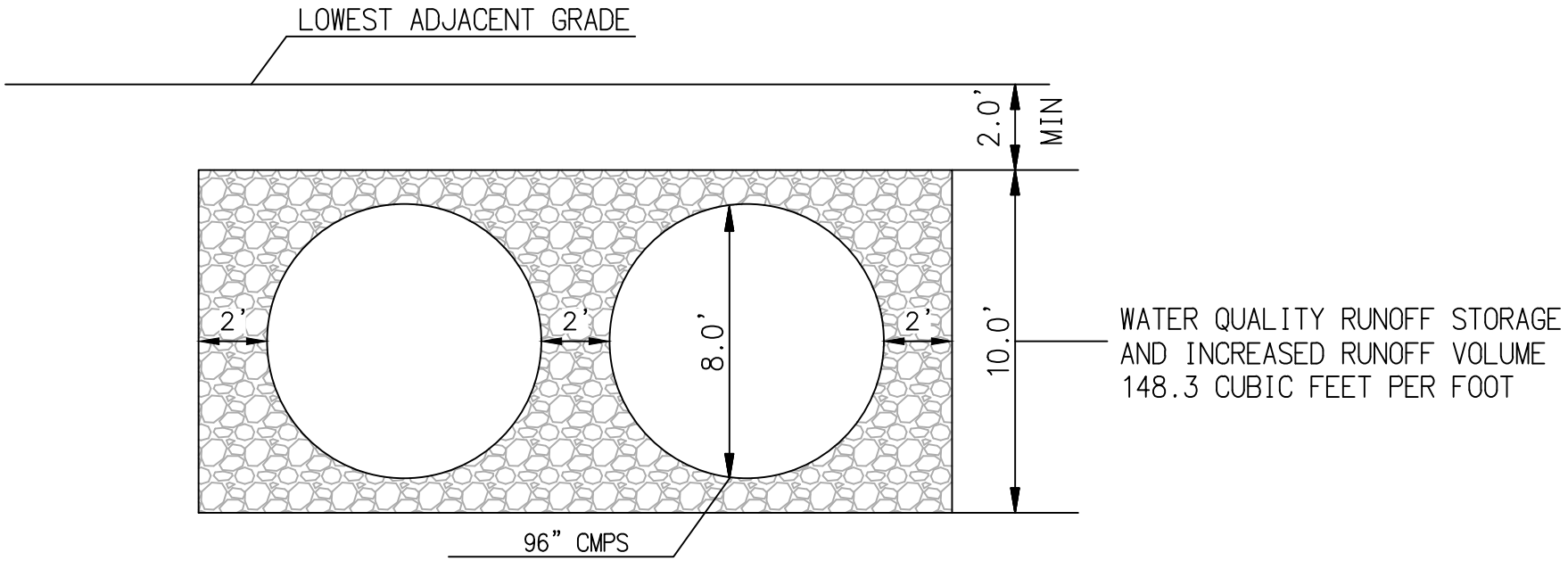
WATER QUALITY VOLUME FT^3	STORAGE VOLUME FT^3	INFILTRATON RATE IN/HR	REDUCTION FACTOR	DESIGN INFILTRATION RATE IN/HR	SUBSURFACE BASIN BOTTOM AREA [(1)] FT^2	DRAWDOWN TIME [(2)] HR	MAXIMUM ALLOWABLE DRAWDOWN TIME HR
7656	9928	3.3	5	0.66	2415	74.7	96

(1) BOTTOM AREA IS THE PRODUCT OF THE LENGTH OF SUBSURFACE AREA AND THE WIDTH. THE WIDTH IS 10 FT.
(2) DRAWDWON TIME BASED ON STORAGE VOLUME

TRACT MAPNO 82315

IN THE CITY OF COVINA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DOUBLE 96-INCH SUBSURFACE BASIN



DOUBLE SUBSURFACE BASIN - 96" CMP SYSTEM TYPICAL CROSS SECTION

VOLUME CALCULATION

AREA 96" CMP = 50.26 ft^2 * 2 = 100.52 ft^2
AREA OF GRAVEL(1) =119.47 ft^2 * 0.40 = 47.79 ft^2
TOTAL AREA = 148.31 ft^2
VOLUME PER FOOT = 148.3 ft^3/ft

(1) ASSUME 40% VOID RATIO FOR GRAVEL

JLC Engineering & Consulting, Inc.
41660 IVY STREET, SUITE A
MURRIETA, CA 92562
PH. 951.304.9552 FAX 951.304.3568

FIGURE 2

TRACT MAP NO 82315

DOUBLE 96-INCH SUBSURFACE BASIN TYPICAL SECTION

SUBSURFACE BASIN "B" STORAGE VOLUME

TRACT MAP 83215
SUBSURFACE BASIN B STORAGE, LENGTH =346 FEET

BOTTOM ELEVATION	TOP ELEVATION	96" CMP AREA (ft^2)	GRAVEL AREA (ft^2)	96" CMP VOLUME (ft^3)[1, 2]	GRAVEL VOLUME (ft^3)	TOTAL VOLUME (ft^3)
496	497	0	11	0	1522.40	1,522.40
497	498	3.626	7.374	1254.60	1020.56	3,797.56
498	499	6.2	4.805	2145.20	665.01	6,607.77
499	500	7.39	3.62	2556.94	501.01	9,665.72
500	501	7.916	3.072	2738.94	425.16	12,829.82
501	502	7.916	3.072	2738.94	425.16	15,993.92
502	503	7.39	3.62	2556.94	501.01	19,051.87
503	504	6.2	4.805	2145.20	665.01	21,862.08
504	505	3.626	7.374	1254.60	1020.56	24,137.24
505	506	0.00	11	0.00	1522.40	25,659.64

1 - 96" Volume Represents the 96" CMP Area multiplied by the total linear feet of the system.

WATER QUALITY VOLUME FT^3	STORAGE VOLUME FT^3	INFILTRATON RATE IN/HR	REDUCTION FACTOR	DESIGN INFILTRATION RATE IN/HR	SUBSURFACE BASIN BOTTOM AREA [(1)] FT^2	DRAWDOWN TIME [(2)] HR	MAXIMUM ALLOWABLE DRAWDOWN TIME HR
13420	25659.6	10.3	5	2.06	7612	19.6	96

(1) BOTTOM AREA IS THE PRODUCT OF THE LENGTH OF SUBSURFACE AREA AND THE WIDTH. THE WIDTH IS 22 FT.
(2) DRAWDWON TIME BASED ON STORAGE VOLUME

Attachment B

Geotechnical Investigation

UPDATED GEOTECHNICAL AND INFILTRATION EVALUATION
FOR
PROPOSED MIXED-USE DEVELOPMENT PROJECT
1000 NORTH AZUSA AVENUE
CITY OF COVINA, LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR

MELIA HOMES
8951 RESEARCH DRIVE
IRVINE, CALIFORNIA 92618

PREPARED BY

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CALIFORNIA 92878

PROJECT NO. 3260-CR **JULY 28, 2022**

GEOTEK

GeoTek, Inc.
1548 North Maple Street, Corona, California 92878
(951) 710-1160 Office (951) 710-1167 Fax www.geotekusa.com

July 28, 2022
Project No. 3260-CR

Melia Homes
8951 Research Drive
Irvine, California 92618

Attention: Mr. Chad Brown

Subject: Updated Geotechnical and Infiltration Evaluation
Proposed Mixed-Use Development Project
1000 North Azusa Avenue
City of Covina, Los Angeles County, California

Dear Mr. Brown:

We are pleased to provide herein the results of our updated geotechnical and infiltration evaluation for the subject property located in the city of Covina, Los Angeles County, California. This report presents a discussion of our evaluation and provides preliminary geotechnical recommendations for earthwork, foundation design, and construction. In our opinion, site development is feasible from a geotechnical viewpoint provided that the recommendations included herein are incorporated into the design and construction phases of site development.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Respectfully submitted,
GeoTek, Inc.

REGISTERED GEOLOGIST
EDWARD H. LaMONT
No. 1892
Exp.
Certified Engineering Geologist
STATE OF CALIFORNIA

LICENSED PROFESSIONAL ENGINEER
GABY M. BOGDANOFF
NO. 3133
GEOTECHNICAL
STATE OF CALIFORNIA

Edward H. LaMont
CEG 1892, Exp. 07/31/24
Principal Geologist

Gaby M. Bogdanoff
GE 3133, Exp. 06/30/24
Project Engineer

Distribution: (1) pdf file sent via email to addressee

G:\Projects\3252 to 3302\3260CR Melia Homes 1000 North Azusa Avenue Covina\Geotechnical & Infiltration Investigation\3260 -CR Geotechnical and Infiltration Evaluation 1000 North Azusa Avenue Covina.docx

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Figure 1 – Site Location Map
Figures 2a-b – Exploration Location Maps

Appendix A – Logs of Excavations and Laboratory Test Results by GeoConcepts, Inc. (2015)
Appendix B – Exploratory Boring Logs by GeoTek
Appendix C – Laboratory Test Results by GeoTek
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Appendix E – Results of Seismic Settlement Analysis
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1. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to complete an evaluation of the existing geotechnical conditions of the project site with respect to currently anticipated site development. Services provided for this study included the following:

- Research and review of available geologic and geotechnical data, and general information pertinent to the site,
- Review of past studies available for the property,
- Site reconnaissance,
- Site exploration consisting of the excavation, logging, and sampling of five exploratory hollow-stem auger borings and logging and percolation testing of two hollow-stem auger borings,
- Collection of relatively undisturbed and bulk soil samples of the onsite materials,
- Laboratory testing of the soil samples obtained from the site,
- Review and evaluation of site seismicity,
- Engineering analyses, and
- Compilation of this updated geotechnical and infiltration report which presents our findings, conclusions, and recommendations for site development.

The intent of this report is to aid in the assessment of the site for future proposed development from a geotechnical perspective. The professional opinions and geotechnical information contained in this report may need to be updated based upon our review of the final site development plans. These plans should be provided to GeoTek, Inc. (GeoTek) for review when available.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The subject site is located at 1000 North Azusa Avenue in the city of Covina, Los Angeles County, California. The site is also identified with Los Angeles County Assessor's Parcel Numbers (APNs)

8421-001-016 and -061. The irregular-shaped property consists of approximately eight acres and is currently occupied by a large single-story building and associated parking and drive areas. The southern-most portion of APN 8421-001-061 contains a driveway and an emptied lot which was occupied by various structures between 1964 and 1977 which were later demolished.

The site has a generally flat topography with a gentle fall of about five to six feet to the west-southwest. Surface drainage is to the west-southwest.

The site is bounded by commercial buildings and an apartment complex on the north, single-family dwellings on the east, Cypress Street on the south, and North Azusa Avenue on the west. The general location of the site is shown in Figure 1. The current site conditions are shown on Figure 2a.

2.2 PROPOSED DEVELOPMENT

According to the Site Plan prepared by Land Development Consultants, Inc. and dated May 2, 2022, the three-acre region immediately adjacent to North Azusa Avenue is planned to be developed commercially with the remainder of the property to be developed residentially (townhomes and live-work units). It is our understanding that Melia will mass grade the entire property. However, Melia will only build the five-acre residential part of the project. The proposed residential buildings are anticipated to be three stories in height, of wood-frame construction, and to be supported on either conventional shallow foundations or post-tensioned slabs. Cuts and fills are estimated to be minimal. In addition, we anticipate that stormwater at the site may be managed via chamber systems. Specific percolation test locations and depths for design of these systems were provided by the project civil engineer.

If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation. Final site development plans should be reviewed by GeoTek when they become available. Additional geotechnical field exploration, analyses and recommendations may be necessary upon review of site development plans.

3. REVIEW OF PAST REPORTS

On December 7, 2015, GeoConcepts, Inc. (GeoConcepts) issued a *Preliminary Geotechnical Engineering Investigation* for the subject site. The investigation included drilling of five borings across the property to depths ranging from 28.5 to 31 feet below grade. GeoConcepts reportedly encountered localized undocumented fill overlying alluvial deposits. The undocumented fill was encountered in the vicinity of the existing building and extended to about 1.5 feet below grade. The fill reportedly consists of silty sand with some clay and rock and glass fragments. The alluvium consists of moderately dense to dense silty sand to poorly graded sand. Groundwater was not encountered in any of the borings. GeoConcepts noted that liquefaction and seismic settlement potentials were very low due to the great depth to groundwater and dense condition of the alluvium.

The study indicated that the expansion index of the site soils was "very low" or negligible. In addition, results of sulfate testing showed negligible concentrations.

GeoConcepts recommended that all existing undocumented fill and loose alluvium be removed from future building areas. Removals were recommended to extend to at least five feet from existing grades or three feet below the base of foundations, whichever is deeper. Removals were suggested to extend at least five feet beyond the building perimeters or to an extent equal to the depth of fill below the foundations. GeoConcepts provided recommendations for conventional reinforced shallow foundations for building support.

On December 20, 2018, GeoConcepts completed an *Infiltration Test Report* for the project. The report indicated that two test pits were excavated to a depth of ten feet within the south-central portion of the site which was the general area of the proposed infiltration systems. The test pits reportedly encountered undocumented fill overlying alluvium. The undocumented fill had a reported thickness of 3.5 feet and consisted of silty sand. The alluvium encountered also consisted of silty sand. GeoConcepts stated that testing was performed in accordance with County standards yielding design infiltration rates of 1.3 (at ITP-2) and 3.3 (at ITP-1) at the two test locations. GeoConcepts noted that the cited design rates were based on measured infiltration rates after corrections. However, GeoConcepts did not mention if the rates include a factor of safety as required by the *Guidelines for Low Impact Development Stormwater Infiltration* by Los Angeles County.

Appendix A includes copies of the logs of excavations and laboratory test results reported by GeoConcepts. The locations of the excavations are shown on Figures 2a-b, Exploration Location Maps.

4. FIELD EXPLORATION, LABORATORY TESTING, AND PERCOLATION TESTING

4.1 FIELD EXPLORATION

The soils underlying the site were explored on June 24, 2022 by means of excavating five exploratory borings to depths between 19 and 51.5 feet. In addition, two percolation test borings approximately 15 feet deep were drilled at the locations selected by the project civil engineer. All borings were drilled with a truck-mounted hollow-stem auger drill rig. An engineer from our firm kept detailed logs of the borings and collected relatively undisturbed and disturbed soil samples at selected boring depths. The approximate locations of our site explorations and explorations by GeoConcepts (2015) are shown on the Exploration Location Maps, Figures 2a-b. Logs of the borings are provided in Appendices A and B.

4.2 LABORATORY TESTING

Laboratory testing was performed on selected relatively undisturbed and bulk soil samples collected during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the soil materials encountered and to evaluate the soils physical properties for use in the engineering design and analysis. Results of the laboratory testing program along with a brief description and relevant information regarding testing procedures are included in Appendix C.

4.3 PERCOLATION TESTING

Testing was performed in general accordance with the *Guidelines for Low Impact Development Stormwater Infiltration* by Los Angeles County (2021) using the Small Diameter Boring Infiltration Test Procedure.

The locations of the infiltration test borings (Borings I-1 and I-2) are shown in Figure 2. Both borings were drilled to about 15 feet below existing grade and were approximately eight inches in diameter. A three-inch diameter perforated PVC pipe encapsulated in filter sock was inserted into each of the test holes. The annular space between the test hole sidewalls and PVC pipe was filled with gravel to prevent caving within the borings. Water was placed in the borings to presoak the holes, and testing was conducted soon after. Testing after presoaking indicated that a falling head test using a time interval between readings of about 10 minutes was suitable for the site conditions. Testing achieved stabilized rates which are summarized as follows:

SUMMARY OF TEST RESULTS		
Boring	Test Depth (ft)	Measured Infiltration Rate* (inches per hour)
I-1	15	10.3
I-2	15	3.3

*Estimated as flow rate divided by the surface area of test section per GS200.1

As required, reduction factors should be applied to the measured rates to account for the test method reliability (RFt), site variability (RFv), and long-term siltation (RFs). As noted in Los Angeles County Manual, a RFt of 2.0 should be utilized for the small diameter boring method. RFv and RFs should vary between 1.0 and 3.0. A RFv of 2.0 is preliminarily considered suitable, and the value to be selected for RFs should be based on the level of pre-treatment and maintenance for the proposed BMPs.

Assuming RFs of 1.0 and RFv and RFt values of 2.0, we recommend a Total Reduction Factor of 5.0 be applied to the measured rates obtained. Detailed infiltration test data is included in Appendix D.

It should be noted that the infiltration rates provided above were performed in relatively undisturbed on-site soils. Infiltration rates will vary and are mostly dependent on the underlying consistency of the site soils and relative density. Infiltration rates may be impacted by weight of equipment travelling over the soils, placement of engineered fill and other various factors. GeoTek assumes no responsibility or liability for the ultimate design or performance of the storm water facility.

5. GEOLOGIC AND SOILS CONDITIONS

5.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. Basically, it extends roughly 975 miles from the north and extends from the Transverse Ranges geomorphic province to the tip of Baja California, from north to south. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto

Fault zone trend northwest-southeast and are found in the near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

More specific to the subject property, Dibblee, T.W., and Ehrenspeck, H.E. (1999) map the site to be underlain by Quaternary age alluvium. Additionally, the nearest known active fault to the site is the Sierra Madre fault located approximately 2.2 miles to the north.

5.2 GENERAL SOIL/GEOLOGIC CONDITIONS

A brief description of the earth materials encountered in our explorations and explorations by GeoConcept (2015 and 2018) is presented in the following sections.

5.2.1 Undocumented Fill

Our borings found that the site is covered by shallow fill associated with the current use of the site. The fill is generally composed of loose to medium dense silty sand and sandy silt and extends to about two feet below the existing ground surface at the explored locations. Similarly, much of GeoConcept's excavations encountered fill ranging from 1.5 to 3.5 feet in thickness. However, we anticipate that the fill could extend to greater depths in the vicinity of the current building and improvements as well as within the emptied lot within the southern-most portion the site.

5.2.2 Alluvial Deposits

Alluvial deposits were encountered in our borings below the fill and extended to the maximum depth explored of about 51.5 feet. The alluvial deposits mostly consist of silty sand with some units of sandy silt, poorly graded sand, and clayey sand. The alluvium was brown in color, slightly moist to moist, and loose/soft to dense/stiff to the total depth explored, based on our field observations, blow counts, and in-place density determinations. Collapse tests conducted on the most unfavorable units of the alluvium (selected based on blow counts) indicated negligible to slight potential for collapse upon application of water. The near surface site soils were found to have "very low" expansion potential when tested and classified in accordance with ASTM D 4829.

5.3 SURFACE WATER AND GROUNDWATER

5.3.1 Surface Water

If encountered during the earthwork construction, surface water on this site is the result of precipitation or surface run-off from surrounding sites. Overall drainage in the area is variable, and most commonly directed toward the west-southwest. Provisions for surface drainage will need to be accounted for by the project civil engineer.

5.3.2 Groundwater

Groundwater was not encountered in the deepest exploratory boring, Boring B-2, excavated to a maximum depth of 51.5 feet. The California Water Data Library shows several groundwater wells in the site vicinity with a depth to groundwater in excess of 200 feet.

Perched groundwater or localized seepage can occur due to variations in rainfall, irrigation practices, and other factors not evident at the time of this investigation.

5.4 FAULTING AND SEISMICITY

The geologic structure of the entire southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. No active or potentially active fault is known to exist at this site nor is the site situated within an *"Alquist-Priolo"* Earthquake Fault Zone (Bryant and Hart, 2007; CGS, 1986). The subject property is not located within a State of California Seismic Hazard Zone for earthquake induced liquefaction (CGS, 1997). The subject property is not located within a State of California Seismic Hazard Zone for earthquake induced landsliding. Additionally, the nearest known active fault to the site is the Sierra Madre fault located approximately 2.2 miles to the north.

5.4.1 Seismic Design Parameters

The site is located at approximately 34.0972º Latitude and -117.9066º Longitude. Based on the conditions observed in the site excavations and review of regional geologic maps, a Site Class "D" appears to be the appropriate category for the property. Site spectral accelerations (Sa and S1), for 0.2 and 1.0 second periods for a Class "D" site, were determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format. As noted using the ASCE 7-16 option on the SEAOC/OSHPD website, the values for SM1 and SD1 are reported as "null-See Section 11.4.8 (of ASCE 7-16)". As noted in ASCE 7-16, Section 11.4.8, a site-specific ground motion procedure is recommended for Site Class D when the value S1 exceeds 0.2. The value S1 for the subject site exceeds 0.2.

For a Site Class D, an exception to performing a site-specific ground motion analysis is allowed in ASCE 7-16 where S1 exceeds 0.2 provided the value of the seismic response coefficient, Cs, is conservatively calculated by Eq 12.8-2 of ASCE 7-16 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$.

Assuming that the Cs value calculated by and used by the structural engineer allows for the exclusion per ASCE 7-16, noted above, then a site-specific ground motion analysis is not

required. For this assumption and condition, the following seismic design parameters, based on the 2015 National Earthquake Hazards Reduction Program (NEHRP)/ASCE 7-16, are presented on the following table:

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_s	1.643g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.604g
Site Coefficient for Site Class "D," F_a	1.0
Site Coefficient for Site Class "D," F_v	1.7
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.643g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	1.026g
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.096g
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	0.684g
Site Modified Peak Ground Acceleration, PGA_M	0.766g
Seismic Design Category	D

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

5.5 LIQUEFACTION AND SEISMICALLY INDUCED SETTLEMENT

The project site is not located within an area mapped by the State of California for liquefaction potential. Due to the presence of dense/stiff alluvium and the lack of shallow groundwater, the liquefaction hazard at the site is nil.

Loose to medium dense sands tend to densify during strong ground shaking. Based on the blow counts recorded in boring B-2 and utilizing a peak ground acceleration of 0.76g and an magnitude (Mw) seismic event of 7.72, we estimate that the seismically induced settlement of the onsite sandy units would be about three inches total settlement and about 1.5 inches differential settlement over a 30-foot span. Results of these analyses are presented in Appendix E.

5.6 OTHER SEISMIC HAZARDS

Evidence of ancient landslides or slope instabilities at this site was not observed during our investigation. Thus, the potential for landslides is considered negligible.

The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL

Development of the site appears feasible from a geotechnical viewpoint. The following recommendations should be incorporated into the design and construction phases of development.

6.2 EARTHWORK CONSIDERATIONS

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Covina, the 2019 California Building Code (CBC), and recommendations contained in this report. Site grading plans should be reviewed by this office when they become available. Additional recommendations will likely be offered subsequent to review of these plans.

6.2.1 Site Clearing and Preparation

Site preparation should start with demolition/razing of existing site improvements and removal of deleterious materials, and vegetation. Demolition should include removal of all pavements, floor slabs, foundations, and any other below-grade construction. These materials should be properly disposed of off-site. Voids resulting from site clearing (such as removals of underground utilities, foundations, etc.) should be replaced with engineered fill materials.

6.2.2 Removals

Based on our boring data and the field observations, the upper three to four feet from existing grade or two feet below footing base, whichever is deeper. should be removed in order to provide a homogeneous, dense fill mat for structural support. Deeper removals may be required in some areas to eliminate all previously existing undocumented fill and unsuitable alluvium. The bottom of removals should expose competent native alluvial soils which are defined as relatively homogeneous, no visibly porous materials with an in-place density of at least 85 percent of the soil's maximum dry density as determined per ASTM D 1557. As a minimum, removals should extend down and away from foundation elements at a 1:1 (h:v) projection to the recommended removal depth, or a minimum of five feet laterally.

The upper two feet of soil or one foot below pavement subgrade, whichever is deeper, should be removed below asphaltic concrete pavement and Portland cement concrete hardscape areas. The horizontal extent of removals should extend at least two feet beyond the edge of the improvements. Where existing shallow utilities are located, removals should be limited to two feet above these improvements.

The bottom of all removals should be scarified to a minimum depth of 12 inches, brought to slightly above the optimum moisture content, and then recompacted to at least 90 percent of the soil's maximum dry density (ASTM D 1557). The bottoms of removals should be observed by a GeoTek representative prior to scarification.

6.2.3 Engineered Fill

The onsite soils are considered suitable for reuse as engineered fill provided they are free from vegetation, roots, and rock/concrete or hard lumps greater than six inches in maximum dimension.

Concrete generated from the demolition of existing site improvements may be incorporated into site fills provided the following guidelines are implemented: 1) concrete should be free of rebar or other deleterious materials and should be broken down to a maximum dimension of six inches; 2) concrete should not be placed within three feet of finish grade in the building pad areas or within one foot of subgrade elevations in the street/drive areas; 3) concrete should be distributed in the fill and should not be "nested" or placed in concentrated pockets.

The undercut areas should be brought to final pad elevations with fill materials that are placed and compacted in general accordance with minimum project standards. Fill materials should be placed at or above optimum moisture content and should be compacted to a minimum relative compaction of 90 percent as determined by ASTM Test Method D 1557.

6.2.4 Excavation Characteristics

Excavation in the onsite soil materials is expected to be easy using heavy-duty grading equipment in good operating conditions.

All temporary excavations for grading purposes and installation of underground utilities should be constructed in accordance with local and Cal-OSHA guidelines. Temporary excavations within the onsite materials should be stable at 1:1 (h:v) inclinations for cuts less than ten feet in height.

6.2.5 Shrinkage and Subsidence

Several factors will impact earthwork balancing on the site, including shrinkage, subsidence, trench spoil from utilities and footing excavations, as well as the accuracy of topography.

Shrinkage, bulking, and subsidence are primarily dependent upon the degree of compactive effort achieved during construction. For planning purposes, a shrinkage factor of 5 to 10 percent for both the existing fills and upper alluvium may be considered. Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of site earthwork construction. Subsidence on the order of up to 0.1-foot could occur.

6.2.6 Trench Excavations and Backfill

Temporary excavations within the onsite materials should be stable at 1:1 (h:v) inclinations for short durations during construction, and where cuts do not exceed ten feet in height. Temporary cuts to a maximum height of four feet can be excavated vertically, but local sloughing and/or failure could occur due to the granular nature of some of the onsite units. Increased caution should be applied when working near or within any excavations at this site.

Trench excavations should conform to Cal-OSHA regulations. The contractor should have a competent person, per OSHA requirements, on site during construction to observe conditions and to make the appropriate recommendations.

Utility trench backfill should be compacted to at least 90 percent relative compaction (as determined per ASTM D 1557). Under-slab trenches should also be compacted to project specifications. Where applicable, based on jurisdictional requirements, the top 12 inches of backfill below subgrade for road pavements should be compacted to at least 95 percent relative compaction. Much of the onsite materials may not be suitable for use as bedding material but should be suitable as backfill provided particles larger than six ± inches are removed.

Compaction should be achieved with a mechanical compaction device. Ponding or jetting of trench backfill is not recommended. If backfill soils have dried out, they should be thoroughly moisture conditioned prior to placement in trenches.

6.3 DESIGN RECOMMENDATIONS

6.3.1 Foundation Design Criteria

The site soils were found to generally have "very low" expansion potential in accordance with ASTM D 4829. Additional testing of the soils should be performed during construction to

evaluate the as-graded conditions. Additional recommendations may be necessary based on the as-graded soils conditions.

The foundation elements for the proposed structures should bear entirely in engineered fill soils and should be designed in accordance with the 2019 CBC.

Because of the potential for seismically induced ground settlement at the property, it is our recommendation that post-tensioned foundation systems be used to support the proposed buildings. For foundations designed in accordance with the recommendations presented in this report, we would anticipate a total static settlement of less than 1-inch and a differential static settlement of less than 0.5-inch in a 30-foot span. As noted previously, seismically induced ground settlement of up to 3 inches total and 1.5 inches differential settlement over a 30-foot span are also estimated.

The slab designer may choose the post-tension design methodology. Since the CBC indicated Post Tensioning Institute (PTI) design methodology is intended for expansive soils conditions which do not apply, no e_m or y_m parameters as used in the PTI methodology are provided. However, the slab design should consider the estimated static and seismically induced settlement as noted above.

MINIMUM DESIGN REQUIREMENTS FOR POST-TENSIONED FOUNDATIONS	
Design Parameter	"Very Low" Expansion Potential
Foundation Depth or Minimum Perimeter Beam Depth (inches below lowest adjacent grade)	One- or Two-Story – 12 Three-Story – 18
Minimum Foundation Width	One- or Two-Story – 12 Three-Story – 15
Minimum Slab Thickness (actual)	4 inches
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum 100% of the optimum moisture content to a depth of at least 12 inches prior to placing concrete

It should be noted that the above recommendations are based on soil support characteristics only. The structural engineer should design the slab and beam reinforcement based on actual loading conditions.

An allowable bearing capacity of 1,800 psf may be used for design of post-tensioned slab foundations. An increase of one third may be applied when considering short-term live loads (e.g. seismic and wind loads)

The passive earth pressure may be computed as an equivalent fluid having a density of 250 psf per foot of depth, to a maximum earth pressure of 2,500 psf for footings founded on engineered fill. A coefficient of friction between soil and concrete of 0.40 may be used with dead load forces. The upper one foot of soil below the adjacent grade should not be used in calculating passive pressure unless the ground is covered by concrete or pavement. Passive pressure and frictional resistance could be combined without reduction.

A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these systems are provided in the 2019 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2019 CBC Section 1907.1, ACI 360R-10, and ACI 302.2R-06.

It should be realized that the effectiveness of the vapor retarding membrane can be adversely impacted as the result of construction related punctures (e.g. stake penetrations, tears, punctures from walking on the aggregate layer, etc.). These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. It is GeoTek's opinion that a minimum ten mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a large extent based on the type of flooring used and atmospheric conditions.

Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties (i.e. thickness, composition, strength, and permeance) to achieve the desired performance level. Consideration should be given to consulting with an individual possessing specific expertise in this area for additional evaluation.

6.3.2 Miscellaneous Foundation Recommendations

- To minimize moisture penetration beneath the slab on grade areas, utility trenches should be backfilled with engineered fill, lean concrete, or concrete slurry where they intercept the perimeter footing or thickened slab edge.
- Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

- Under-slab utility trenches should be compacted to project specifications. Compaction should be achieved with a mechanical compaction device. If backfill soils have dried out, they should be thoroughly moisture conditioned prior to placement in trenches.

6.3.3 Foundation Set Backs

Foundations should comply with the following setbacks. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movements and/or differential settlements. If large enough, these movements can compromise the integrity of the improvements. The following recommendations are presented:

- The outside bottom edge of all footings should be set back a minimum of H/2 (where H is the slope height) from the face of any ascending slope. The setback should be at least five feet and need not to exceed 15 feet. Where a retaining wall is constructed at the toe of the slope, the height of the slope should be measured from top of the wall to the top of the slope.
- The outside bottom edge of all footings should be set back a minimum of H/3 from the face of any descending slope. The setback should be at least 7 feet and need not exceed 40 feet.
- The bottom of all footings for structures near retaining walls should be deepened so as to extend below a 1:1 (h:v) projection upward from the bottom inside edge of the wall foundation.
- The bottom of any future foundations for structures should be deepened so as to extend below a 1:1 (h:v) projection upward from the bottom of the nearest excavation.

6.3.4 Retaining Wall Design and Construction

6.3.4.1 General Design Criteria

Recommendations presented in this report apply to typical masonry or concrete walls retaining up to six feet of soils. Additional review and recommendations should be requested for higher walls. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Wall foundations should be embedded a minimum of 12 inches below the lowest adjacent grade and should rest entirely on at least 24 inches of compacted fill placed on competent native soil. Wall footings should be designed using an allowable bearing capacity of 2,000 psf. An increase of one-third may be applied when considering short-term live loads (e.g. seismic and wind loads). The passive earth pressure may be computed as an equivalent fluid having a density of 250 psf

per foot of depth, to a maximum earth pressure of 2,500 psf. Unless the ground is covered by asphalt or concrete, the passive pressure should be neglected in the upper 1 foot. A coefficient of friction between soil and concrete of 0.40 may be used with dead load forces. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third. For wall footings entirely placed on engineered fill, a minimum footing reinforcement of about two No. 4 rebars (one placed near the top and one near the bottom of footing) should be provided. These are tentative recommendations. Final reinforcement recommendations should be provided by the project structural/wall engineer.

All earth retention structure plans, as applicable, should be reviewed by this office prior to finalization. The seismic design parameters as discussed in this report remain applicable to all proposed earth retention structures at this site and should be properly incorporated into the design and construction of the structures.

Earthwork considerations, site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the designer. The backfill material placement for all earth retention structures should meet the requirement of Section 6.3.4.4 in this report.

In general, cantilever earth retention structures, which are designed to yield at least 0.001H, where H is equal to the height of the earth retention structure to the base of its footing, may be designed using the active condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at top, such as typical basement walls) should be designed using the at-rest condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent building or traffic loading, should be considered in the design of the earth retention structures. Loads applied within a 1:1 (h:v) projection from the surcharge on the stem and footing of the earth retention structure should be considered in the design.

Final selection of the appropriate design parameters should be made by the designer of the earth retention structures.

6.3.4.2 Cantilevered Walls

The recommendations presented below are for cantilevered walls retaining up to six feet of soils. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to

compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, or adverse geologic conditions.

ACTIVE EARTH PRESSURES		
Surface Slope of Retained Materials (h:v)	Equivalent Fluid Pressure (pcf) Native Backfill*	Equivalent Fluid Pressure (pcf) Import Granular Backfill**
Level	41	36
2:1	67	53

*The design pressures assume the native backfill material has an expansion index less than or equal to 20 and a friction angle of about 30 degrees. Backfill zone includes area between the back of the wall and footing to a plane (1:1 h:v) up from the bottom of the wall foundation to the ground surface.
**The design pressures assume that import granular backfill material has an expansion index less than or equal to 20 and a friction angle of at least 34 degrees. Backfill zone includes area between the back of the wall and footing to a plane (1:1 h:v) up from the bottom of the wall foundation to the ground surface.

6.3.4.3 Restrained Retaining Walls

Retaining walls that will be restrained prior to placing and compacting backfill material, or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 62 pcf, plus any applicable surcharge loading, for native backfill and level back slope condition. For imported granular backfill, an at-rest equivalent fluid pressure of 57 pcf should be utilized. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

6.3.4.4 Retaining Wall Backfill and Drainage

Retaining wall backfill should be free of deleterious and/or oversized materials and should have properties indicated in Section 6.3.4.2. Retaining walls should be provided with an adequate pipe and gravel back drain system to help prevent buildup of hydrostatic pressures. Backdrains should consist of a four-inch diameter perforated collector pipe (Schedule 40, SDR 35, or approved equivalent) embedded in a minimum of one-cubic foot per linear foot of ¾- to 1-inch clean crushed rock or an approved equivalent, wrapped in filter fabric (Mirafi 140N or an approved equivalent). The drain system should be connected to a suitable outlet. Waterproofing of site walls should be performed where moisture migration through the wall is undesirable.

Retaining wall backfill should be placed in lifts no greater than eight inches in thickness and compacted to a minimum of 90 percent relative compaction in accordance with ASTM Test Method D 1557. The wall backfill should also include a minimum one-foot wide section of ¾- to

1-inch clean crushed rock (or an approved equivalent). The rock should be placed immediately adjacent to the back of the wall and extend up from a back drain to within approximately 24 inches of the finish grade. The rock should be separated from the earth with filter fabric. The upper 24 inches should consist of compacted on-site soil.

As an alternative to the drain rock and fabric, Miradrain 2000, or approved equivalent, may be used behind the retaining wall. The Miradrain 2000 should extend from the base of the wall to within two feet of the ground surface. The subdrain should be placed at the base of the wall in direct contact with the Miradrain 2000.

The presence of other materials might necessitate revision to the parameters provided and modification of the wall designs. Proper surface drainage needs to be provided and maintained.

6.3.4.5 Other Design Considerations

- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.
- The retaining wall footing excavations, backcuts, and backfill materials should be approved the project geotechnical engineer or their authorized representative.

6.3.5 Pool Construction

The proposed swimming pool should derive support entirely from engineered fill. A minimum 12 inches of fill compacted to at least 90 percent of the soil's maximum dry density per ASTM D 1557 should be provided below the pool shell.

The pool walls be designed for at-rest soil conditions using an equivalent fluid pressure of 62 pcf. Pool walls surcharged by adjacent structures should be designed for additional pressures. Alternatively, the pool walls may be designed as freestanding walls using the active soil state conditions provided that some lateral movement of the pool walls would be acceptable. If the active state is to be used, an equivalent fluid pressure of 41 pcf is considered suitable. These recommended pressures assume that native soil is used as wall backfill with a level backslope and in a drained condition. If a drain system adjacent/beneath the pool is not provided, the pool walls should then be designed for an equivalent fluid pressure of 100 pcf for the at-rest condition and 87 pcf for the active condition.

As noted above, the use of the lower (drained condition) at-rest or active soil pressures will require a subdrain system beneath/adjacent to the pool. A typical subdrain system includes a series of four-inch diameter perforated drain pipes encapsulated with at least one cubic foot of free-draining material per linear foot of pipe. The free-draining material should be encapsulated within a geotextile to prevent migration of fines into the drainage medium. The drain pipes should be routed to an acceptable discharge location, as determined by the civil engineer/pool designed. If desired, GeoTek can review the subdrain system once designed to determine if additional measures are warranted.

Pool decking supported on grade should be separated from the pool bond beam by a full-depth, mastic construction joint. If it is desired to extend the pool deck over the bond beam, consideration should be given to designing the deck as a structural slab supported by the pool shell. This will reduce the possibility of deck cracking occurring along the outer edge of the bond beam. we also recommend that the pool decking subgrade be "pre-saturated" prior to concrete placement. The subgrade soils should be moisture conditioned to at least 100 percent of the soil's optimum moisture content to a depth of 12 inches, prior to concrete placement. Testing by the geotechnical engineer is recommended to confirm that the soils have been adequately moisture treated.

Pool decking may consist of five-inch-thick concrete and the use of reinforcement is suggested. A minimum of No. 4 rebars spaced 24 inches each way or equivalent should be placed at mid-height of the concrete slab. Control joints should be placed in two directions and located a distance apart approximately equal to 24 to 36 times the slab thickness. The pool designer should provide final design recommendations.

While the site soils are anticipated to have a negligible sulfate content (see Section 6.3.8), it is our recommendation that Type V cement be used for the pool construction due to the chemicals associated with the pool water.

6.3.6 Pavement Design Considerations

Pavement design for proposed on-site parking and drive areas was conducted per Caltrans *Highway Design Manual* guidelines for flexible pavements and the Portland Cement Association for rigid pavements. Based on an assumed design R-value of 30 and for Traffic Indexes (TIs) of 5.0 for car parking areas and 6.0 for drive areas for light traffic with occasional truck traffic, the following preliminary sections were calculated:

GEOTECHNICAL RECOMMENDATION FOR MINIMUM PAVEMENT SECTION		
Traffic Index	Thickness of Flexible Pavement Section	Thickness of Rigid Pavement Section
5.0	3" AC/6" AB/Compacted Subgrade or 6" AC/Compacted Subgrade	--
6.0	4" AC/7" AB/compacted Subgrade or 7.5" AC/Compacted Subgrade	6.5" PCC/4" AB/Compacted Subgrade

*AC = Asphalt Concrete, AB = Aggregate Base, PCC = Portland Cement Concrete with a f'c > 3,500 psi.

The TIs used in our pavement design are considered reasonable values for the proposed pavement areas and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

No structural reinforcement of the concrete pavements is required. However, temperature and shrinkage control reinforcement should be provided. This reinforcement should consist of No. 4 rebars on 24-inch centers, each way, or equivalent. The reinforcement should be placed at mid-height to the concrete pavement. Also, the concrete pavement should be provided with proper joints to help control cracking. All materials and methods of construction should also conform to the requirements of the City of Covina. These pavement sections should be considered preliminary until reviewed and approved by the City.

The recommended pavement sections provided are intended as a minimum guideline and final selection of pavement cross section parameters should be made by the project civil engineer, based upon the local laws and ordinates, expected subgrade and pavement response, and desired level of conservatism. If thinner or highly variable pavement sections are constructed, increased maintenance and repair could be expected. Final pavement design should be checked by testing of soils exposed at subgrade (the upper one foot) after final grading has been completed.

Asphalt concrete and aggregate base should conform to current Caltrans Standard Specifications Section 39 and 26-1.02, respectively. As an alternative, asphalt concrete can conform to Section 203-6 of the current Standard Specifications for Public Work (Green Book). Crushed aggregate base or crushed miscellaneous base can conform to Section 200-2.2 and 200-2.4 of the Green Book, respectively. Pavement base should be compacted to at least 95 percent of the ASTM D1557 laboratory maximum dry density (modified proctor).

All pavement installation, including preparation and compaction of subgrade, compaction of base material, placement and rolling of asphaltic concrete, should be done in accordance with the City

of Covina specifications, and under the observation and testing of GeoTek and a City Inspector where required. Jurisdictional minimum compaction requirements in excess of the aforementioned minimums may govern.

Deleterious material, excessive wet or dry pockets, oversized rock fragments, and other unsuitable yielding materials encountered during grading should be removed. Once existing compacted fill are brought to the proposed pavement subgrade elevations, the subgrade should be proof-rolled in order to check for a uniform and unyielding surface. The upper 12 inches of pavement subgrade soils should be scarified, moisture conditioned at or near optimum moisture content, and recompacted to at least 95 percent of the laboratory maximum dry density (ASTM D1557). If loose or yielding materials are encountered during construction, additional evaluation of these areas should be carried out by GeoTek. All pavement section changes should be properly transitioned.

6.3.7 Soil Corrosivity

The soil resistivity was tested in the laboratory on two samples collected during our field exploration. The results of the testing (6,231 and 6,700 ohm-cm) indicate that the soil samples are "moderately corrosive" to buried ferrous metals, based on the guidelines provided in *Corrosion Basics: An Introduction* (Roberge, 2005). Consideration should be given to consulting with a corrosion engineer.

6.3.8 Soil Sulfate Content

The sulfate content was determined in the laboratory for two soil samples obtained during our field exploration. The results (0.0072 and 0.0012 percent) indicate that the water-soluble sulfate range is less than 0.1 percent by weight which is considered "not applicable" (i.e. negligible) as per Table 4.2.1 of ACI 318. Based upon the test results, no special concrete mix design is required by Code for sulfate attack resistance. Additional testing of soils collected near finish grade should be performed subsequent to site grading.

6.3.9 Import Soils

Import soils should have an expansion index similar to the on-site soils. GeoTek also recommends that, as a minimum, proposed import soils be tested for soluble sulfate content and expansion index. GeoTek should be notified a minimum of 72 hours of potential import sources so that appropriate sampling and laboratory testing can be performed.

6.3.10 Concrete Flatwork

6.3.10.1 Exterior Concrete Slabs, Sidewalks, and Driveways

Exterior concrete slabs, sidewalks, and driveways should be designed using a four-inch minimum thickness. No specific reinforcement is required due to the non-structural nature. However, the use of some reinforcement should be considered. Some shrinkage and cracking of the concrete should be anticipated as a result of typical mix designs and curing practices commonly utilized in residential construction.

Sidewalks and driveways may be under the jurisdiction of the governing agency. If so, jurisdictional design and construction criteria would apply, if more restrictive than the recommendations presented herein.

Subgrade soils, classified as having "very low" expansion potential, should be pre-moistened prior to placing concrete. The subgrade soils below exterior concrete flatwork should be pre-saturated to a minimum of 100 percent of optimum moisture content to a depth of 12 inches.

All concrete installation, including preparation and compaction of subgrade, should be done in accordance with the City of Covina specifications, and under the observation and testing of GeoTek and a City Inspector, if necessary.

6.3.10.2 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are essentially unnoticeable to more than 1/8 inch in width. Most cracks in concrete, while unsightly, do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete can also undergo chemical processes that are dependent on a wide range of variables, which are difficult, at best, to control. Concrete, while seemingly a stable material, is also subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek suggests that control joints be placed in two directions and located a distance apart roughly equal to 24 to 36 times the slab thickness.

Exterior concrete flatwork (patios, walkways, driveways, etc.) is often some of the most visible aspects of site development. They are typically given the least level of quality control, being considered "non-structural" components. We suggest that the same standards of care be applied to these features as to the structure itself.

6.4 POST CONSTRUCTION CONSIDERATIONS

6.4.1 Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of soil, and slope stability is significantly reduced by overly wet conditions. Positive surface drainage away from graded slopes should be maintained and only the amount of irrigation necessary to sustain plant life should be provided for planted slopes. Controlling surface drainage and runoff and maintaining a suitable vegetation cover can minimize erosion. Plants selected for landscaping should be lightweight, deep-rooted types that require little water and are capable of surviving the prevailing climate.

Overwatering should be avoided. The soils should be maintained in a solid to semi-solid state as defined by the materials Atterberg Limits. Care should be taken when adding soil amendments to avoid excessive watering. Leaching as a method of soil preparation prior to planting is not recommended. An abatement program to control ground-burrowing rodents should be implemented and maintained. This is critical as burrowing rodents can decreased the long-term performance of slopes.

It is common for planting to be placed adjacent to structures in planter or lawn areas. This will result in the introduction of water into the ground adjacent to the foundation. This type of landscaping should be avoided. If used, then extreme care should be exercised with regard to the irrigation and drainage in these areas.

6.4.2 Drainage

The need to maintain proper surface drainage and subsurface systems cannot be overly emphasized. Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond or seep into the ground. Pad drainage should be directed toward approved area(s) and not be blocked by other improvements.

It is the owner's responsibility to maintain and clean drainage devices on or contiguous to their lot. In order to be effective, maintenance should be conducted on a regular and routine schedule and necessary corrections made prior to each rainy season.

6.5 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

We recommend that site grading plans, pool plans, retaining wall plans, foundation plans, and relevant project specifications be reviewed by this office prior to construction to check for conformance with the recommendations of this report. We also recommend that GeoTek representatives be present during site grading and foundation construction to check for proper implementation of the geotechnical recommendations. The owner/developer should verify that GeoTek representatives perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of unsuitable materials.
- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of onsite and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trenches.
- Perform field density testing of the fill materials.
- Observe and probe foundation excavations to confirm suitability of bearing materials.

If requested, a construction observation and compaction report can be provided by GeoTek, which can comply with the requirements of the governmental agencies having jurisdiction over the project. We recommend that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

7. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of our evaluation is limited to the boundaries of the subject site. This review does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to us by the client. Further, no evaluation of any existing site improvements is included. The scope is based on our understanding of the project and the client's needs, our fee estimate (P-0509622-CR) dated May 25, 2022 and geotechnical engineering standards normally used on similar projects in this region.

8. LIMITATIONS

The materials observed on the project site appear to be representative of the area; however, soil materials vary in character between excavations or conditions exposed during site construction. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing or recommendations performed or provided by others.

Since our recommendations are based on the site conditions observed and encountered, and laboratory testing, our conclusion and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

9. SELECTED REFERENCES

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Melia Homes
Proposed Mixed-Use Development
1000 Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

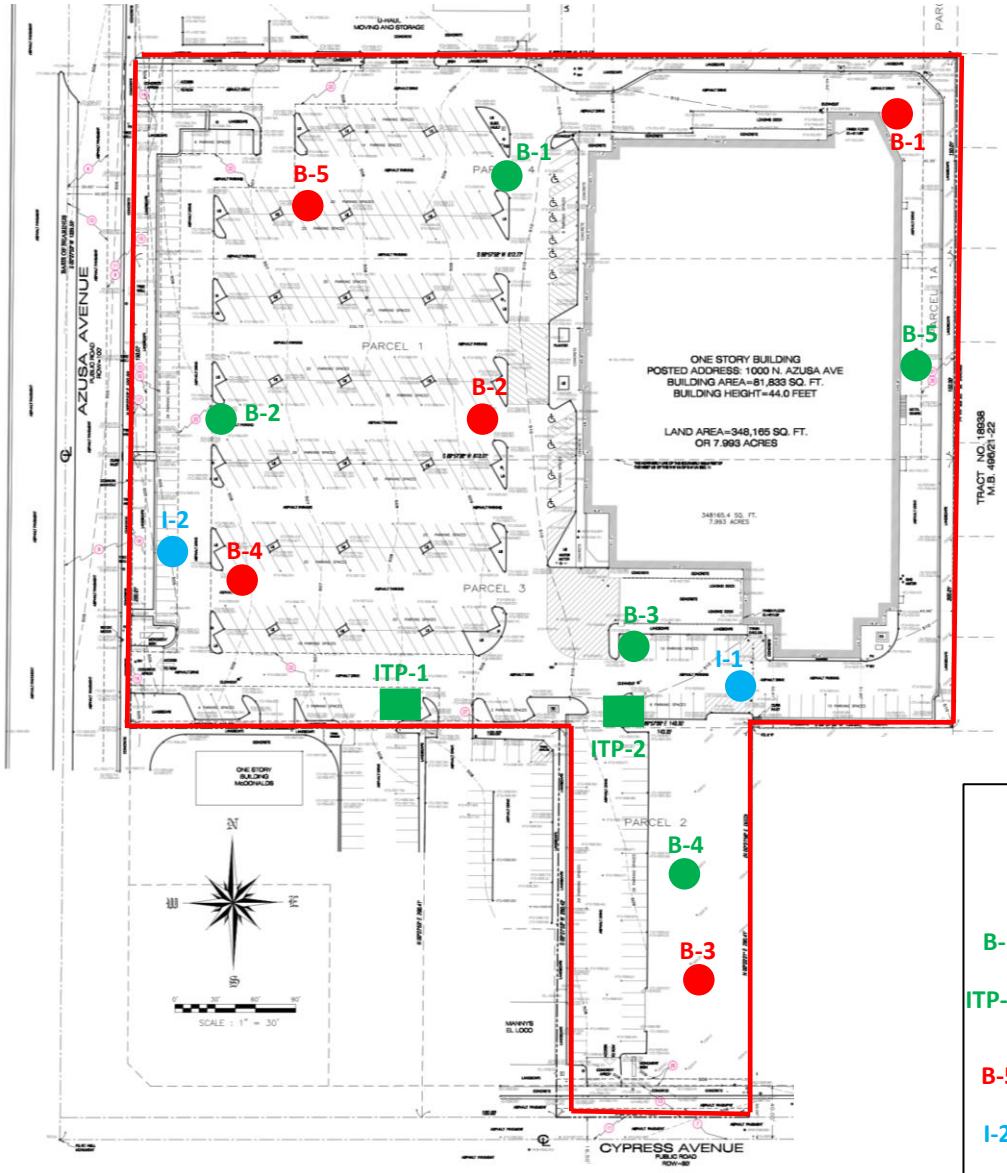
Scale:
As Shown

0 200 ft

Figure 1

Site Location Map

GEOTEK



LEGEND
(Locations are Approximate)

B-1	Exploratory Boring by GeoConcepts (2015)
ITP-2	Infiltration Test Pit by GeoConcepts (2018)
B-5	Exploratory Boring by GeoTek
I-2	Percolation Boring by GeoTek

Melia Homes
Mixed-Use Development
1000 North Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

Scale:
0 150 ft

Figure 2a

Exploration Location Map

GEOTEK

N

LEGEND
(Locations are Approximate)

- B-1 — Exploratory Boring by GeoConcepts (2015)
- ITP-2 — Infiltration Test Pit by GeoConcepts (2018)
- B-5 — Exploratory Boring by GeoTek
- I-2 — Percolation Boring by GeoTek

Melia Homes
Mixed-Use Development
1000 North Azusa Avenue
Covina, Los Angeles County, California

Project No. 3260-CR

Scale:
0 150 ft

Figure 2b

Exploration Location Map

GEOTEK

APPENDIX A

LOGS OF EXCAVATIONS AND LABORATORY TEST RESULTS BY GEOCONCEPTS, INC. (2015)

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

BORING: B-1

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 2.0" **ASPHALT**
						ARTIFICIAL FILL; Af, silty sand with clay binder, medium reddish brown, slightly moist, fine to medium grained, glass and rock fragments up to 0.5" in length
						1.5' - 31.0' **ALLUVIUM; Qal,**
5	116	69		5		@5.0' sand with silt and clay binder, medium brown, slightly moist, fine to coarse grained, ~3% coarse grained
4	113	38		10		@10.0' silty sand, reddish brown, slightly moist, fine to medium grained, ~5% fine gravels
2	115	33		15		@15.0' silty sand with gravels, tan to light brown, slightly moist, fine to medium grained sand, ~15% fine gravels
3	112	50		20		@20.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels, 50 blows for 6 inches
		35		25		@25.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels
4	121	50		30		@30.0' silty sand with gravels, light brown, slightly moist, fine to medium grained sand, ~15% fine gravels, 50 blows for 3 inches
						Total Depth - 31.0 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-2

ADDRESS: 1000 North Azusa Avenue PROJECT NO.: 5071

DATE LOGGED: November 6, 2015 LOGGED BY: RD

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 2.0" **ASPHALT**
						ARTIFICIAL FILL; Af, silty sand with clay binder, medium reddish brown, slightly moist, fine to medium grained, glass and rock fragments up to 0.5" in length
4	114	41				1.5' - 31.0' **ALLUVIUM; Qal,**
				5		@2.5' silty sand to sandy silt, olive brown, slightly moist, fine to medium grained
3	106	30				@7.5' sand with silt, reddish brown, slightly moist, fine to medium grained
				10		
5	109	26				@12.5' sand with silt, tan to light brown, slightly moist, fine to coarse grained
				15		
1	116	42				@17.5' sand with silt, light reddish brown, slightly moist, fine to coarse grained with ~5% coarse grains, ~15% fine gravels
				20		
1	116	62				@22.5' sand with silt, light reddish brown, slightly moist, fine to coarse grained with ~5% coarse grains, ~10% fine gravels
				25		
2	118	50				@27.5' sand with minor silt, reddish brown, slightly moist to moist, fine to medium grained, ~15% fine to medium grained gravels, 50 blows for 4 inches
				30		
2	118	50				@30.0' sand with minor silt, reddish brown, slightly moist to moist, fine to medium grained, ~15% fine to medium grained gravels, 50 blows for 3 inches
						Total Depth - 31.0 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-3

ADDRESS: 1000 North Azusa Avenue PROJECT NO.: 5071

DATE LOGGED: November 6, 2015 LOGGED BY: RD

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 28.5' **ALLUVIUM; Qal,**
7	121	50				@2.5' silty sand, medium brown, slightly moist, fine grained, 50 blows for 6 inches
4	110	28		5		@7.5' silty sand to sandy silt, medium brown, slightly moist, fine grained
5	113	25		10		@12.5' sandy silt, medium brown, slightly moist, fine grained
0	120	37		15		@17.5' sand with silt, white to tan, slightly moist, fine to coarse grained sand, ~15% fine to medium sized gravels
2	123	50		20		@22.5' gravelly sand, reddish brown, slightly moist, fine to coarse grained sand, ~25% fine to medium sized gravels, 50 blows for 3 inches
3	121	48		25		@27.5' gravelly sand, reddish brown, slightly moist, fine to coarse grained sand, ~25% fine to medium sized gravels
				30		Total Depth - 28.5 Feet No Groundwater 8 Inch Hollow Stem Auger with Autohammer

BORING: B-4

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 31.0' **ALLUVIUM; Qal,**
	6	106	32		5		@5.0' silty sand, medium brown, slightly moist, fine to medium grained
	9	105	29		10		@10.0' silty sand to sandy silt, reddish brown, slightly moist to moist, fine grained
	7	111	33		15		@15.0' silty sand to sandy silt, reddish brown, slightly moist to moist, fine grained
			50		20		@20.0' No Recovery
	9	112	48		25		@25.0' silty sand to sandy silt, yellowish brown, slightly moist, fine to medium grained
	6	115	49		30		@30.0' silty sand to sandy silt, yellowish brown, slightly moist, fine to medium grained
							Total Depth - 31.0 Feet No Groundwater 8" Hollow Stem Auger with Autohammer

BORING: B-5

ADDRESS: 1000 North Azusa Avenue

PROJECT NO.: 5071

DATE LOGGED: November 6, 2015

LOGGED BY: RD

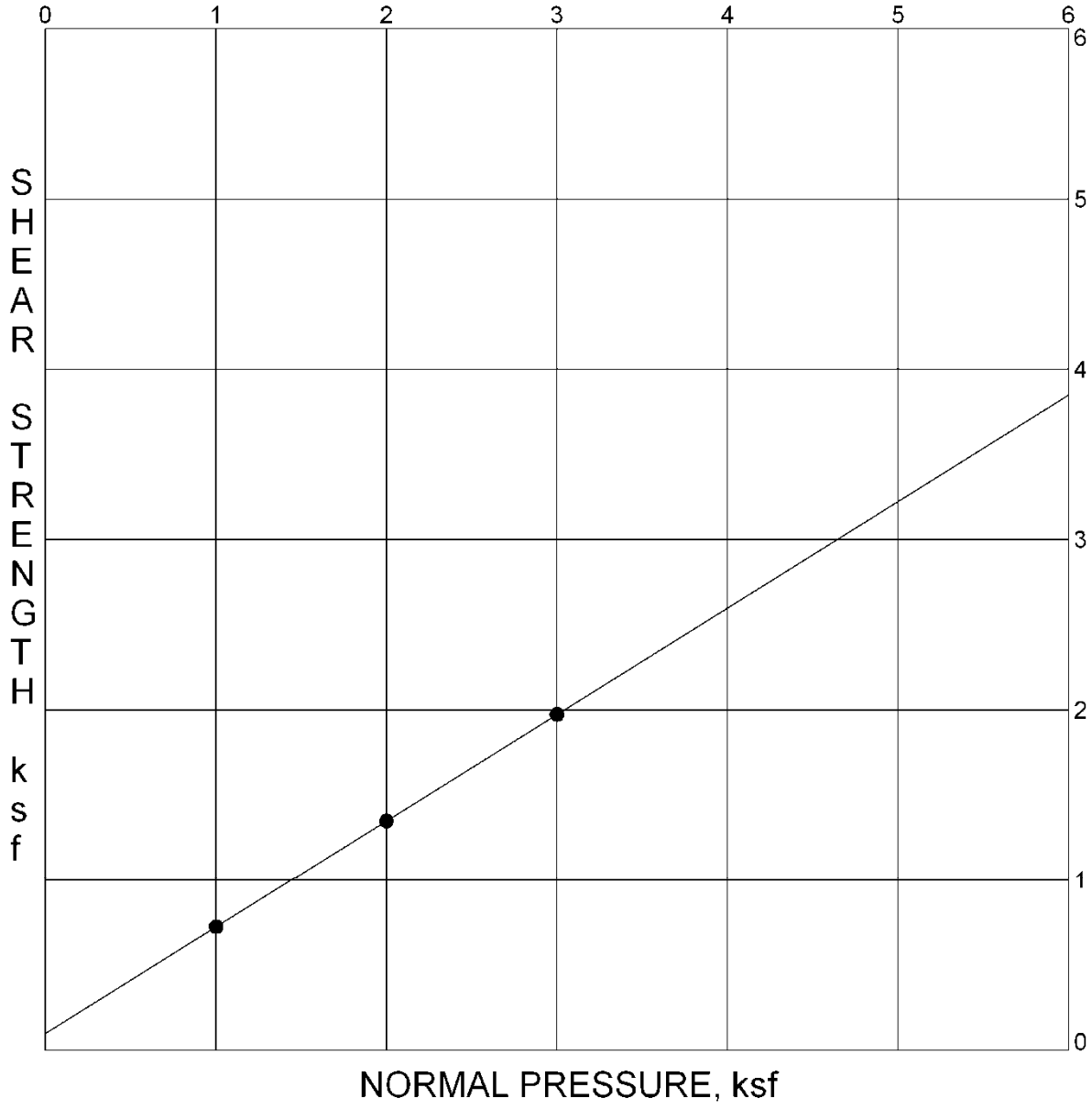
ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 2.0" **ASPHALT**
							2.0" - 31.0' **ALLUVIUM; Qal,**
	3	109	27		5		@5.0' silty sand to sandy silt, light reddish brown, slightly moist, fine to medium grained
	3	107	22		10		@10.0' silty sand, light reddish brown, slightly moist, fine to medium grained
			26		15		@15.0' No Recovery
	3	113	50		20		@20.0' gravelly silty sand, light reddish brown, slightly moist, fine to medium grained sand, ~25% fine to coarse sized gravels, 50 blows for 5 inches
	5	112	45		25		@25.0' silty sand to sandy silt, light reddish brown, slightly moist to moist, fine to medium grained
	5	112	82		30		@30.0' sandy silt, reddish brown, slightly moist to moist, fine grained
							Total Depth - 31 Feet No Groundwater 8" Hollow Stem Auger with Autohammer

LABORATORY RECAPITULATION 1 PROJECT: 1000 North Azusa Avenue PROJECT NO.: 5071						
Exploration	**Depth (ft)**	**Material**	**Dry Density In Situ (P.C.F.)**	**Moisture Content (%)**	**Cohesion (K.S.F)**	**Friction Angle (degree)**
B-1	5	Qal	116.1	5.1	0.1	32
B-1	10	Qal	113	4.4		
B-1	15	Qal	115	1.9		
B-1	20	Qal	112.1	2.5		
B-1	25	Qal				
B-1	30	Qal	121	3.8		
B-2	2.5	Qal	114	4.4		
B-2	7.5	Qal	105.7	3.2		
B-2	12.5	Qal	109.5	4.9		
B-2	17.5	Qal	116.1	1.1		
B-2	22.5	Qal	116.1	1		
B-2	27.5	Qal	118.4	1.6		
B-2	30	Qal	117.6	1.5		
B-3	2.5	Qal	121.2	6.9	0.05	32
B-3	7.5	Qal	109.7	4.1	0.05	30
B-3	12.5	Qal	113.3	5.2		
B-3	17.5	Qal	120.5	0.5		
B-3	22.5	Qal	123.1	1.9		
B-3	27.5	Qal	120.5	2.7		
B-4	5	Qal	106	6.2		
B-4	10	Qal	105	9		
B-4	15	Qal	111.1	7		
B-4	25	Qal	112	9.5		
B-4	30	Qal	115	5.9		
B-5	5	Qal	109	3.2	0.15	27
B-5	10	Qal	107.2	2.7	0.05	30
B-5	20	Qal	113.5	3.2		
B-5	25	Qal	112	5.1		
B-5	30	Qal	112.2	4.9		

LABORATORY RECAPITULATION 2 PROJECT: 1000 North Azusa Avenue PROJECT NO.: 5071						
Exploration	**Depth (ft)**	**pH**	**As-Is Soil Resistivity (ohm-cm)**	**Minimum Soil Resistivity (ohm-cm)**	**Chloride (%)**	**Sulphate (%)**
B-3	12.5	7.11	29000	6000	0.001	0.00042

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-1 @ 5.0 DESCRIPTION: Qal



Test Results

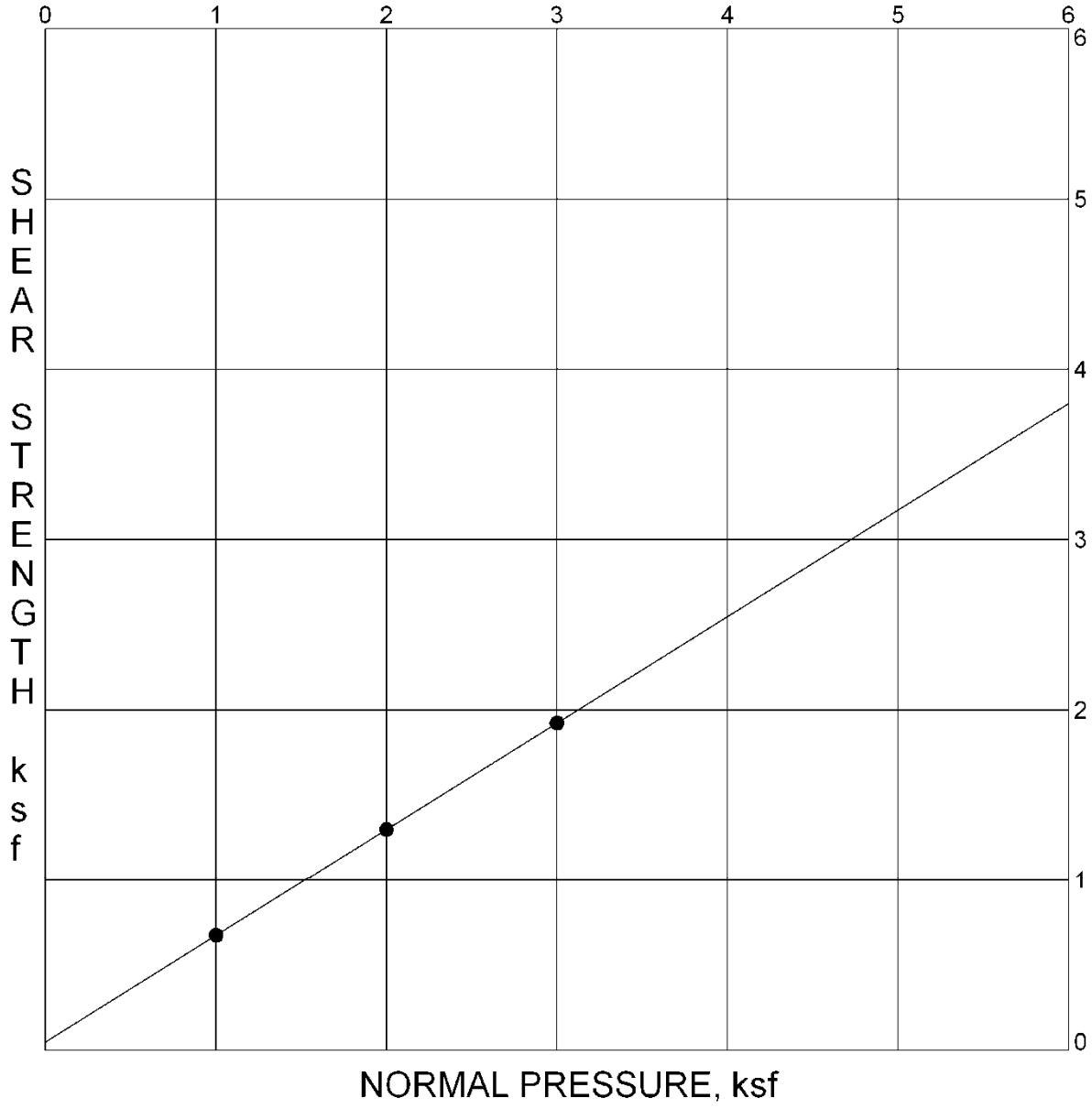
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 5.1	Dry Density: 116.1	Phi (deg): 32.0
Saturated: 16.7		Cohesion (ksf): 0.100

SHEAR TEST DIAGRAM

Figure S.1

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 2.5 DESCRIPTION: Qal



Test Results

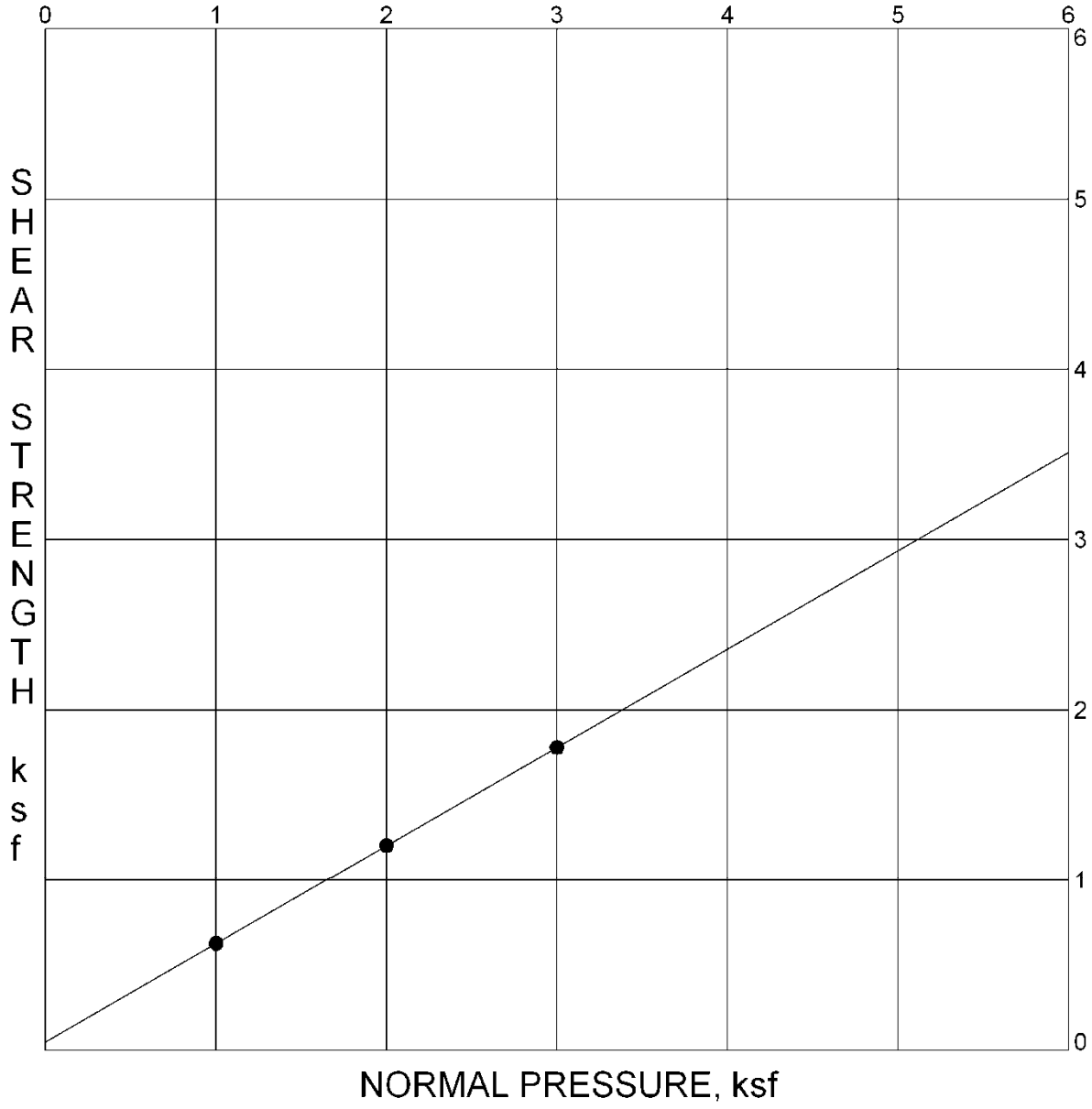
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 6.9	Dry Density: 121.2	Phi (deg): 32.0
Saturated: 14.5		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.2

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 7.5 DESCRIPTION: Qal



Test Results

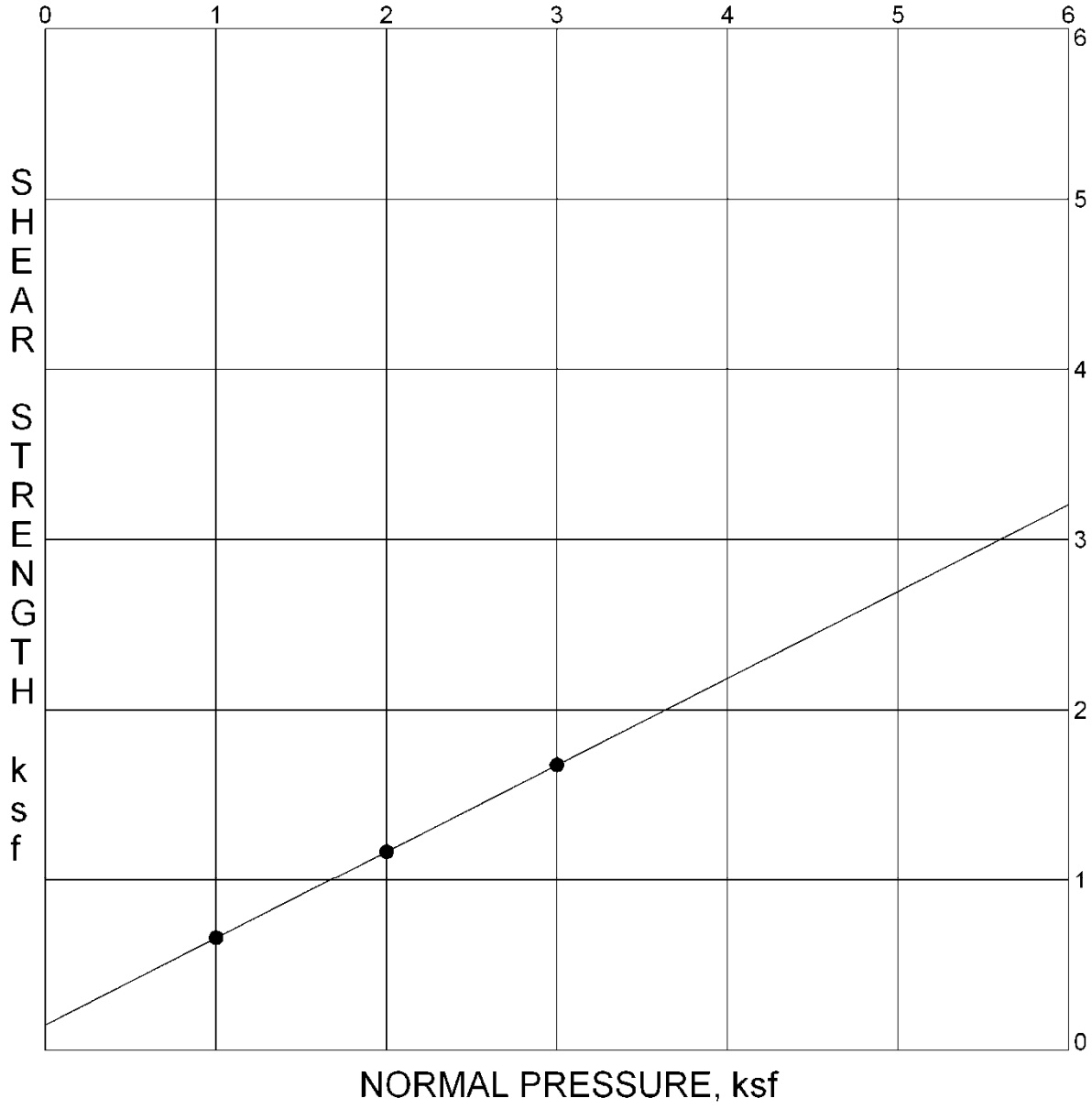
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 4.1	Dry Density: 109.7	Phi (deg): 30.0
Saturated: 19.9		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.3

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 5.0 DESCRIPTION: Qal



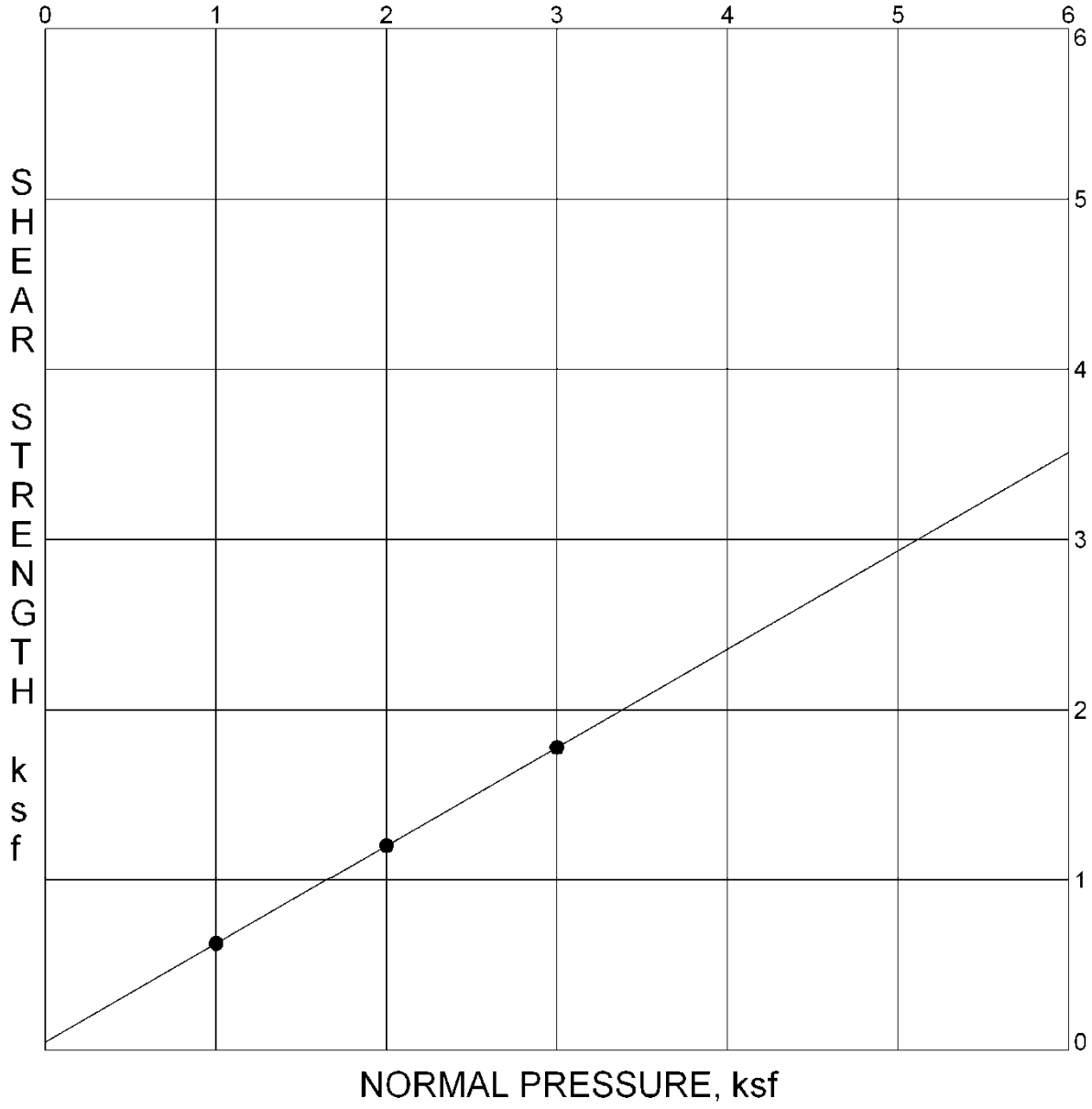
Test Results

Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 3.2	Dry Density: 109.0	Phi (deg): 27.0
Saturated: 20.2		Cohesion (ksf): 0.150

SHEAR TEST DIAGRAM Figure S.4

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 10.0 DESCRIPTION: Qal



Test Results

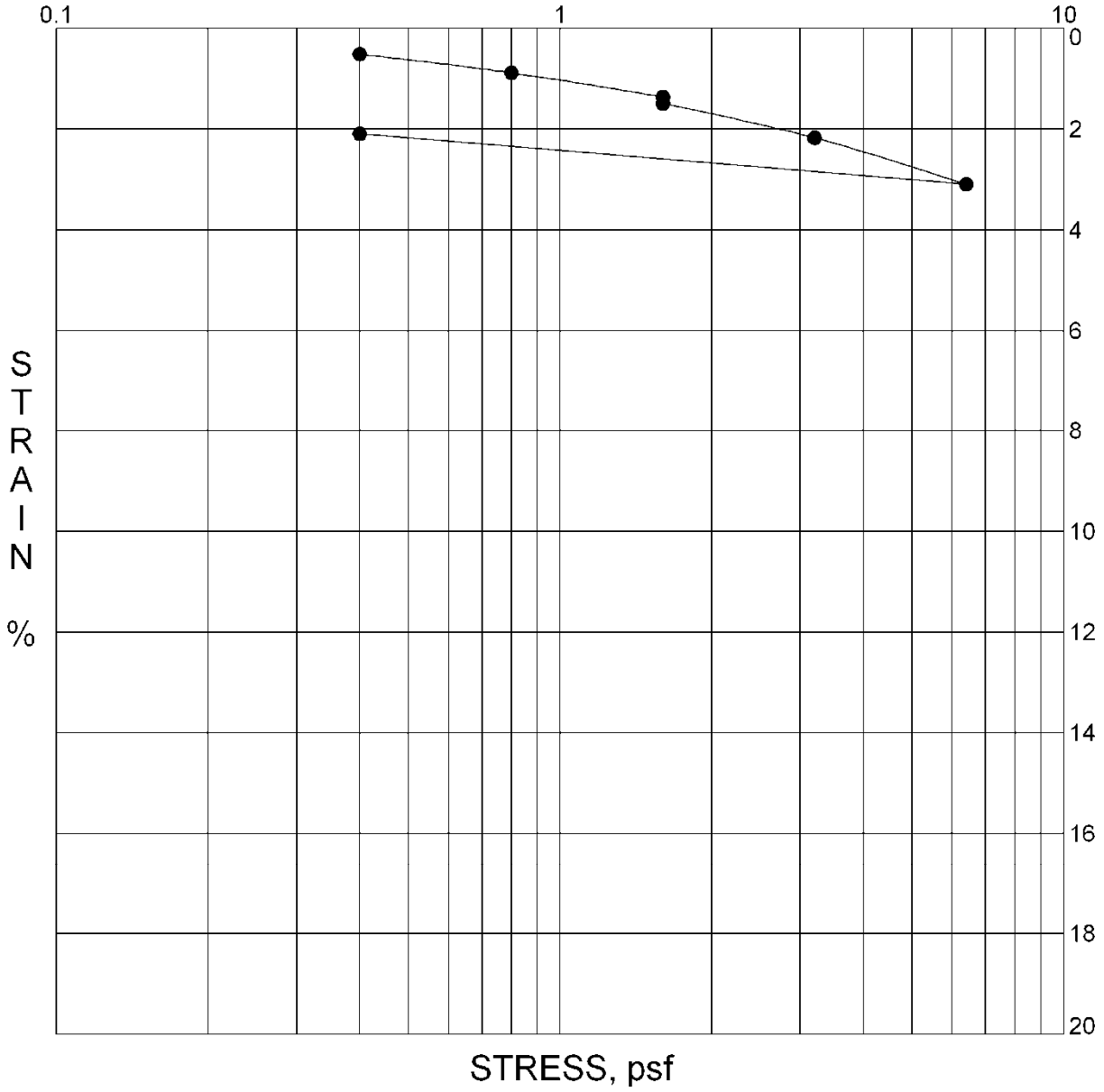
Moisture Content (%)	Density (pcf)	Ultimate Strength
Insitu: 2.7	Dry Density: 107.2	Phi (deg): 30.0
Saturated: 21.1		Cohesion (ksf): 0.050

SHEAR TEST DIAGRAM

Figure S.5

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-1 @ 5.0 DESCRIPTION: Qal



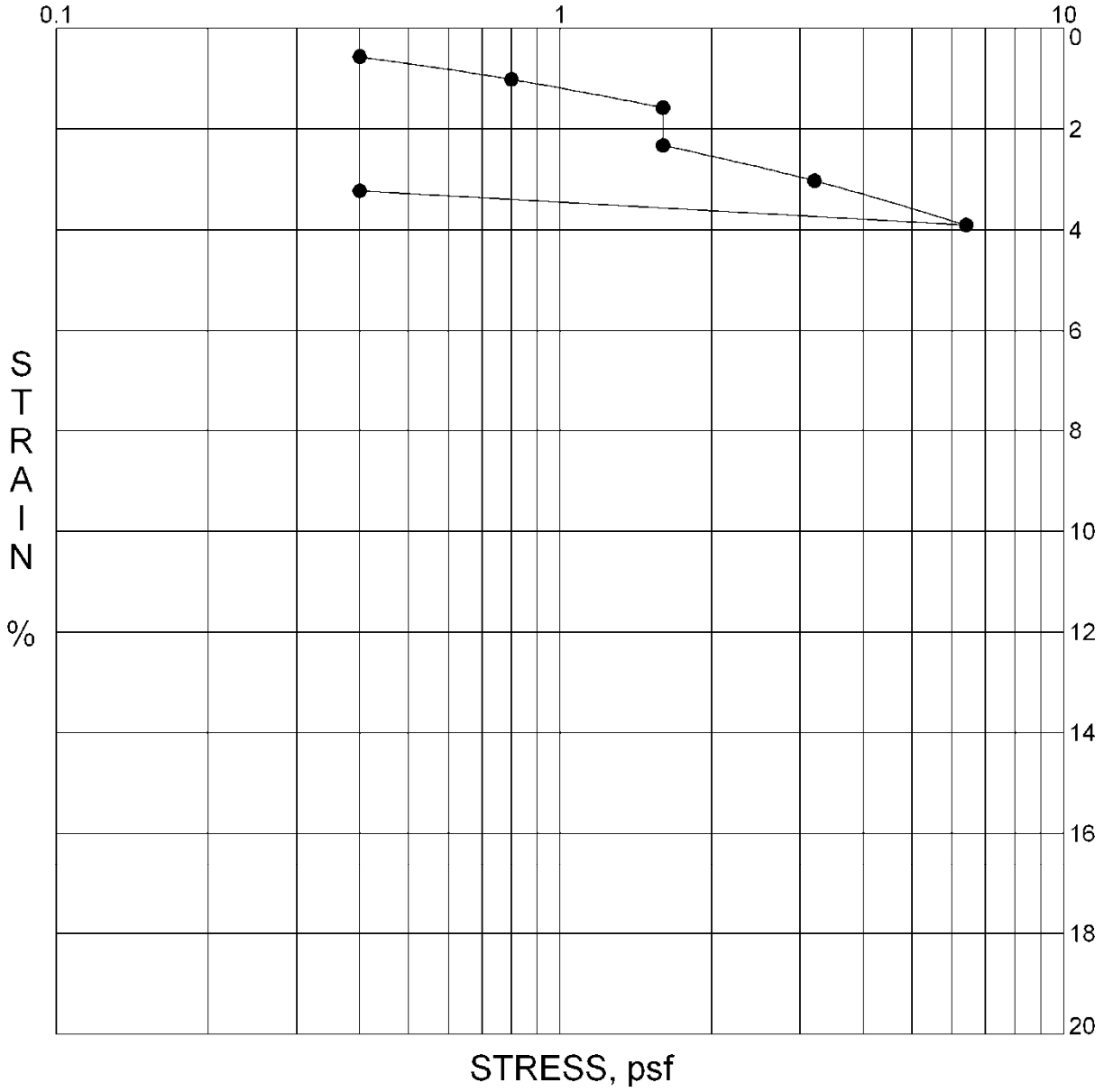
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 5.1	Dry Density: 116.1	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.1

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-2 @ 7.5 DESCRIPTION: Qal



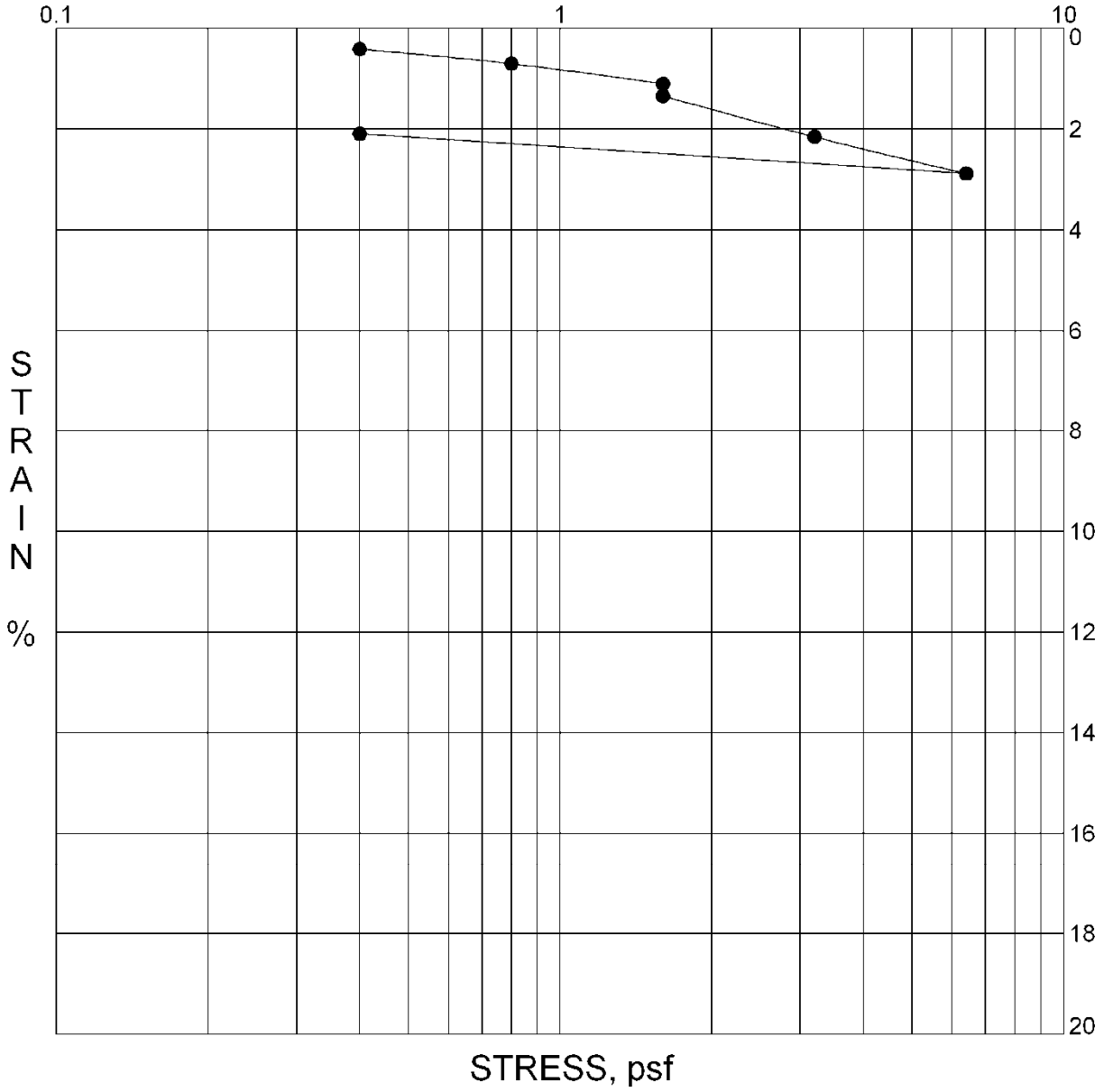
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 3.2	Dry Density: 105.7	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.2

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 2.5 DESCRIPTION: Qal



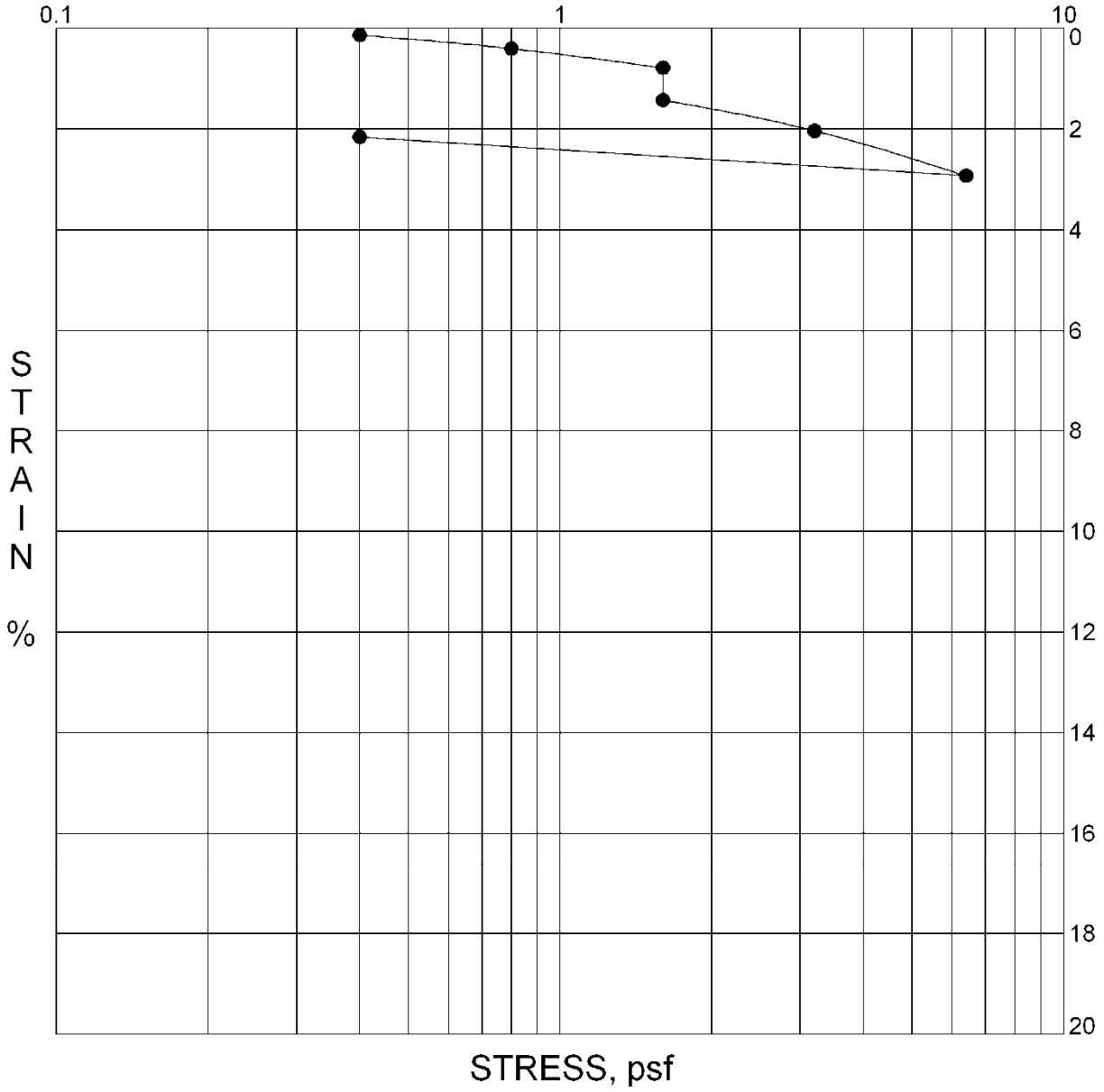
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 6.9	Dry Density: 121.2	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.3

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-3 @ 7.5 DESCRIPTION: Qal



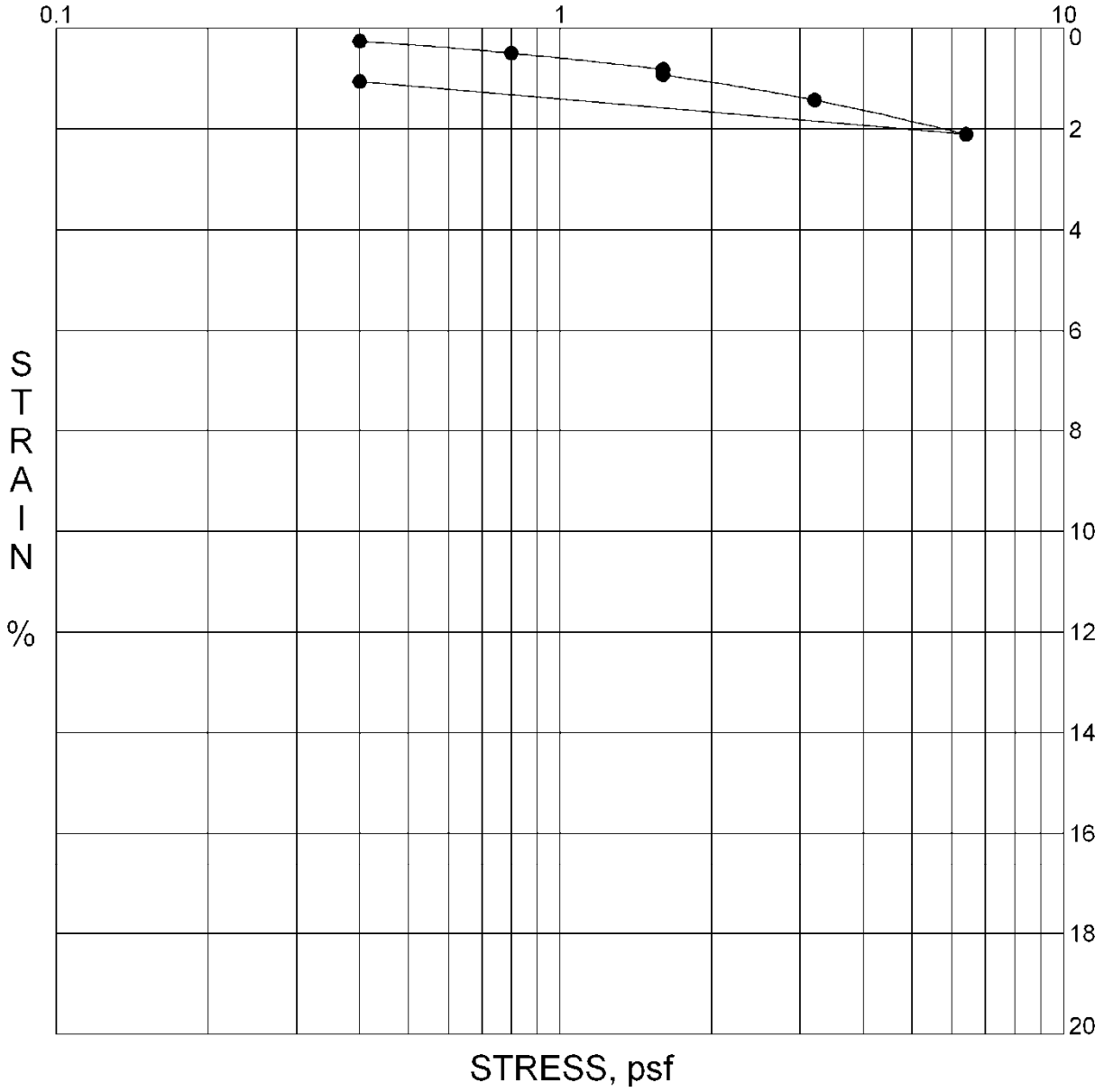
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 4.1	Dry Density: 109.7	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.4

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-4 @ 10.0 DESCRIPTION: Qal



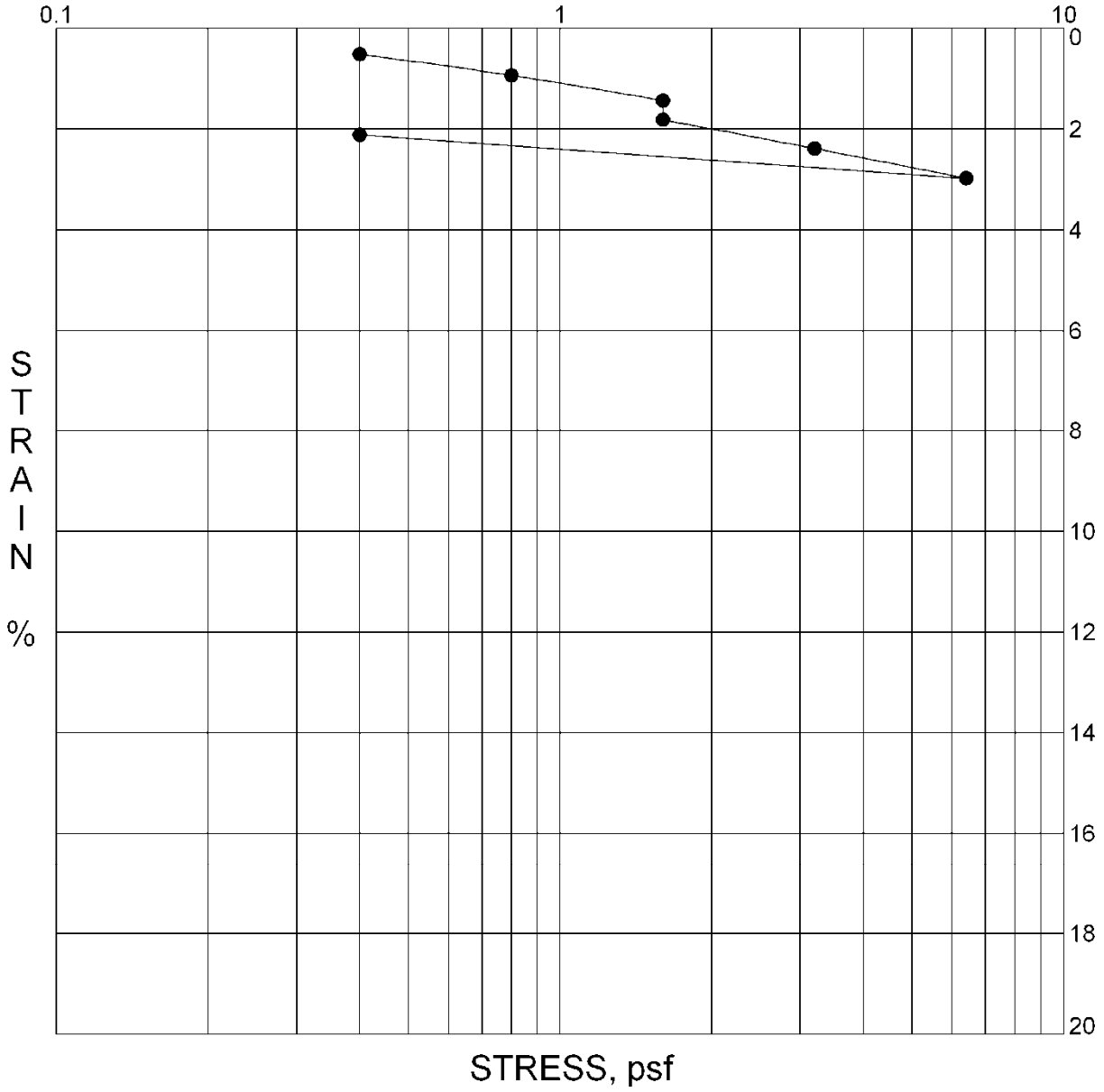
Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 9.0	Dry Density: 105.0	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.5

PROJECT LOCATION: 1000 North Azusa Avenue PROJECT NO.: 5071

SAMPLE LOCATION: B-5 @ 10.0 DESCRIPTION: Qal



Test Results

Moisture Content (%)	Density (pcf)	Water Added At
Insitu: 2.7	Dry Density: 107.2	**1600 lbs.**

CONSOLIDATION TEST DIAGRAM Figure C.6

APPENDIX B

EXPLORATORY BORING LOGS BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The ring sampler is driven into the ground in accordance with ASTM Test Method D 3550. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the logs of borings. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than five pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B – BORING LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the logs of borings:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
……..	Dashed line denotes USCS material change
———	Solid Line denotes unit / formational change
———	Thick solid line denotes end of boring

(Additional denotations and symbols are provided on the logs of borings)

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	BORING NO.: B-1 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, brown, slightly moist to moist			
					Alluvium:			MD, EI, SH, SR
		16 30 35	R1	SM	silty f-m SAND, brown, slightly moist, dense	3.7	121.4	
5		16 17 21	R2		becomes olive-brown, slightly moist, medium dense	2.2	119.6	
		15 22 28	R3		silty f-m SAND, brown, slightly moist, dense	2.4	114.4	
10		20 26 24	R4		silty f-c SAND, brown, slightly moist, dense, few fine gravel	2.3	131.6	
		50/6"	R5		contains some fine to coarse gravel			
15								
		50/6"	R6					
20								
		32 31 35	S1		silty f-c SAND, olive-brown, slightly moist, dense, grey-white rock pieces towards bottom of sampler			
25								
		39 50/3"	S2		same as above			
30					**BORING TERMINATED AT 30.0 FEET** No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

BORING NO.: B-2 SHEET 1 OF 2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 5" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, brown, slightly moist to moist, few clay, glass fragments			
					Alluvium:			EI, SR, SA
		11 19 25	S3	SM	silty SAND, brown, moist, medium dense	11.6	126.5	
5		13 13 13	R2		Same as above	7.7	115.0	HC, SA
		6 39 30	R3		silty f-m SAND, light brown, slightly moist, fine to coarse gravels and cobble in sampler tip, sample disturbed	3.6		SA
10		7 10 14	R4	SP	gravelly f-c SAND, brown, moist, medium dense, few cobbles	8.4	108.7	
15		2 1 2	R5	SM	silty f-c SAND, brown, moist, loose	10.3	107.2	HC, SA
20		50/6"	R6	SP	gravelly f-c SAND, brown, slightly moist to moist, very dense.			
25		32 31 35	S1		SAND, olive-brown, slightly moist to moist, very dense, some fine gravel			SA
30		35 39 50/5"	S2		Same as above			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	BORING NO.: B-2 SHEET 2 OF 2 MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
35		23 25 26	S3		Same as above			
40		7 11 9	S4	SM	silty SAND, brown, slightly moist to moist, some fine gravel, transitions to clayey f-sandy SILT at sampler tip			SA
45		20 13 10	S5	SM	silty f-m SAND, olive-brown, slightly moist to moist, medium dense, some coarse grained sand, trace fine gravel			
50		7 8 9	S6	SM/ML	silty f SAND to f sandy SILT, brown, slightly moist to moist, stiff to medium dense			
					BORING TERMINATED AT 51.5 FEET No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

BORING NO.: B-3 SHEET 1 OF 2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				SM/ML	**Undocumented Fill:** silty f-m SAND to f-m sandy SILT, grey-brown, slightly moist to moist, rootlets			
		28 50/6"	R1	SM	**Alluvium:** silty f-m SAND, brown, slightly moist to moist, dense	6.5	127	
5		37 50/5"	R2		Same as above, fragmented rock at sampler tip.			
		6 8 11	R3	SM/ML	silty f-m SAND to f-m sandy SILT, brown, moist, medium dense to stiff	8.2	113.7	
10		13 25 29	R4	SM	silty f-c SAND, light brown, slightly moist, dense, few fine to coarse gravel present	2.1	114.9	
		36 39 50	R5		silty f-c SAND, light grey-brown, slightly moist, very dense, some fine to coarse gravel			
15								
		5 5 6	S1		silty f-c SAND, brown, slightly moist, loose, trace clay towards sampler tip.			
20								
25		3 5 5	S2		silty f-m SAND, brown, slightly moist, loose, trace clay			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	BORING NO.: B-3 SHEET 2 OF 2 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
30								
		4 5 7	S3	SM/CL	clayey silty f SAND, brown, slightly moist, loose			
					BORING TERMINATED AT 31.5 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
35								
40								
45								
50								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: B-4** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f SAND to f sandy SILT, olive brown, slightly moist to moist, some clay			
					Alluvium:			
	■	16 30 35	R1	SM	silty f-m SAND, reddish-brown, moist, dense	11.7	114	
5	■	16 17 21	R2		Same as above, medium dense	11.3	113.8	
	■	20 26 24	R3		Same as above, trace coarse sand	10.4	118.7	
10	■	5 13 13	R4		silty f-c SAND, reddish-brown, slightly moist, medium dense, trace fine gravel in sampler tip	4.2	127.4	
15	■	5 13 13	R5		gravelly silty f-c SAND, light grey-brown, slightly moist, medium dense, minor silt			
	■	50/6"	R6		silty f-c SAND, olive brown, slightly moist, very dense, some fine gravel			
20					**BORING TERMINATED AT 19.0 FEET** No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ■ ---Ring ■ ---SPT ▨ ---Small Bulk ▩ ---Large Bulk □ ---No Recovery ▽ ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: B-5** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/ML	**Undocumented Fill:** silty f-c SAND to f-c sandy SILT, olive brown, slightly moist to moist, some clay.			
5		12 25 37	R1	SM	**Alluvium:** silty f-m SAND, dark reddish-brown, moist, dense	7.1	120	
		15 19 30	R2	ML/SM	f-c sandy SILT to silty f-c SAND, dark brown, moist, dense, trace fine to coarse gravels and cobbles	8.0	130.3	
10		20 27 38	R3		Same as above, fine to medium grained sand with trace coarse sand	8.2	131.2	
		12 17 17	R4		Same as above, trace coarse sand and fine gravel	10.3	123.5	
15		9 10 9	R5		Same as above, trace coarse sand	10.7	120.5	
20		50/6"	R6	SP	gravelly f-c SAND, whitish-grey, slightly moist, very dense, large rock pieces			
					BORING TERMINATED AT 20.5 FEET No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: I-1** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 6" Base			
				SM	**Undocumented Fill:** silty f-c SAND, dark brown, slightly moist			
				SM	**Alluvium:** silty f-m SAND, reddish-brown, slightly moist			
5					silty f-c SAND, brown, slightly moist, trace coarse sand			
10					Same as above, trace fine gravel			
15	▒	12 18 20	S1		silty f-m SAND, whitish-brown, slightly moist			
					BORING TERMINATED AT 15.0 FEET No groundwater encountered Boring set with pipe, sock, and gravel in annular space			
20								
25								
30								

LEGEND

Sample type: ▒ ---Ring ▒ ---SPT ▨ ---Small Bulk ▩ ---Large Bulk ☐ ---No Recovery ▽ ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Melia Homes	**DRILLER:**	2R Drilling Inc.	**LOGGED BY:**	KIG
PROJECT NAME:	1000 N Azusa Ave, Covina	**DRILL METHOD:**	Hollow Stem Auger	**OPERATOR:**	Jorge
PROJECT NO.:	3260-CR	**HAMMER:**	140lbs/30in.	**RIG TYPE:**	CME 75
LOCATION:	See Exploration Location Map			**DATE:**	6/24/2022

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**BORING NO.: I-2** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					3" Asphaltic Concrete over 3" Base			
				SM/CL	**Undocumented Fill:** silty SAND to sandy CLAY, olive brown slightly moist to moist			
				SM/ML	**Alluvium:** silty f-m SAND to f-m sandy SILT, reddish-brown, slightly moist			
5					Same as above, darker color			
10					Same as above			
		12 18 20	S1	SM	silty f-m SAND, light brown, slightly moist, some coarse sand, 10-15% f. gravel			
15					**BORING TERMINATED AT 15.0 FEET** No groundwater encountered Boring set with pipe, sock, and gravel in annular space			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

APPENDIX C

LABORATORY TEST RESULTS BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

SUMMARY OF LABORATORY TESTING

Classification
Soils were classified visually in general accordance to the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the logs of exploratory borings in Appendix A.

Collapse
Several collapse tests were conducted in accordance with ASTM D4546. The results of these tests are presented herewith.

Direct Shear
Direct shear testing was performed on remolded samples of the surficial soils according to ASTM Test Method D 3080. The results of these tests are presented herewith.

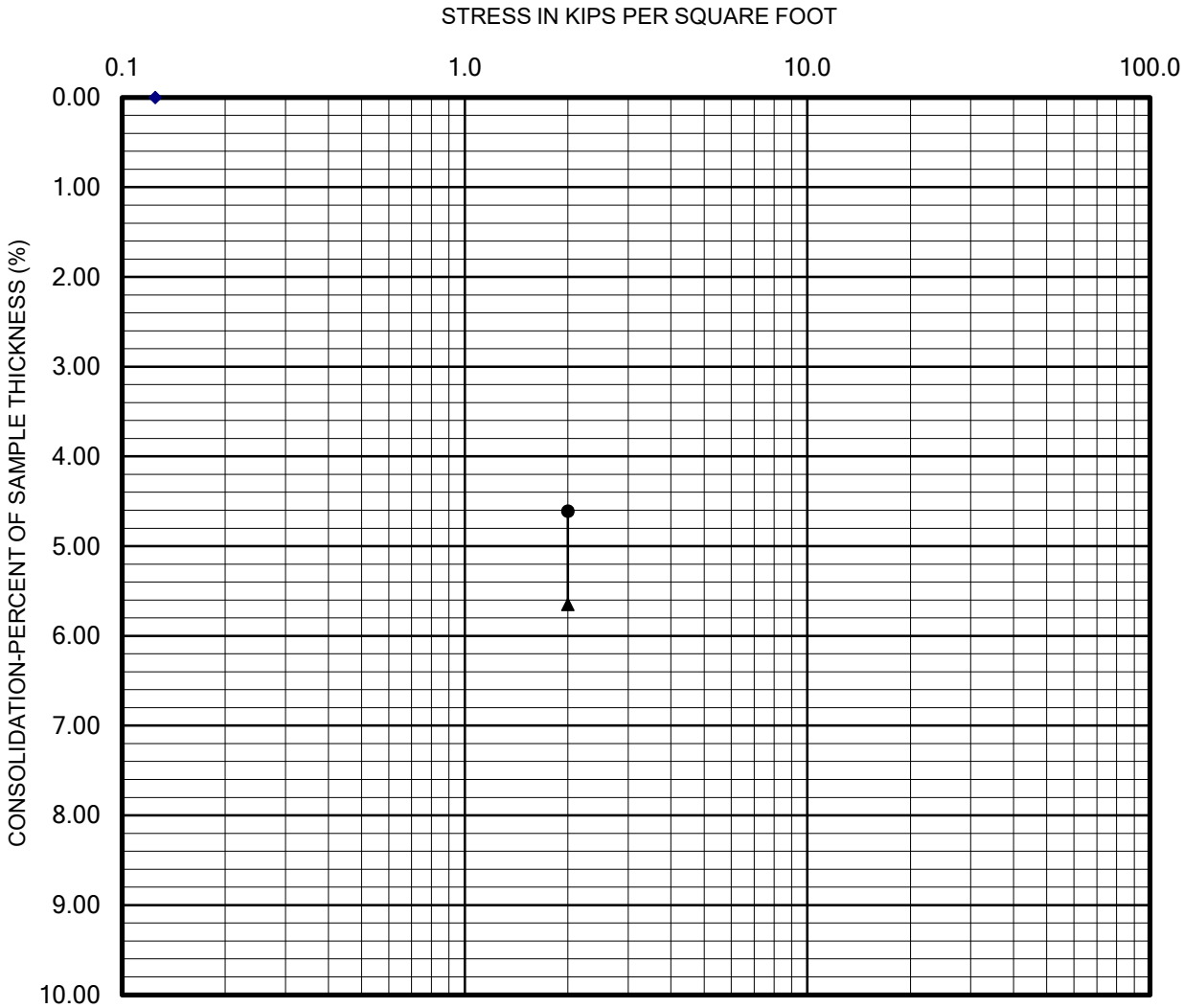
Expansion Index
The expansion potential of the soils was determined by performing expansion index tests on two representative soil samples from the site in general accordance with ASTM D 4829. The results of these tests are presented herewith.

In Situ Moisture Content and Unit Weight
The field moisture content was measured in the laboratory on selected samples collected during the field investigation. The field moisture content is determined as a percentage of the dry unit weight. The dry density was measured in the laboratory on selected ring samples. The results are shown on the logs of exploratory borings in Appendix A.

Moisture-Density Relationship
Laboratory testing was performed on a representative soil sample collected during the subsurface exploration. The laboratory maximum dry density and optimum moisture content for the soil type was determined in general accordance with test method ASTM Test Procedure D 1557. The results are presented herewith.

Percent Passing No. 200 Sieve
Several samples were tested to estimate the amount of soil finer than No. 200 sieve. Tests were conducted in general accordance with ASTM D 1140. The results are presented herewith.

Sulfate Content, Resistivity and Chloride Content
Testing to determine the water-soluble sulfate content, minimum resistivity, and chloride concentration in selected soil samples was performed by others. The results are included herewith.



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

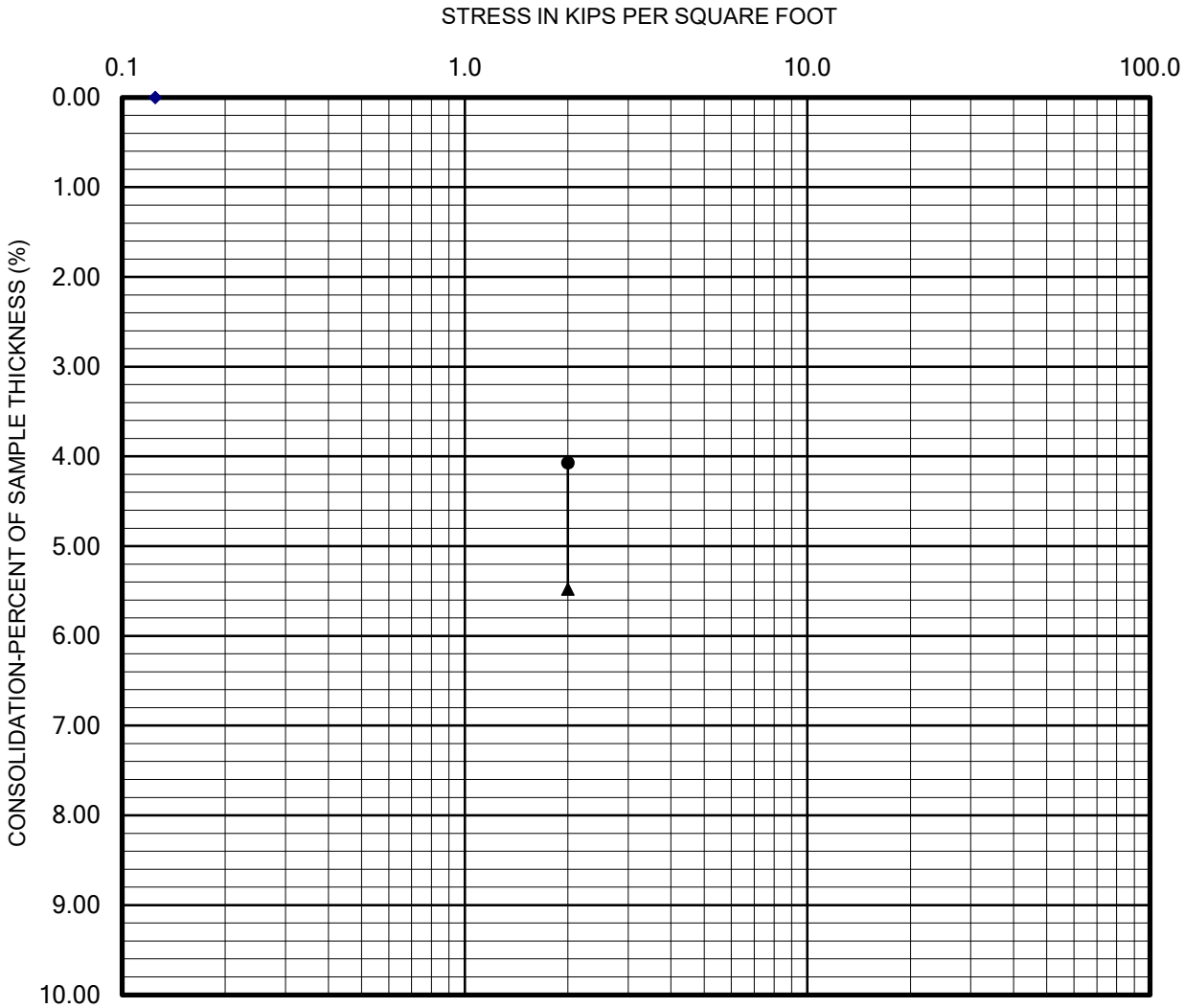
PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

COLLAPSE REPORT

Sample: B-2 @ 5 feet

CHECKED BY: DA	Lab: Corona
PROJECT NO.: 3260-CR	Date: 7/13/2022



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

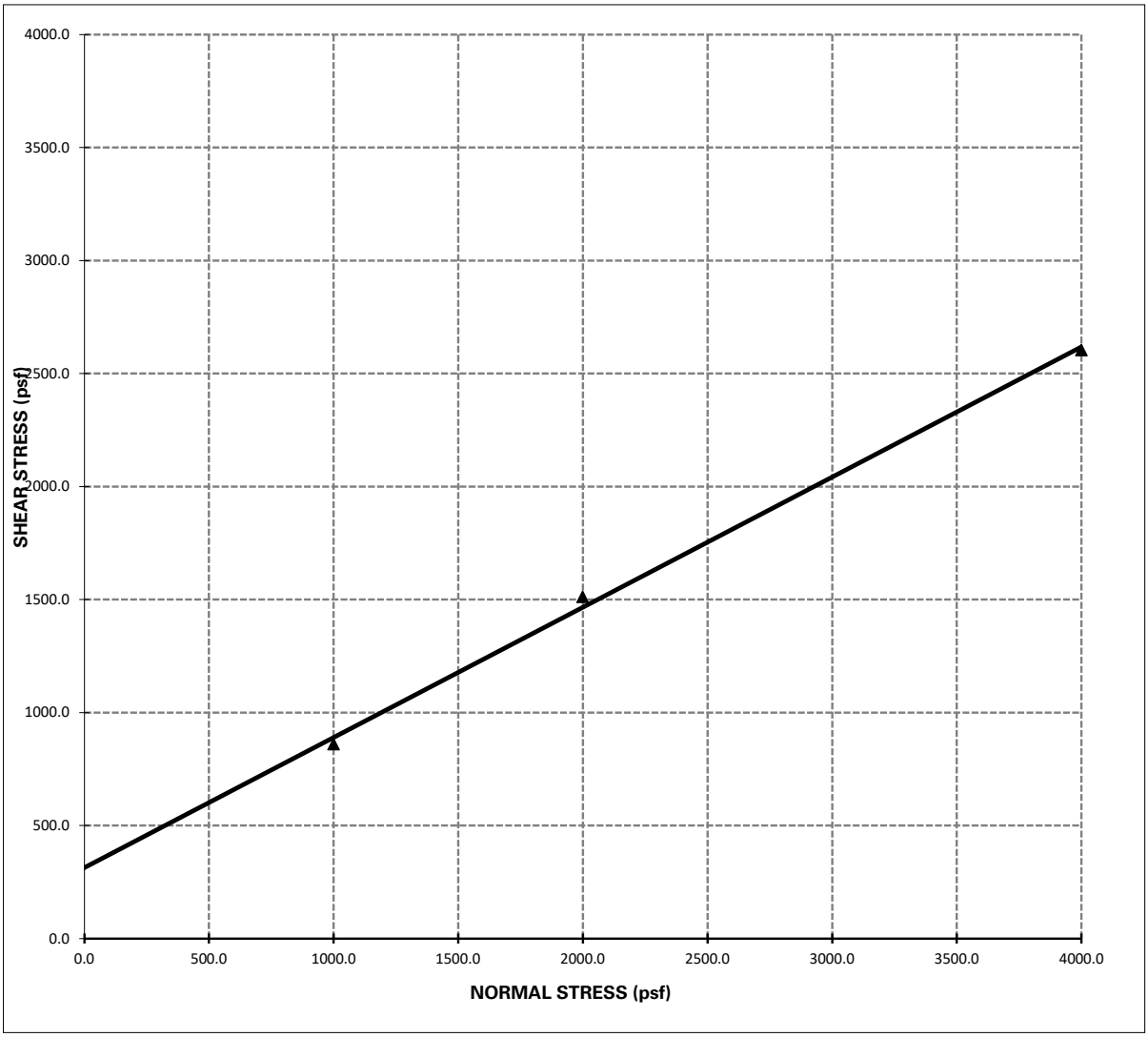
COLLAPSE REPORT

Sample: B-2 @ 15 feet

CHECKED BY: DA	Lab: Corona
PROJECT NO.: 3260-CR	Date: 7/13/2022

DIRECT SHEAR TEST

Project Name:	1000 North Azusa Avenue, Covina	***Sample Location:***	B-1 @ 2-5 feet
Project Number:	3260-CR	***Date Tested:***	7/11/2022



Shear Strength: Φ = **30°** , **C = 314 psf**

Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.035 in/min.

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Melia Homes	***Tested/ Checked By:***	MP Lab No Corona
Project Number:	3260-CR	***Date Tested:***	7/14/2022
Project Location:	1000 N Azusa Avenue, Covina	***Sample Source:***	B-1 @ 2-5 feet
		Sample Description:	

Ring #: _____ Ring Dia. : 4.01" Ring Ht. 1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	781.0
Weight of ring (gm)	370.3
Net weight of sample (gm)	**410.7**
Wet Density, lb / ft3 (C*0.3016)	**123.9**
Dry Density, lb / ft3 (D/1.F)	**114.1**

SATURATION DETERMINATION

Moisture Content, %	8.6
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.7**

READINGS

DATE	TIME	READING	
7/14/2022		0.3510	Initial
7/14/2022		0.3490	10 min/Dry
7/15/2022		0.3490	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
800.8	**13.4**

EXPANSION INDEX = 0

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Melia Homes	***Tested/ Checked By:***	MP Lab No Corona
Project Number:	3260-CR	***Date Tested:***	7/14/2022
Project Location:	1000 N Azusa Avenue, Covina	***Sample Source:***	B-2 @ 2-5 feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht.1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	771.9
Weight of ring (gm)	368.2
Net weight of sample (gm)	**403.7**
Wet Density, lb / ft3 (C*0.3016)	**121.8**
Dry Density, lb / ft3 (D/1.F)	**111.2**

SATURATION DETERMINATION

Moisture Content, %	9.5
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**49.8**

READINGS

DATE	TIME	READING	
7/14/2022		0.3580	Initial
7/14/2022		0.3570	10 min/Dry
7/15/2022		0.3650	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
791.4	**14.3**

EXPANSION INDEX = 8

GEOTEK

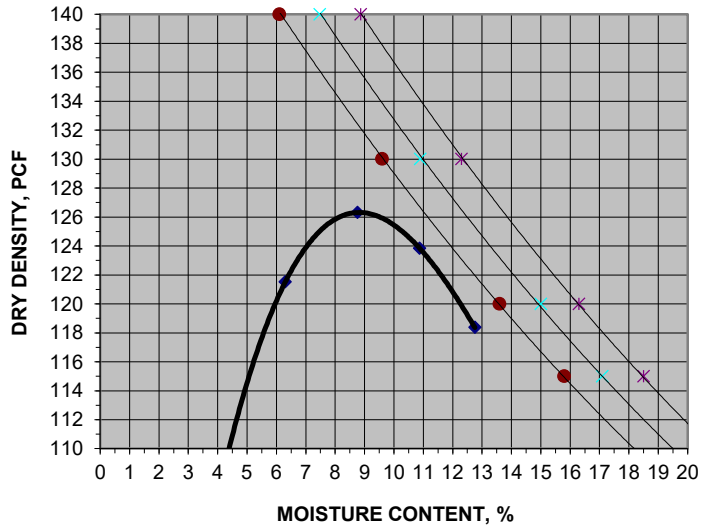
MOISTURE/DENSITY RELATIONSHIP

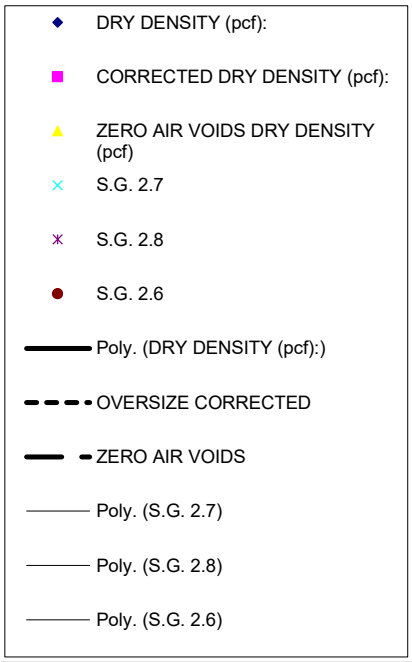
Client:	Melia Homes	**Job No.:**	3260-CR
Project:	1000 North Azusa Ave	**Lab No.:**	Corona
Location:	Covina		
Material Type:	Brown silty f-m sand		
Material Supplier:	-		
Material Source:	-		
Sample Location:	B1 @ 2-5 feet		
	-		
Sampled By:	KIG	**Date Sampled:**	6/29/2022
Received By:	MJP	**Date Received:**	6/29/2022
Tested By:	MJP	**Date Tested:**	7/7/2022
Reviewed By:	DA	**Date Reviewed:**	7/20/2022

Test Procedure: ASTM D1557 **Method:** A

Oversized Material (%): 10.5 **Correction Required:** ■ yes ☐ no

MOISTURE/DENSITY RELATIONSHIP CURVE





MOISTURE DENSITY RELATIONSHIP VALUES

Maximum Dry Density, pcf	126.5	**@ Optimum Moisture, %**	9.0
Corrected Maximum Dry Density, pcf		**@ Optimum Moisture, %**	

MATERIAL DESCRIPTION

Grain Size Distribution:

	% Gravel (retained on No. 4)
	% Sand (Passing No. 4, Retained on No. 200)
	% Silt and Clay (Passing No. 200)

Atterberg Limits:

	Liquid Limit, %
	Plastic Limit, %
	Plasticity Index, %

Classification:

Unified Soils Classification:

AASHTO Soils Classification:

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-1
Client: Melia Homes depth 25 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	297	63.4	17.6%	

Dry Weight 360.4

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 2-5 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	252.5	168.7	40.1%	

Dry Weight 421.2

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 5 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	196.1	96.2	32.9%	

Dry Weight 292.3

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 7 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	224.2	67.3	23.1%	

Dry Weight 291.5

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 15 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	164.4	74.8	31.3%	

Dry Weight 239.2

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 25 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	416.8	23.2	5.3%	

Dry Weight 440

Soak Time 1440 Minutes

GEOTEK

-200 WASH

Date: 7/7/2022
W.O.: 3260-CR sample ID B-2
Client: Melia Homes depth 40 feet
Project: 1000 North Azusa Avenue, Covina

Sieve Size	Particle Diameter		Wt. Retained	Wt. Passing	% Passing	Specs
	in.	mm.				
#200	0.0029	0.074	199.3	116.3	36.9%	

Dry Weight 315.6

Soak Time 1440 Minutes

Soil Analysis Lab Results

Client: GeoTek, Inc.
Job Name: 1000 North Azusa, Covina
Client Job Number: 3260-CR Melia Homes
Project X Job Number: S220708D
July 12, 2022

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^{--}	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B1	2-5'	127.2	0.0127	57.2	0.0057	17,420	6,700	8.2	187	0.57	12.4	4.4	ND	55.8	6.6	23.0	31.2	1.1	1.1
B2	2-5'	71.9	0.0072	25.5	0.0026	12,730	6,231	7.8	146	0.90	11.8	4.2	ND	39.5	12.6	21.1	31.6	2.1	6.6

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

29990 Technology Dr., Suite 13, Murrieta, CA 92563 Tel: 213-928-7213 Fax: 951-226-1720
www.projectxcorrosion.com

APPENDIX D

INFILTRATION TEST DATA BY GEOTEK

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

GeoTek, Inc.
INFILTRATION TESTING

Depth of Hole (D_T) in.	180
Boring Radius, in.	4

Test No. I-1
3260-CR

Trial No.	Time Interval (ΔT) Min.	Initial Depth (D_0) in.	Final Depth (D_f) in.	Change In Level (ΔD) in.	Flow Rate (in3/hr)	Surface Area of Test Section (in2)	Field Infiltration Rate (in/hr)
10 min test	10	156.00	170.00	14.00			
1	10	156.00	170.00	14.00	4222.30	301.59	14.00
2	10	156.00	169.13	13.13	3958.40	323.58	12.23
3	10	156.00	174.38	18.38	5541.76	191.64	28.92
4	10	156.00	170.38	14.38	4335.39	292.17	14.84
5	10	156.00	171.13	15.13	4561.59	273.32	16.69
6	10	156.00	168.75	12.75	3845.31	333.01	11.55
7	10	156.00	168.00	12.00	3619.11	351.86	10.29
8	10	156.00	168.50	12.50	3769.91	339.29	11.11
9	10	156.00	169.50	13.50	4071.50	314.16	12.96
10	10	156.00	168.25	12.25	3694.51	345.57	10.69
11	10	156.00	168.00	12.00	3619.11	351.86	10.29
12	10	156.00	168.13	12.13	3656.81	348.72	10.49

GeoTek, Inc.
INFILTRATION TESTING

Depth of Hole (D_T) in.	180
Boring Radius, in.	4

Test No. I-2
3260-CR

Trial No.	Time Interval (ΔT) Min.	Initial Depth (D_0) in.	Final Depth (D_f) in.	Change In Level (ΔD) in.	Flow Rate (in3/hr)	Surface Area of Test Section (in2)	Field Infiltration Rate (in/hr)
10 min test	10	156.00	170.00	14.00			
1	10	156.00	170.50	14.50	4373.09	289.03	15.13
2	10	156.00	164.00	8.00	2412.74	452.39	5.33
3	10	156.00	164.75	8.75	2638.94	433.54	6.09
4	10	156.00	164.38	8.38	2525.84	442.96	5.70
5	10	156.00	162.38	6.38	1922.65	493.23	3.90
6	10	156.00	162.13	6.13	1847.25	499.51	3.70
7	10	156.00	161.75	5.75	1734.16	508.94	3.41
8	10	156.00	161.88	5.88	1771.86	505.80	3.50
9	10	156.00	162.00	6.00	1809.56	502.65	3.60
10	10	156.00	161.75	5.75	1734.16	508.94	3.41
11	10	156.00	161.75	5.75	1734.16	508.94	3.41
12	10	156.00	161.63	5.63	1696.46	512.08	3.31

APPENDIX E

RESULTS OF SEISMIC SETTLEMENT ANALYSIS

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

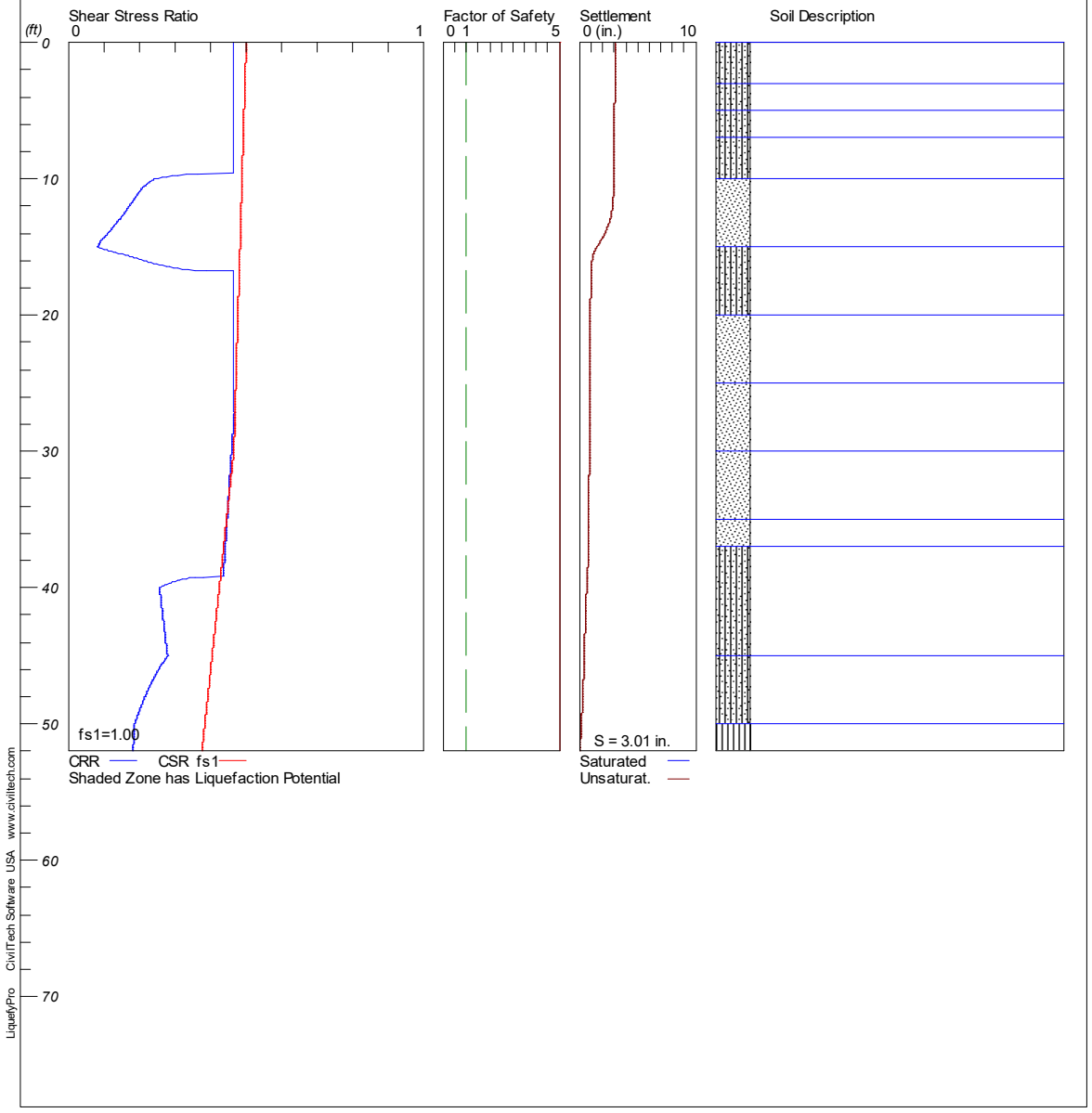
GEOTEK

LIQUEFACTION ANALYSIS

1000 N. Azusa Avenue, Covina

Hole No.=B-2 Water Depth=200 ft

Magnitude=7.72
Acceleration=0.77g



GeoTek, Inc.

APPENDIX F

GENERAL EARTHWORK AND GRADING GUIDELINES

Updated Geotechnical and Infiltration Evaluation
1000 North Azusa Avenue, Covina, California
Project No. 3260-CR

GEOTEK

GENERAL GRADING GUIDELINES

Guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the California Building Code, CBC (2019) and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspect of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.
4. Density tests may be made on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.

6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause in delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
   a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
   b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep effected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory back hoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).

2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
   a) Moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
   b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
   a) They are not placed in concentrated pockets;
   b) There is a sufficient percentage of fine-grained material to surround the rocks;
   c) The distribution of the rocks is observed by, and acceptable to, our representative.
5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractors responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that "worked" on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
   a) shallow (12 + inches) under slab interior trenches and,
   b) as bedding in pipe zone.

   The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.
3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractors procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this would be brought to the contractors attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is, imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. Safety Meetings: Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. Safety Vests: Safety vests are provided for and are to be worn by our personnel while on the job site.
3. Safety Flags: Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

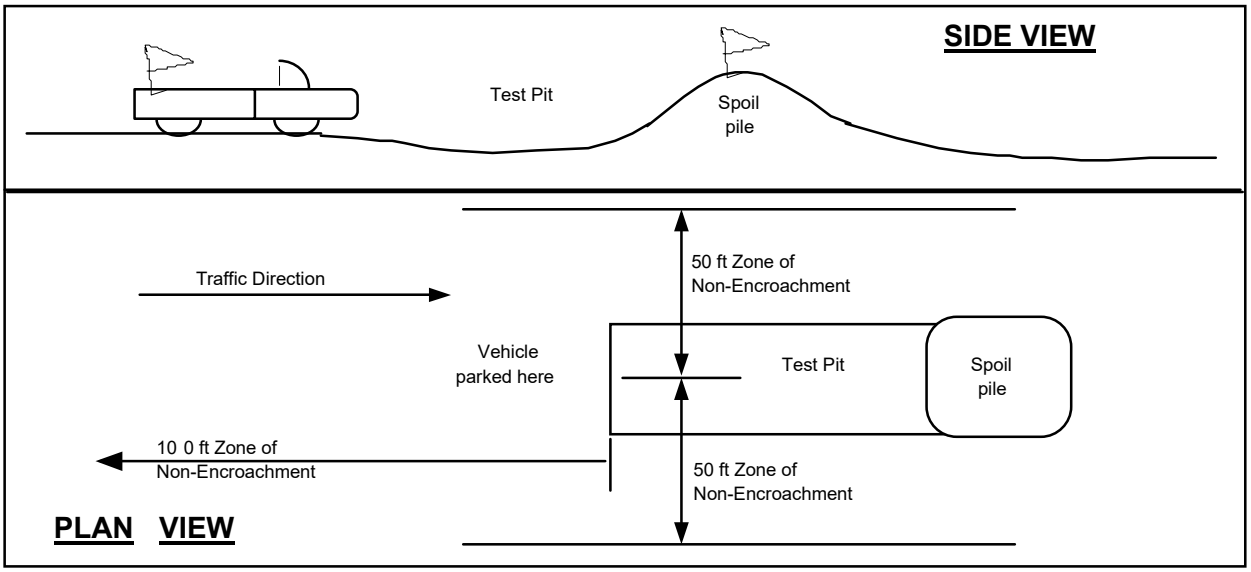
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or
4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractors representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

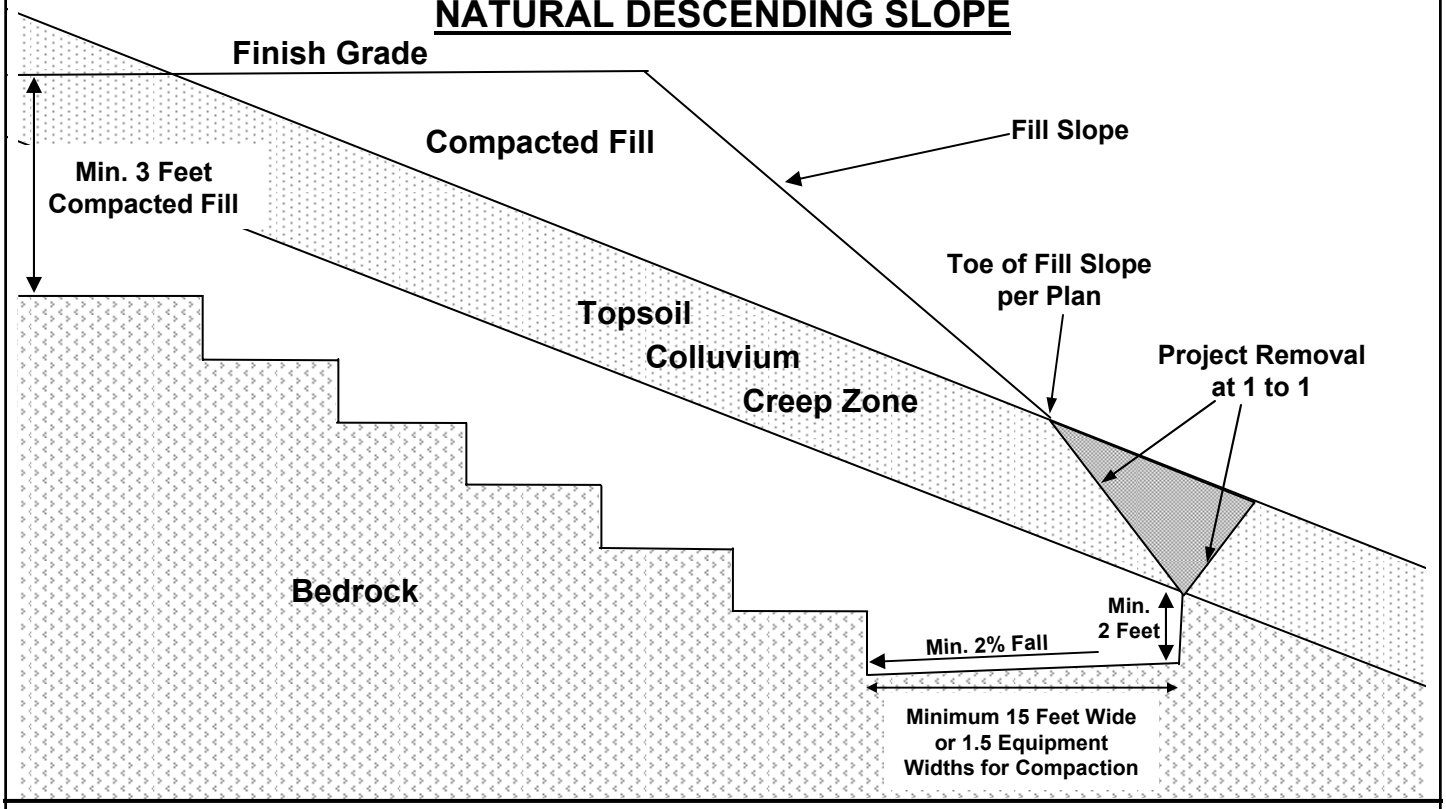
In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to effect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to technicians attention and notify our project manager or office. Effective communication and coordination between the contractors' representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

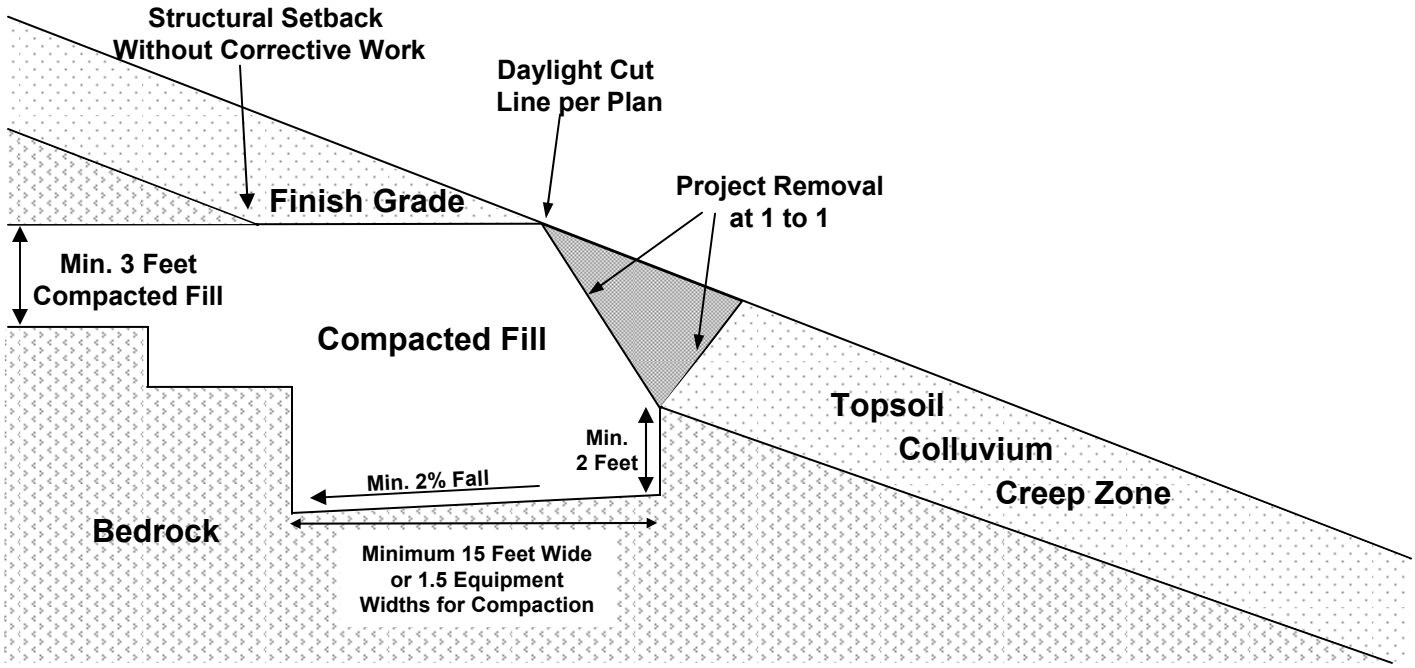
The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures particularly the zone of non-encroachment.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures particularly the zone of non-encroachment.

TYPICAL FILL SLOPE OVER NATURAL DESCENDING SLOPE

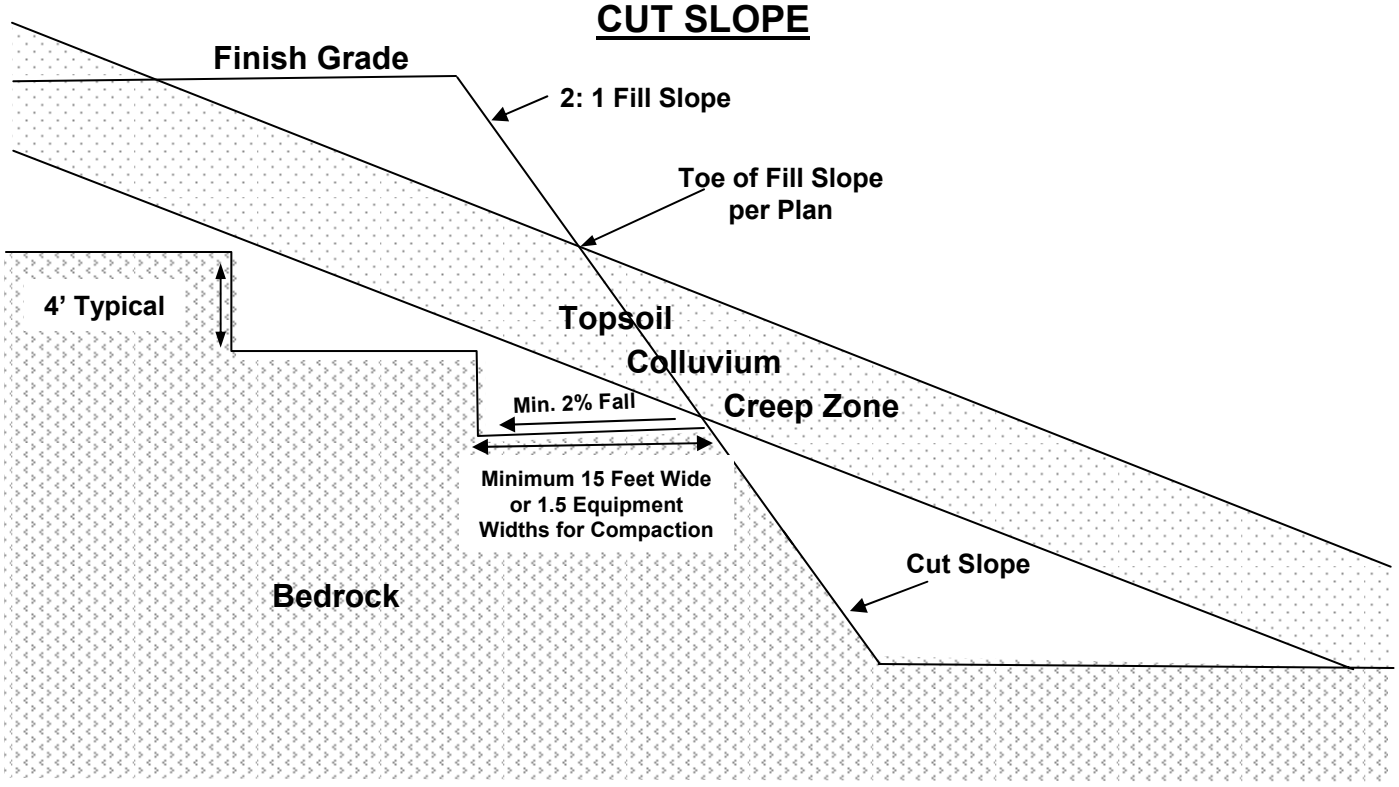


DAYLIGHT CUT AREA OVER NATURAL DESCENDING SLOPE



GEOTEK

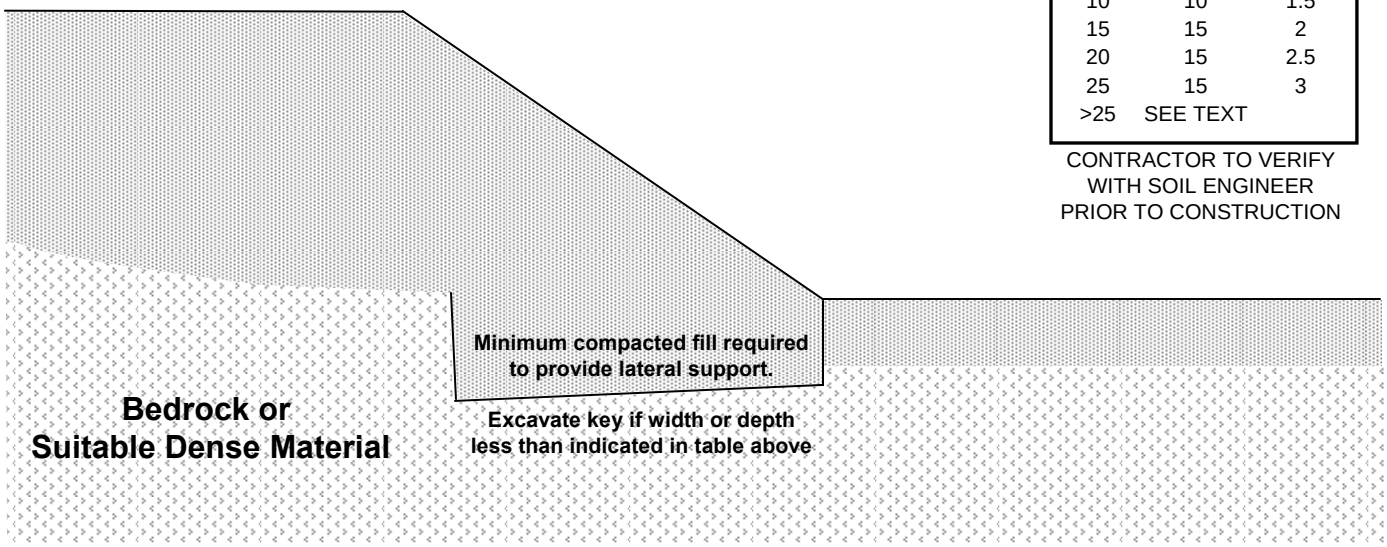
TYPICAL FILL SLOPE OVER CUT SLOPE



TYPICAL FILL SLOPE

SLOPE HEIGHT	MIN. KEY WIDTH	MIN. KEY DEPTH
5	7	1
10	10	1.5
15	15	2
20	15	2.5
25	15	3
>25	SEE TEXT	

CONTRACTOR TO VERIFY WITH SOIL ENGINEER PRIOR TO CONSTRUCTION



GEOTEK

Attachment C

City Forms

OWNER'S CERTIFICATION
MINIMUM BMPS FOR ALL CONSTRUCTION SITES

PLAN CHECK #_____

FORM OC1

Project Name	_____	BUILDING/GRADING PERMIT NUMBER	
Project Location	_____		
Owner Name	_____	Contractor Name	See owner info
Address	_____	Address	_____
Phone	_____	Phone	_____
FAX/Email	_____	FAX/Email	_____

The National Pollutant Discharge Elimination System (NPDES) is the portion of the Clean Water Act that applies to the protection of receiving waters. Under permits from the Los Angeles Regional Water Quality Control Board (RWQCB), certain activities are subject to RWQCB enforcement. To meet the requirements of the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit (R4-2012-0175), minimum requirements for sediment control, erosion control and construction activities must be implemented on each project site. Minimum requirements include:

- **EROSION:** Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading activities during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
- **SEDIMENT CONTROL:** Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on site to minimize sediment transport from the site to streets, drainage facilities and/or adjacent properties via runoff, vehicle tracking or wind.
- **CONSTRUCTION MATERIALS CONTROL:** Construction related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants.
- **NON-STORMWATER RUNOFF:** Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- **EROSION AND SEDIMENT CONTROL PLAN (ESCP):** Required for projects one acre or more. The ESCP must be developed and certified by a Qualified SWPPP Developer (QSD).
- **HILLSIDE:** Construction upon slopes 25% or more requires the implementation of additional BMPs to protect slopes and prevent erosion and sediment runoff.

Minimum BMPs include: (1) Soil piles must be covered with tarps or plastic, (2) leaking equipment must be repaired immediately, (3) refueling must be conducted away from catch basins, (4) catch basins must be protected when working nearby, (5) vacuum all concrete saw cutting, (6) never wash concrete waste into the street, (7) keep the site clean, sweep the gutters at the end of each working day and keep a trash receptacle on site.

As the engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on stormwater quality. The project owner and contractor are aware that the selected BMPs shall be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity.

Engineer of Record Name	Engineer of Record Signature
Title	Date

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person(s) who manage the system or those person(s) directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the BMPs or ESCP to reflect conditions, or failing to properly and/or adequately implement the BMPs may result in revocation of grading and/or other permits or other sanctions provided by law.

Landowner or Agent Name	Landowner or Agent Signature
Title	Date

STORMWATER PLANNING PROGRAM

PRIORITY DEVELOPMENT & REDEVELOPMENT PROJECTS

PLAN CHECK # _____

FORM P1

Project Name _____ Project Location _____	**GENERAL PROJECT CERTIFICATION**
Company Name _____ Address _____ Contact Name / Title _____ Phone / FAX / Email _____	*A completed original of this form must accompany all LID Plan submittals.*

Best Management Practices (BMPs) have been incorporated into the design/maintenance/construction of this project to accomplish the following:

1. Minimize impacts from stormwater runoff on the biological integrity of Natural Drainage Systems and water bodies in accordance with requirements under CEQA (Cal. Pub. Resources Code § 21100), CWC § 13369, CWA § 319, CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and local government ordinances.
2. Maximize the percentage of pervious surfaces to allow more percolation of stormwater into the ground.
3. Minimize the amount of stormwater directed to impermeable surfaces and to the MS4.
4. Minimize pollution emanating from parking lots through the use of appropriate Treatment Control BMPs and good housekeeping practices.
5. Minimize breeding of Vectors
6. Reduce pollutant loads in stormwater from the development site.

I certify that this Low Impact Development Plan and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gathered/evaluated the information submitted.

Post Construction / Maintenance Certification

As the responsible party, I certify that the proposed BMPs will be implemented, monitored and maintained to ensure their continued effectiveness. In the event of a property transfer, the new owner/lessee will be notified of the BMPs in use at this site and I will include written conditions in the sales or lease agreement, which requires the new owner (or lessee) to assume responsibility for maintenance and conduct a maintenance inspection at least once a year. The information contained herein is, to the best of my knowledge and belief, true, accurate, and complete.

In consideration of the execution of City of Covina approval of the proposed Low Impact Development (LID) Plan including any proposed treatment system, the applicant hereby agrees to indemnify, save and keep the City of Covina, its officers, agents and employees free and harmless from and against any and all claims for injury, damage, loss, liability, cost and expense of any nature whatsoever, which the City of Covina, its officers, agents, or employees may suffer, sustain, incur, pay out as a result of any and all actions, suits, proceedings, claims and demands which may be brought, made, or filed against the City of Covina, its officers, agents or employees by reason of or arising out of, or in any manner connected with any and all operations permitted by this approval. This indemnification extends to further agree that the City of Covina is not responsible for any additional requirements or restrictions due to changes in regulations, policies or enforcement practices of the California Regional Water Quality Control Board, or any other applicable regulatory agencies.

Property Owner Name	Property Owner Signature
Applicant Title	Date

PLANNING BEST MANAGEMENT PRACTICES

BMP Type	✓ if to be used
Infiltration Trench	
Bioretention with no Underdrain	
Bioinfiltration	
Drywell	
Permeable Pavement (concrete, asphalt, and pavers)	
Underground Infiltration (Proprietary)	
Bioretention with Underdrains	
Vegetated Swale	
Vegetated Filter Strip	
Wet Detention Basin	
Constructed Wetland	
Dry Extended Detention Basin	
Proprietary Biotreatment	
Velocity Dissipation Device	
Inlet Trash Screen	
Media Filter	
Filter Insert	
Landscape Management	
Common Area Litter Control	
Common Area Catch Basin Inspection	
Street Sweeping Private Streets and Parking Lots	
Storm Drain System Stenciling and Signage	
Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction	
Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction	
Efficient Irrigation	
Maintenance Bays	
Vehicle and Equipment Cleaning	
Outdoor Loading/Unloading	
Protect Slopes and Channels	
Materials Management	
Vehicle and Equipment Fueling	
Other:	

STORMWATER TREATMENT CERTIFICATION

FORM P2

SITE NAME and ADDRESS

_____

_____

_____

_____

_____

Plan Check #_____

Planning #_____

APPROXIMATE PROJECT CHARACTERISTICS

Roofed Area	_____	ft^2
Roadway/Parking Area (exposed)	_____	ft^2
Landscaped/Vegetation	_____	ft^2
Other Ground Level Impervious Areas (Ex: Outdoor work or storage areas)	_____	ft^2
Other: _____	_____	ft^2
TOTAL	_____	ft^2

STRUCTURAL/TREATMENT BMPs

(attach additional sheets as necessary) or see back

Area Designation (must correspond with plans)	**Tributary Area** (ft^2)	**Average Impervious Factor**	**Estimated Flow Rate or Volume***	**Anticipated Potential Pollutants**	**Type of BMP** (include size, make, and model, if any)	**BMP Location** (briefly describe)	**Design Treatment Flow Rate or Volume Capacity**

By stamping this form, I acknowledge that each treatment BMP is provided with adequate bypass or overflow so as not to contribute to localized flooding or soil instability.

*Flow rates and volumes based on the 0.75 inch, 24-hour rain event or the 85th percentile, 24-hour rain event, whichever is greater.

I certify that I am a Professional Civil Engineer registered in the State of California, and that the treatment methods and capacities herein comply with the requirements established by the California Regional Water Quality Control Board, Los Angeles Region, and the State Water Resources Control Board for Low Impact Development (LID) Plans.

Affix Registered Engineer Wet Ink Stamp Here:

Print Name	**Signature**	**Date**

STRUCTURAL/TREATMENT BMPs

(attach additional sheets as necessary)

Area Designation (must correspond with plans)	**Tributary Area** (ft^2)	**Average Impervious Factor**	**Estimated Flow Rate or Volume***	**Anticipated Potential Pollutants**	**Type of BMP** (include size, make, and model, if any)	**BMP Location** (briefly describe)	**Design Treatment Flow Rate or Volume Capacity**

Attachment D

Master Covenant Agreement (MCA)

RECORDING REQUESTED BY AND MAIL TO: CITY OF BALDWIN PARK DEPARTMENT OF PUBLIC WORKS 14403 EAST PACIFIC AVENUE BALDWIN PARK, CA 91706	

Space above this line is for Recorder's use.

COVENANT AND AGREEMENT
REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) &
NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPs

The undersigned, _____ ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION
ASSESSOR'S ID #: 8421-001-016 8421-001-061 TRACT NO._____ LOT NO._____
ADDRESS: 1000 N. Azusa Ave & 845 W. Cypress St., Covina, CA 91722
Tract No. 83215 & Parcel No.84018

Owner is aware of the requirements of g Standards Code, Title 31, Section 4.106.4 (LID), and National Pollutant Discharge Elimination System (NPDES) permit. The following post-construction BMP features have been installed on the Subject Property:

- o Porous pavement
- o Cistern/rain barrel
- o Infiltration trench/pit
- o Bio retention or bio filtration
- o Rain garden/planter box
- o Disconnect impervious surfaces
- o Dry Well
- o Storage containers
- o Landscaping and landscape irrigation
- o Green roof
- x Other 96" Corrugated Metal Pipe (CMP) Subsurface Infiltration Basin "A" and "B" Stormexx Clean Catch Basin Filters

The location, including GPS x-y coordinates, and type of each post-construction BMP feature installed on the Subject Property is identified on the site diagram attached hereto as **Exhibit 1.**

Owner hereby covenants and agrees to maintain the above-described post-construction BMP features in a good and operable condition at all times, and in accordance with the LID/NPDES Maintenance Guidelines, attached hereto as **Exhibit 2.**

Owner further covenants and agrees that the above-described post-construction BMP features shall not be removed from the Subject Property unless and until they have been replaced with other post-construction BMP features in accordance with County of Los Angeles Green Building Standards Code, and NPDES permit.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the post-construction BMP features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Owner(s):

By:_____ Date:_____

By:_____ Date:_____
(PLEASE ATTACH NOTARY)

REFERENCE

PLAN CHECK NO.: _____ DISTRICT OFFICE NO.:_____

ATTACHMENTS

Exhibit 1

SITE BMP PLAN

Exhibit 2

LID/NPDES Maintenance Guidelines

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Contech® CMP Detention & Infiltration Maintenance Guide

CONTECH®
CMP DETENTION SYSTEMS

Contech® CMP Detention

Underground stormwater detention/infiltration and retention systems must be properly inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance and is easily performed. Contech recommends ongoing quarterly inspections. The rate at which the system collects pollutants will depend more heavily on site specific activities rather than the size or configuration of the system. Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in various other instances in which higher accumulations of sediment or abrasive / corrosive conditions may exist. Inspection and maintenance records should be maintained for the life of the system.

Maintenance

Systems should be cleaned when inspection reveals that accumulated sediment or trash is clogging the discharge orifice. Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

If inspectors observe any salt or other corrosive substance concentrations or accumulations in the system, or if salt or other corrosive substance is used or prevalent near the system, it is recommended to rinse the system above the spring line annually between late spring and early summer as part of the maintenance program. This maintenance is required for infiltration systems. Excessive salting should be avoided and pavement should be sealed to reduce salt infiltration from the surface.

Maintaining an underground detention or retention system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.

Inspection & Maintenance Log Sample Template

_____" Diameter System			Location: Anywhere, USA		
Date	**Depth of Sediment**	**Accumulated Trash**	**Maintenance Performed**	**Maintenance Personnel**	**Comments**
12/01/10	2"	None	Removed Sediment	B. Johnson	Installed
03/01/11	1"	Some	Removed Sediment and Trash	B. Johnson	Swept parking lot
06/01/11	0"	None	None		
09/01/11	0"	Heavy	Removed Trash	S. Riley	
12/01/11	1"	None	Removed Sediment	S. Riley	
04/01/12	0"	None	None	S. Riley	
04/15/01	2	Some	Removed Sediment and Trash	ACE Environmental Services	

SAMPLE

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Support

Drawings and specifications are available at www.ContechES.com.
Site-specific support is available from our engineers.

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800.338.1122
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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, earth stabilization and wastewater treatment products. For information, visit www.ContechES.com or call 800.338.1122.

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STORMEXX® CLEAN CATCH BASIN FILTER

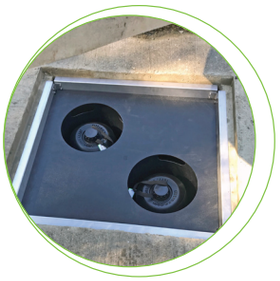
FlexStorm has partnered with Filtrexx to offer the latest in compost filter technology. The StormExx Clean Catch Basin Filter utilizes an enhanced cartridge filter for the capture and removal of sediment, hydrocarbons, heavy metals, nutrients and bacteria from stormwater runoff. The filter insert sits below the grate and will fit any round or rectangular storm drain using FlexStorm engineered framing systems.

FEATURES & BENEFITS:

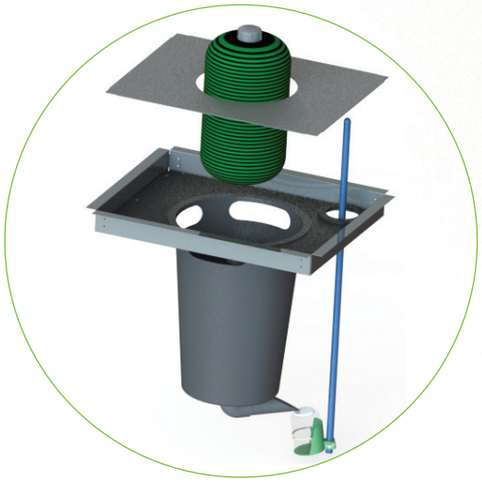
- Easy to install, maintain and replace
- Treats stormwater at the street/inlet level
- Patented multi-stage filtration system
- Option for double units
- Overflow bypass of 500+ gpm

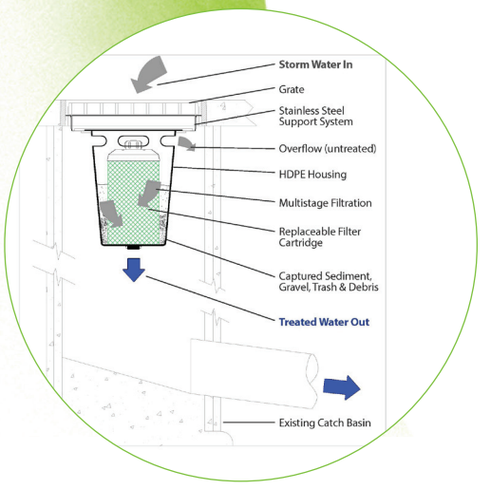
REMOVAL RATES:

- TSS: 90%
- Total Phosphorous: 59%
- Soluble Phosphorous: 94%
- Ammonium Nitrate: 41%
- Chromium: 24%
- E. Coli: 93%
- pH (low) neutralized to 6.62
- Oil/Hydrocarbons: 99%
- Copper: 75%
- Zinc: 58%
- Cadmium: 99%
- Arsenic: 18%
- Total Coliform: 79%
- pH (high) neutralized to 8.31
- Turbidity: 76%
- Nickel: 58%
- TKN: 22%
- Lead: 60%
- Selenium: 25%
- Fecal Coliform: 71%



Values are total efficiency removal percentage of typical standard input stormwater concentrations over 10 run-off events. All pollutants are common stormwater pollutants and part of industrial and municipal stormwater permit effluent limit guideline regulations. For methodology, reference Filtrexx TechLink Research Summary #3338.





*THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™*

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STORMEXX CLEAN CATCH BASIN FILTER

SUMMARY

StormExx inserts are for use at stormwater catch basins in roadways, parking lots and paved areas as indicated on the plans and specifications. The inserts remove sediment, hydrocarbons, heavy metals, nutrients and bacteria from stormwater run-off. Installer must provide size and type as required upon placing order. Inserts shall include all components required for a complete installation at each catch basin as indicated on drawings. Each insert shall include a stainless steel framing system and a replaceable filter/absorber cartridge with filter media having a combined total volume of approximately 1,200 cubic inches.

CATCH BASIN INSERT FEATURES AND CHARACTERISTICS

1. Filter Cartridge Size: Nominal 10” in diameter by 18” high with center perforated HDPE tube. Stormwater flows through media horizontally on a downward path through the filter/absorber cartridge before exiting the perforated tube. The cartridge shall slip over a perforated internal drain tube that exits through the bottom of the housing. The cartridge shall contain approximately 1,200 cubic inches of various absorbent material arranged primarily in layers. The outer surface of the cartridge shall be covered with a poly strainer fabric. Cartridge shall be easily removable for replacement. Drain tube with perforations may extend above filter/absorber portion to allow a minimum flow rate to deter standing water if unit becomes plugged or blinded.
2. Nominal Flow Rate: 15-40 gpm through clean filter/absorber cartridge. Unit features a large overflow opening area and space between housing, deflector and catch basin that allows for high overflow rates with minimum restriction during storm conditions. Overflow capable of passing several hundred gpm.
3. Nominal Flow Rate with Pre-Strainer: Where leaves and other surface material are anticipated, a pre-strainer can be used. Flow restriction can occur when pre-strainer is restricted or plugged.
4. Filter Housing: HDPE solid housing suitable for full height sediment containment and shall be nominal 15 gallons retention size. Smaller size capacity may be used on shallow catch basins. A perforated tube shall be incorporated within the housing to allow the filter/absorber cartridge to slip on for easy replacement. A locking screw-on-cap keeps cartridge in place during use. Use modified or shorter housing (with less storage, flow and filtration) where depth of catch basin is shallow or to suit basin.
5. Frame/Deflector: Each insert shall be fitted with a custom frame that directs incoming water from the grate inlet to the housing. Materials include HDPE or poly sheet and/or Type 304 SS sheet and frame.

OPERATION AND MAINTENANCE GUIDELINES

StormExx catch basin inserts are used to intercept stormwater as it passes through the grate. Heavy sediment items settle to the bottom of the housing and the collected water starts to rise and pass through the filter cartridge. As the rainfall rate increases, the water level may rise to the top of the cartridge. During high rainfall flow events excess untreated water will overflow the housing. **Note**: The most concentrated contaminants in stormwater generally occur at the beginning of each rain event. Stormwater treatment devices are frequently sized to treat this “first flush” event. Each site and installation may vary widely as to exposure to sediment, construction debris, landscaping and other pollutants.

With periodic site inspections, the proper care and maintenance frequency may be determined for a proper service schedule. The StormExx inserts should be inspected during each season before and after rain events to ensure that the insert filter assembly is ready to accept and treat stormwater run-off. Keep the grate and area within 6’ of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. This is especially important during leaf fall season as decaying leaves on the filter cartridge can shorten filter life. Periodic visual inspections involve looking through the grate to see if any standing water exists. The collected water should drain through the filter cartridge that is designed for deep bed loading. As it becomes blinded or plugged with sediment, the flow rate capability will be reduced. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6” to 8” above bottom of the 24” housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary. Collected leaves, grass clippings, sediment, debris and spent filter cartridges that are not considered hazardous may be disposed of in on-site trash bins if approved by client. Cartridge disposal shall be in accordance with applicable rules and regulations.

Advanced Drainage Systems, Inc.
1-800-821-6710 www.ads-pipe.com

FLEXSTORM www.inletfilters.com

ADS “Terms and Conditions of Sale” are available on the ADS website, www.ads-pipe.com
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(OPERATION, MAINTENANCE AND MONITORING PLAN)

Stormwater Quality Control

96” Diameter Perforated Underground Retention System

Owner's Association to conduct ongoing annual inspections of 96" Corrugated Metal Pipe (CMP) Subsurface Infiltration Basin. System to be cleaned when inspection reveals that accumulated sediment or trash is clogging the discharge orifice or when any salt or other corrosive substance concentrations or accumulations are observed. Inspection, maintenance and records to be conducted according to recommendations contained in attached Contech CMP Detention & Infiltration Maintenance Guide.

Stormexx Clean Catch Basin Filters

Inserts to be installed at all roadway/parking catch basins as indicated on LID Site Plan. The inserts should be inspected during each season before and after rain events to ensure that the insert filter assembly is ready to accept and treat stormwater run-off. Keep the grate and area within 6’ of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. Periodic visual inspections involve looking through the grate to see if any standing water exists. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6” to 8” above bottom of the 24” housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary.

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
NON-STRUCTURAL SOURCE CONTROL BMPs			
Education for Property Owners, Tenants and Occupants	**Owner's Association will provide educational materials.**	**Continuous**	**Owner's Association**
Activity Restriction	**Owner's Association will provide materials outlining restricted activities.**	**Continuous**	**Owner's Association**
Common Area Landscape Management	**Construction Manager during construction. Owner's Association through its landscape maintenance firm.**	**Monthly during regular maintenance.**	**Owner's Association**
Common Area Litter Control	**Owner's Association and owners**	**Continuous**	**Owner's Association and owners**
Housekeeping of Loading Docks	**Owner's Association and owners**	**n/a**	**n/a**
Common Area Catch Basin Inspection	**Owner's Association and owners. Inspect, cleaned and maintained at 100% of the catch basins and inlets on an annual basis. Cleaning to take place in late summer/early fall.**	**Annually**	**Owner's Association and owners**
Street Sweeping Private Streets and Parking Lots	**Owner's Association to insure sweeping occurs and trash, sediment and debris is not located in gutters.**	**Weekly**	**Owner's Association**

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
STRUCTURAL SOURCE CONTROL BMPs			
(S-1) – Storm Drain Message & Signage	**The signs must be placed so they are easily visible to the public. Legibility and visibility of markers and signs should be maintained (e.g., signs should be repainted or replaced as necessary).**	**Continuous**	**Owner's Association**
(S-3) – Outdoor Trash Storage & Waste Handling Area	**Outdoor trash storage areas must be checked periodically to ensure containment of accumulated water and prevention of stormwater run-on. Contaminated accumulated water must be disposed of in accordance with applicable laws and regulations, and cannot be discharged directly to the storm drain or sanitary sewer system without appropriate permitting.**	**Continuous**	**Owner's Association**
(S-8) – Landscape Irrigation Practices	**Maintain irrigation areas to remove trash and debris and loose vegetation. Rehabilitate areas of bare soil. Inspect and maintain irrigation equipment and components to ensure proper functionality. Clean equipment as necessary to prevent algae growth and vector breeding.**	**Monthly during regular maintenance.**	**Owner's Association**
(S-9) – Building Materials Selection	**Design Considerations/Specifications of building materials to be added at design phase. The integrity of structural elements that are subject to damage (e.g., signs) must be maintained as required by local codes and ordinances.**	**Continuous**	**Owner's Association and individual owners**

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
STORMWATER QUALITY CONTROL BMPs			
(T-6) – Proprietary Treatment Control Measures	**Proprietary stormwater quality control measure vendors are constantly updating and expanding their product lines, so refer to the latest design guidance from the vendors.**	**See below.**	**Owner's Association**
Stormexx Clean Catch Basin Filter Inserts – *Advanced Drainage Systems*	**Inserts to be installed at all roadway/parking catch basins as indicated on LID Site Plan. Keep the grate and area within 6' of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. Periodic visual inspections involve looking through the grate to see if any standing water exists. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6" to 8" above bottom of the 24" housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary.**	**Continuous**	**Owner's Association**

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
96" Perforated Underground Retention System – *Contech Engineered Solutions*	**CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.** **Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. Manhole covers should be securely seated following cleaning activities. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.** **Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.** **Inspect prior to and after the rainy season and 72 hours after large storm events (greater than 1-inch) to verify there is no standing water.**	**As needed**	**Owner's Association**

Attachment E

Operations and Maintenance (O&M) Plan

Tract Map No. 82315 & Parcel Map No. 84018

845 W. Cypress St. & 1000 N. Azusa Ave.

Covina, CA 91722

Grading Permit No._____, Building Permit No._____

REQUIRED PERMITS

If no permits are required for implementation, operation or maintenance of the BMPs.

RECORDKEEPING

All records must be made available for review upon request.

RESPONSIBLE PARTY

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in the LID Plan. The contact information for the entity responsible is below:

Name:	
Company:	PKL Investments, LLC
Title:	Landowner
Address 1:	2863 Maricopa Street
Address 2:	Torrance, CA 90503
Phone Number:	(714) 738-0828
Email:	

(OPERATION, MAINTENANCE AND MONITORING PLAN)

Stormwater Quality Control

96” Diameter Perforated Underground Retention System

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Stormexx Clean Catch Basin Filters

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CMP DETENTION SYSTEMS

Contech® CMP Detention

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SAMPLE

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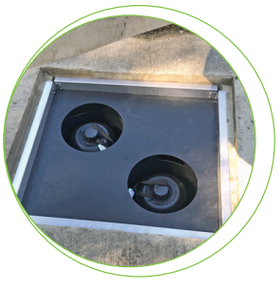
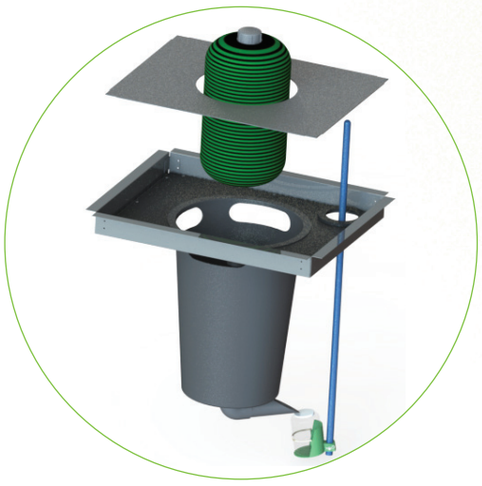
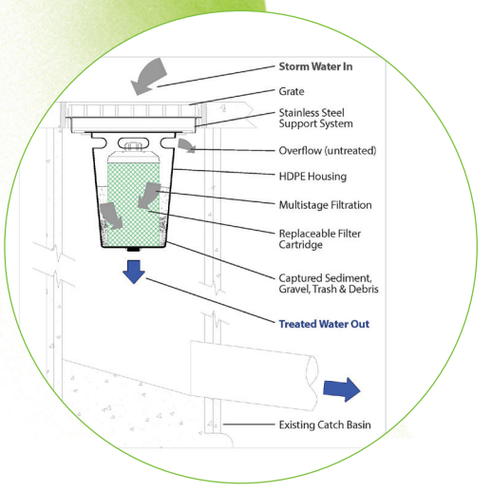
- Fecal Coliform: 71%



Values are total efficiency removal percentage of typical standard input stormwater concentrations over 10 run-off events. All pollutants are common stormwater pollutants and part of industrial and municipal stormwater permit effluent limit guideline regulations. For methodology, reference Filtrexx TechLink Research Summary #3338.





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STORMEXX CLEAN CATCH BASIN FILTER

SUMMARY

StormExx inserts are for use at stormwater catch basins in roadways, parking lots and paved areas as indicated on the plans and specifications. The inserts remove sediment, hydrocarbons, heavy metals, nutrients and bacteria from stormwater run-off. Installer must provide size and type as required upon placing order. Inserts shall include all components required for a complete installation at each catch basin as indicated on drawings. Each insert shall include a stainless steel framing system and a replaceable filter/absorber cartridge with filter media having a combined total volume of approximately 1,200 cubic inches.

CATCH BASIN INSERT FEATURES AND CHARACTERISTICS

1. Filter Cartridge Size: Nominal 10” in diameter by 18” high with center perforated HDPE tube. Stormwater flows through media horizontally on a downward path through the filter/absorber cartridge before exiting the perforated tube. The cartridge shall slip over a perforated internal drain tube that exits through the bottom of the housing. The cartridge shall contain approximately 1,200 cubic inches of various absorbent material arranged primarily in layers. The outer surface of the cartridge shall be covered with a poly strainer fabric. Cartridge shall be easily removable for replacement. Drain tube with perforations may extend above filter/absorber portion to allow a minimum flow rate to deter standing water if unit becomes plugged or blinded.
2. Nominal Flow Rate: 15-40 gpm through clean filter/absorber cartridge. Unit features a large overflow opening area and space between housing, deflector and catch basin that allows for high overflow rates with minimum restriction during storm conditions. Overflow capable of passing several hundred gpm.
3. Nominal Flow Rate with Pre-Strainer: Where leaves and other surface material are anticipated, a pre-strainer can be used. Flow restriction can occur when pre-strainer is restricted or plugged.
4. Filter Housing: HDPE solid housing suitable for full height sediment containment and shall be nominal 15 gallons retention size. Smaller size capacity may be used on shallow catch basins. A perforated tube shall be incorporated within the housing to allow the filter/absorber cartridge to slip on for easy replacement. A locking screw-on-cap keeps cartridge in place during use. Use modified or shorter housing (with less storage, flow and filtration) where depth of catch basin is shallow or to suit basin.
5. Frame/Deflector: Each insert shall be fitted with a custom frame that directs incoming water from the grate inlet to the housing. Materials include HDPE or poly sheet and/or Type 304 SS sheet and frame.

OPERATION AND MAINTENANCE GUIDELINES

StormExx catch basin inserts are used to intercept stormwater as it passes through the grate. Heavy sediment items settle to the bottom of the housing and the collected water starts to rise and pass through the filter cartridge. As the rainfall rate increases, the water level may rise to the top of the cartridge. During high rainfall flow events excess untreated water will overflow the housing. **Note**: The most concentrated contaminants in stormwater generally occur at the beginning of each rain event. Stormwater treatment devices are frequently sized to treat this “first flush” event. Each site and installation may vary widely as to exposure to sediment, construction debris, landscaping and other pollutants.

With periodic site inspections, the proper care and maintenance frequency may be determined for a proper service schedule. The StormExx inserts should be inspected during each season before and after rain events to ensure that the insert filter assembly is ready to accept and treat stormwater run-off. Keep the grate and area within 6’ of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. This is especially important during leaf fall season as decaying leaves on the filter cartridge can shorten filter life. Periodic visual inspections involve looking through the grate to see if any standing water exists. The collected water should drain through the filter cartridge that is designed for deep bed loading. As it becomes blinded or plugged with sediment, the flow rate capability will be reduced. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6” to 8” above bottom of the 24” housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary. Collected leaves, grass clippings, sediment, debris and spent filter cartridges that are not considered hazardous may be disposed of in on-site trash bins if approved by client. Cartridge disposal shall be in accordance with applicable rules and regulations.

Advanced Drainage Systems, Inc.
1-800-821-6710 www.ads-pipe.com

FLEXSTORM www.inletfilters.com

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BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
NON-STRUCTURAL SOURCE CONTROL BMPs			
Education for Property Owners, Tenants and Occupants	**Owner's Association will provide educational materials.**	**Continuous**	**Owner's Association**
Activity Restriction	**Owner's Association will provide materials outlining restricted activities.**	**Continuous**	**Owner's Association**
Common Area Landscape Management	**Construction Manager during construction. Owner's Association through its landscape maintenance firm.**	**Monthly during regular maintenance.**	**Owner's Association**
Common Area Litter Control	**Owner's Association and owners**	**Continuous**	**Owner's Association and owners**
Housekeeping of Loading Docks	**Owner's Association and owners**	**n/a**	**n/a**
Common Area Catch Basin Inspection	**Owner's Association and owners. Inspect, cleaned and maintained at 100% of the catch basins and inlets on an annual basis. Cleaning to take place in late summer/early fall.**	**Annually**	**Owner's Association and owners**
Street Sweeping Private Streets and Parking Lots	**Owner's Association to insure sweeping occurs and trash, sediment and debris is not located in gutters.**	**Weekly**	**Owner's Association**

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
STRUCTURAL SOURCE CONTROL BMPs			
(S-1) – Storm Drain Message & Signage	**The signs must be placed so they are easily visible to the public. Legibility and visibility of markers and signs should be maintained (e.g., signs should be repainted or replaced as necessary).**	**Continuous**	**Owner's Association**
(S-3) – Outdoor Trash Storage & Waste Handling Area	**Outdoor trash storage areas must be checked periodically to ensure containment of accumulated water and prevention of stormwater run-on. Contaminated accumulated water must be disposed of in accordance with applicable laws and regulations, and cannot be discharged directly to the storm drain or sanitary sewer system without appropriate permitting.**	**Continuous**	**Owner's Association**
(S-8) – Landscape Irrigation Practices	**Maintain irrigation areas to remove trash and debris and loose vegetation. Rehabilitate areas of bare soil. Inspect and maintain irrigation equipment and components to ensure proper functionality. Clean equipment as necessary to prevent algae growth and vector breeding.**	**Monthly during regular maintenance.**	**Owner's Association**
(S-9) – Building Materials Selection	**Design Considerations/Specifications of building materials to be added at design phase. The integrity of structural elements that are subject to damage (e.g., signs) must be maintained as required by local codes and ordinances.**	**Continuous**	**Owner's Association and individual owners**

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
STORMWATER QUALITY CONTROL BMPs			
(T-6) – Proprietary Treatment Control Measures	**Proprietary stormwater quality control measure vendors are constantly updating and expanding their product lines, so refer to the latest design guidance from the vendors.**	**See below.**	**Owner's Association**
Stormexx Clean Catch Basin Filter Inserts – *Advanced Drainage Systems*	**Inserts to be installed at all roadway/parking catch basins as indicated on LID Site Plan. Keep the grate and area within 6' of the grate clean and free of leaves, grass clippings, sediment and debris to minimize these contaminants from entering the unit housing. Periodic visual inspections involve looking through the grate to see if any standing water exists. Replace filter cartridge if standing water is in the housing. Maintenance schedules will vary with rainfall and pollutant concentration levels. Typical post-construction installations will require cartridge change-outs once or twice per year. If sediment reaches a height of 6" to 8" above bottom of the 24" housing, the sediment should be dumped and the filter cartridge inspected and replaced if necessary.**	**Continuous**	**Owner's Association**

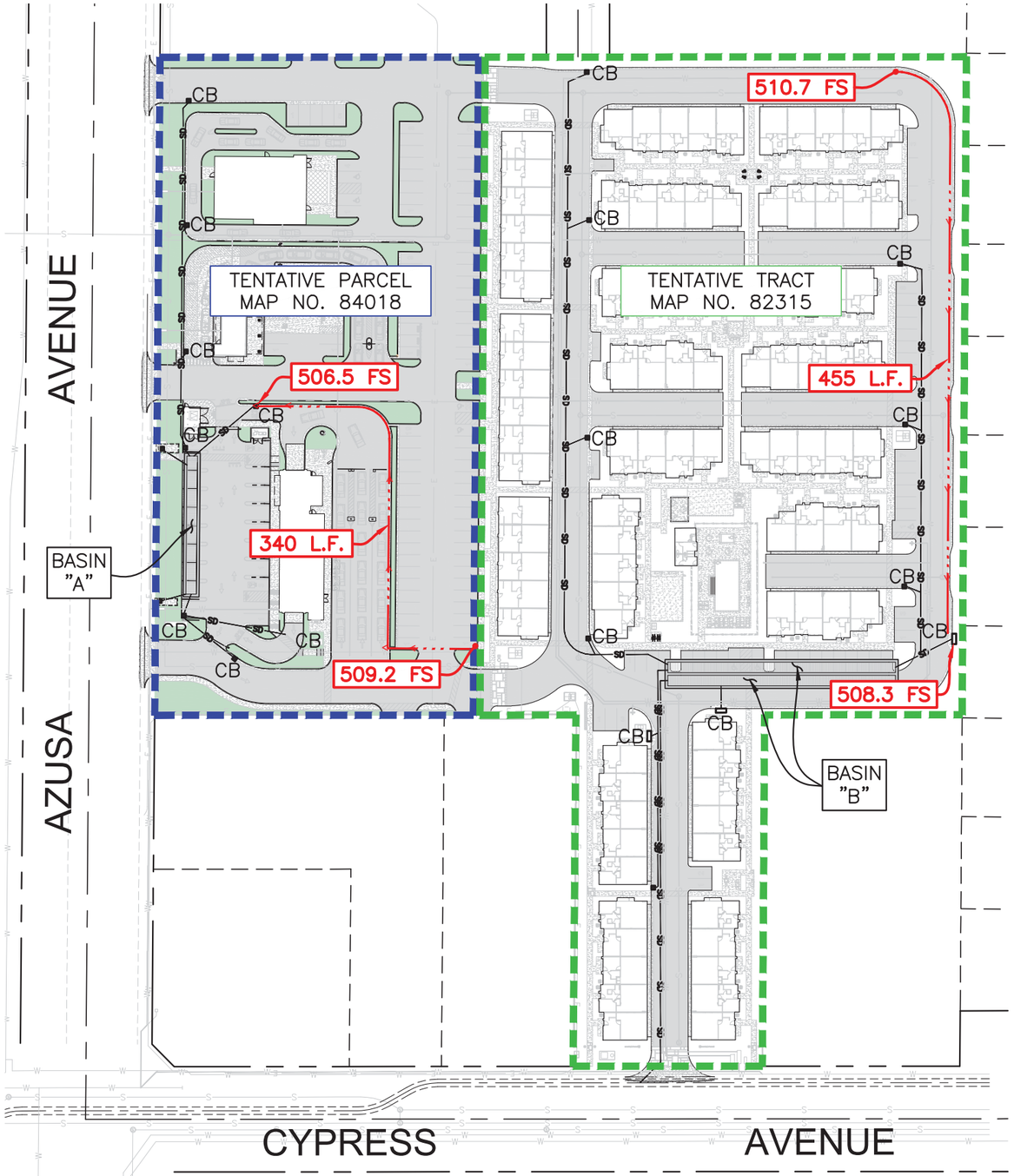
BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
96" Perforated Underground Retention System – *Contech Engineered Solutions*	**CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.** **Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. Manhole covers should be securely seated following cleaning activities. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.** **Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.** **Inspect prior to and after the rainy season and 72 hours after large storm events (greater than 1-inch) to verify there is no standing water.**	**As needed**	**Owner's Association**

Attachment F

Plans

LID SITE PLAN

TENTATIVE TRACT MAP NO. 82315 &
TENTATIVE PARCEL MAP NO. 84018
COVINA, CA



DMA 1:

PERVIOUS AREA – 22,900 S.F.
IMPERVIOUS AREA – 99,356 S.F.
0.6464 CFS (1.01" RAINFALL)
VM = 7,656 FT^3

DMA 2:

PERVIOUS AREA – 49,400 S.F.
IMPERVIOUS AREA– 173,130 S.F.
0.9735 CFS (1.01" RAINFALL)
VM = 13,420 FT^3

CATCH BASIN NOTE:

FILTER INSERTS AND (S–1) STORM DRAIN MESSAGE & SIGNAGE TO BE INSTALLED AT EACH CATCH BASIN IDENTIFIED HEREON AND AS OUTLINED IN REPORT.

SOURCE CONTROL BMPs:

(S–1) – STORM DRAIN MESSAGE & SIGNAGE
(S–3) – OUTDOOR TRASH STORAGE AREA
(S–8) – LANDSCAPE IRRIGATION PRACTICES
(S–9) – BUILDING MATERIALS SELECTION

STORMWATER QUALITY CONTROL BMPs:

(T–6) – PROPRIETARY TREATMENT CONTROL MEASURES

* ADS STORMEXX CLEAN CATCH BASIN FILTER INSERTS
* 96" PERFORATED UNDERGROUND RETENTION SYSTEM

N

GRAPHIC SCALE

100 50 0 100 200

SCALE IN FEET
1 inch = 100 ft.

LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 557-7700 (714) 557-7707 FAX

LID SITE PLAN
TENTATIVE TRACT MAP NO. 82315 &
TENTATIVE PARCEL MAP NO. 84018
COVINA, CA

DATE: FEBRUARY 20, 2022

Attachment G

BMP Fact Sheets

S-1: Storm Drain Message and Signage

Purpose

Waste material dumped into storm drain inlets can adversely impact surface and ground waters. In fact, any material discharged into the storm drain system has the potential to significantly impact downstream receiving waters. Storm drain messages have become a popular method of alerting and reminding the public about the effects of and the prohibitions against waste disposal into the storm drain system. The signs are typically stenciled or affixed near the storm drain inlet or catch basin. The message simply informs the public that dumping of wastes into storm drain inlets is prohibited and/or that the drain ultimately discharges into receiving waters.

General Guidance

- The signs must be placed so they are easily visible to the public.
- Be aware that signs placed on sidewalk will be worn by foot traffic.

Design Specifications

- Signs with language and/or graphical icons that prohibit illegal dumping, must be posted at designated public access points along channels and streams within the project area. Consult with Los Angeles County Department of Public Works (LACDPW) staff to determine specific signage requirements for channels and streams.
- Storm drain message markers, placards, concrete stamps, or stenciled language/icons (e.g., "No Dumping – Drains to the Ocean") are required at all storm drain inlets and catch basins within the project area to discourage illegal or inadvertent dumping. Signs should be placed in clear sight facing anyone approaching the storm drain inlet or catch basin from either side (see Figure D-1 and Figure D-2). LACDPW staff should be contacted to determine specific requirements for types of signs and methods of application. A stencil can be purchased for a nominal fee from LACDPW Building and Safety Office by calling (626) 458-3171. All storm drain inlet and catch basin locations must be identified on the project site map.

Maintenance Requirements

Legibility and visibility of markers and signs should be maintained (e.g., signs should be repainted or replaced as necessary). If required by LACDPW, the owner/operator or homeowner's association shall enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards and signs.

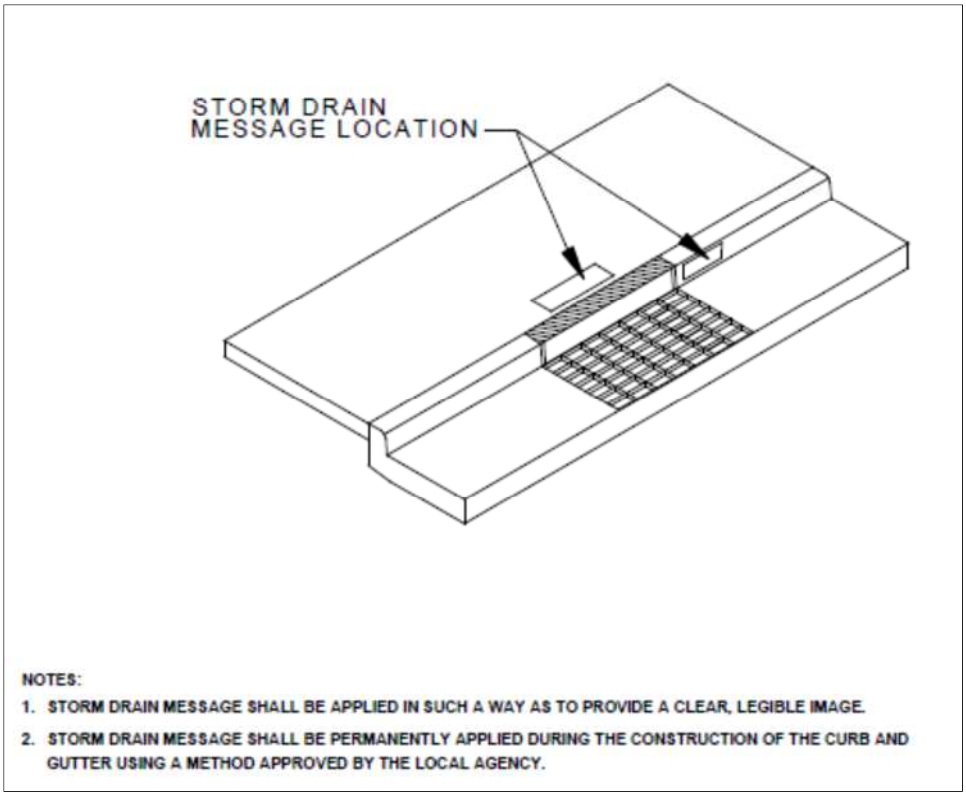


Figure D-1. Storm Drain Message Location – Curb Type Inlet

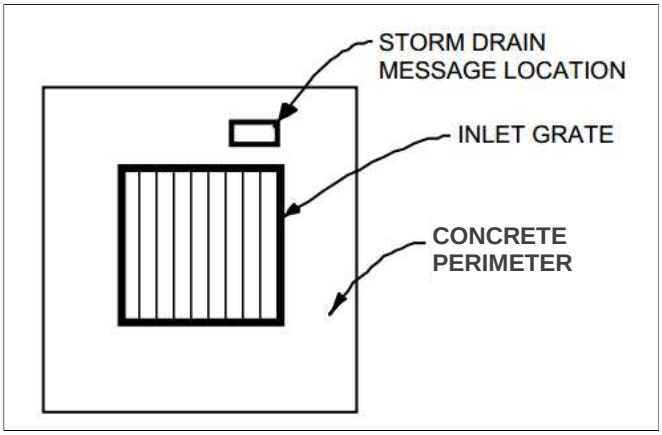


Figure D-2. Storm Drain Message Location – Catch Basin/Area Type Inlet

S-2: Outdoor Material Storage Area

Purpose

The County defines outdoor material storage areas as areas or facilities whose sole purpose is the storage of materials. Materials, including raw materials, by-products, finished products, and waste products, stored outdoors can become sources of pollutants in stormwater runoff if not handled or stored properly. The type of pollutants associated with the materials will vary depending on the type of commercial or industrial activity present.

Materials may be stored in a variety of ways, including bulk piles, containers, shelving, stacking, and tanks. Contamination of stormwater runoff may be prevented by eliminating the possibility of stormwater runoff contact with the material storage areas either through diversion, cover, or capture of the stormwater runoff. Design considerations may also include minimizing the storage area. The source control measures presented in this fact sheet must meet local permitting requirements.

Some materials, such as those containing heavy metals or toxic compounds, are of more concern than other materials. Toxic and hazardous materials must be prevented from coming in contact with stormwater runoff. Non-toxic or non-hazardous materials, such as debris and sediment, can also have significant impacts on receiving waters. Contact between non-toxic or non-hazardous materials and stormwater runoff should be limited, and such materials prevented from being discharged with stormwater runoff.

Materials are classified into three categories based on the potential risk of pollutant release associated with stormwater runoff contact – high risk, medium risk, and low risk. General types of materials under each category are presented in Table D-1. The categorization of the potential pollutant risk is used to determine the design specifications, which are presented in Table D-2, for design features at the project site.

Table D-1. Classification of Materials for Potential Pollutant Risk

High Risk Materials	Medium Risk Materials	Low Risk Materials
• Recycled materials with discharge potential • Corrosives • Food items • Chalk/gypsum products • Scrap or salvage goods • Feedstock/grain • Fertilizers • Pesticides • Compost • Asphalt • Lime/lye/soda ash • Animal/human wastes • Rubber and plastic pellets or other small pieces • Uncured concrete/cement • Lead and copper, and any metals with oil/grease coating	• Clean recycled materials without discharge potential • Metal (excluding lead and copper, and any metals with oil/grease coating) • Sawdust/bark chips • Sand/soil • Unwashed gravel/rock	• Washed gravel/rock • Finished lumber (non-pressure treated) • Rubber or plastic products (excluding small pieces) • Clean, precast concrete products • Glass products (new) • Inert products • Gaseous products • Products in containers that prevent contact with stormwater (fertilizers and pesticides excluded)

Design Specifications

Design specifications for material storage areas are regulated by local building and fire codes, ordinances, and zoning requirements. Source control measures presented in this fact sheet are intended to enhance and be consistent with local code and ordinance requirements while addressing stormwater runoff concerns. The design specifications, presented in Table D-2, must be incorporated into the design of outdoor material storage areas when stored materials could contribute pollutants to the storm drain system. The level of controls required varies relative to the risk category of the material stored.

As general guidance, downspouts and roofs should be directed away from outdoor materials storage areas, and such storage areas should slope towards a dead-end sump to collect stormwater runoff, non-stormwater runoff, and spills. Stormwater runoff, non-stormwater runoff, and spills must be disposed of in accordance with local, state, and federal laws. Locations of design features, including the features presented in Table D-2, must be included on site maps or plans. Additionally, site maps or plans must show all storage areas for chemicals and/or waste materials, with a tank/drum schedule indicating tank capacities, materials of construction, and contents.

Table D-2. Design Specifications for Outdoor Material Storage Areas

Design Feature	Design Specifications
Surfacing	• High-Risk Materials: o Construct/pave outdoor material storage areas with Portland cement concrete or an equivalent impervious surface. Ensure that the surfacing material is chemically-resistant to the materials being stored. • Medium-Risk Materials: o Construct/pave outdoor material storage areas with Portland cement concrete. • Low-Risk Materials: o There are no requirements for surfacing.
Enclosures and Covers	• High-Risk Materials: o Place materials in an enclosure such as a shed, cabinet, or other structure that prevents contact with stormwater runoff; or o Cover entire storage area with a permanent canopy, roof, or awning to prevent precipitation from making direct contact with and collecting within the storage area. Direct stormwater runoff from the cover away from the storage area to a stormwater runoff disposal point that meets all applicable code, ordinance, and LID Standards Manual requirements. For cover structures that do not include sidewalls, include a roof overhang that extends beyond the grade break. o Covers 10 feet high or less should extend a minimum of 3 feet beyond the perimeter of the hydraulically-isolated storage area. o Covers higher than 10 feet should extend a minimum of either 20 percent of the cover's height or 5 feet beyond the perimeter of the hydraulically-isolated storage area, whichever is greater. o LACDPW may grant waivers for covers on a case-by-case basis. • Medium-Risk Materials: o At a minimum, completely cover material with temporary plastic sheeting during storm events. • Low-Risk Materials: o There are no requirements for enclosures or covers.

Table D-2. Design Specifications for Outdoor Material Storage Areas (continued)

Hydraulic Isolation and Drainage	• High-Risk Materials: o Hydraulically-isolate storage area with grading, berms, drains, dikes, or curbs to prevent stormwater run-on from surrounding areas or roof drains. o Direct stormwater runoff from surrounding areas away from the hydraulically-isolated storage area to a stormwater runoff disposal point that meets all applicable LID Standards Manual requirements. o Drainage facilities are not required for the hydraulically-isolated storage area. However, if drainage facilities are provided, drainage from the hydraulically-isolated storage area must be directed to a stormwater runoff disposal point as determined by LACDPW. • Medium-Risk Materials: o Drainage from storage area may be allowed, on a case-by-case basis with approval from LACDPW, to a treatment control measure or standard storm drain(s). o For erodible material, provide grading and a structural containment barrier on at least three sides of each stockpile to prevent stormwater run-on from surrounding areas and migration of material due to wind erosion. • Low-Risk Materials: o Provide appropriate drainage from the storage area to minimize contact with materials.
Spill Containment	• All Materials: o Implement spill containment measures where materials are stored in tanks, drums, or similar containers and that may potentially enter the storm drain system, sanitary sewer system, or contaminate the soil. Spill containment must be designed for the volume of the largest tank/drum or 10 percent of the tank/drum total (whichever is greater). o Separate spill containment systems for all tanks containing incompatible materials such as acids, bases, reactive or flammable materials. o Clean, repair, and seal (using epoxy or equivalent sealant compatible with the stored materials) the interior wall and floors within all spill containment areas. Identify the areas to be sealed on the site maps. o Bond the contact joint for spill containment walls or dikes constructed on existing concrete, masonry or asphalt to the existing surface. Identify the areas to be bonded on the site maps. o Cover the spill containment areas with a roof or awning to minimize collection of stormwater runoff within. o Store materials collected in spill containment areas until its quality and an appropriate approved disposal method have been determined.

Accumulated Water

Stormwater runoff, non-stormwater runoff, and spills will accumulate in containment areas and sumps with impervious surfaces. Contaminated accumulated water must be disposed of in accordance with applicable laws and regulations, and cannot be discharged directly to the storm drain or sanitary sewer system without appropriate

permitting. Contact LACDPW (1-888-CLEAN-LA) for information regarding discharge of contaminated accumulated water.

Maintenance Requirements

The integrity of structural elements that are subject to damage (e.g., screens, covers, signs) must be maintained by the owner/operator as required by local codes and ordinances. Outdoor material storage areas must be checked periodically to ensure containment of accumulated water and prevention of stormwater run-on. Any enclosures and secondary/spill containment areas should be checked periodically to ensure spills are contained efficiently. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

S-3: Outdoor Trash Storage and Waste Handling Area

Purpose

Stormwater runoff from areas where trash is stored or handled can be polluted. Loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/or receiving waters. Waste handling operations (i.e., dumpsters, litter control, waste piles) may be sources of stormwater pollution.

Design Specifications

Wastes from commercial and industrial sites are typically hauled away for disposal by either public or commercial carriers that may have design or access requirements for waste storage areas. Design specifications for waste handling areas are regulated by local building and fire codes and by current County ordinances and zoning requirements. The design specifications, listed below in Table D-3, are recommendations and are not intended to conflict with requirements established by the waste hauler. The design specifications are intended to enhance local codes and ordinances while addressing stormwater runoff concerns. The waste hauler should be contacted prior to the design of trash storage and collection areas to determine established and accepted guidelines for designing trash collection areas. All hazardous waste must be handled in accordance with the legal requirements established in Title 22 of the California Code of Regulations. Conflicts or issues should be discussed with LACDPW staff.

Table D-3. Design Specifications for Outdoor Trash Storage and Waste Handling Area

Design Feature	Design Specifications
Surfacing	• Construct/pave outdoor trash storage and waste handling area with Portland cement concrete or an equivalent impervious surface.
Screens/Covers	• Install a screen or wall around trash storage area to prevent off-site transport of loose trash. • Use lined bins or dumpsters to reduce leaking of liquid wastes. • Use waterproof lids on bins/dumpsters or provide a roof to cover storage area enclosure (LACDPW discretion) to prevent precipitation from entering containers.
Grading/Drainage	• Berm and/or grade waste handling area to prevent stormwater run-on. • Locate waste handling area at least 35 feet from storm drains. • Divert drainage from adjoining roofs and pavement away from adjacent trash storage areas.
Signs	• Post signs on all dumpsters and/or inside enclosures prohibiting disposal of liquids and hazardous materials in accordance with any waste disposal ordinance.

Accumulated Water

Stormwater runoff, non-stormwater runoff, and spills will accumulate in containment areas and sumps with impervious surfaces. Contaminated accumulated water must be disposed of in accordance with applicable laws and regulations, and cannot be discharged directly to the storm drain or sanitary sewer system without appropriate permitting. Contact LACDPW (1-888-CLEAN-LA) for information regarding discharge of contaminated accumulated water.

Maintenance Requirements

The integrity of structural elements that are subject to damage (e.g., screens, covers, signs) must be maintained by the owner/operator as required by local codes and ordinances. Outdoor trash storage and waste handling areas must be checked periodically to ensure containment of accumulated water and prevention of stormwater run-on. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

S-8: Landscape Irrigation Practices

Purpose

Irrigation runoff provides a pathway for pollutants (i.e., nutrients, bacteria, organics, sediment) to enter the storm drain system. By effectively irrigating, less runoff is produced resulting in less potential for pollutants to enter the storm drain system.

General Guidance

- Do not allow irrigation runoff from the landscaped area to drain directly to storm drain system.
- Minimize use of fertilizer, pesticides, and herbicides on landscaped areas.
- Plan sites with sufficient landscaped area and dispersal capacity (e.g., ability to receive irrigation water without generating runoff).
- Consult a landscape professional regarding appropriate plants, fertilizer, mulching applications, and irrigation requirements (if any) to ensure healthy vegetation growth.

Design Specifications

- Choose plants that minimize the need for fertilizer and pesticides.
- Group plants with similar water requirements and water accordingly.
- Use mulch to minimize evaporation and erosion.
- Include a vegetative boundary around project site to act as a filter.
- Design the irrigation system to only water areas that need it.
- Install an approved subsurface drip, pop-up, or other irrigation system.[1] The irrigation system should employ effective energy dissipation and uniform flow spreading methods to prevent erosion and facilitate efficient dispersion.
- Install rain sensors to shut off the irrigation system during and after storm events.
- Include pressure sensors to shut off flow-through system in case of sudden pressure drop. A sudden pressure drop may indicate a broken irrigation head or water line.
- If the hydraulic conductivity in the soil is not sufficient for the necessary water application rate, implement soil amendments to avoid potential geotechnical hazards (i.e., liquefaction, landslide, collapsible soils, and expansive soils).

[1] If alternative distribution systems (e.g., spray irrigation) are approved, the County will establish guidelines to implement these new systems.

- For sites located on or within 50 feet of a steep slope (15% or greater), do not irrigate landscape within three days of a storm event to avoid potential geotechnical instability.[2]
- Implement Integrated Pest Management practices.

For additional guidelines and requirements, refer to the Los Angeles County Department of Health Services.

Maintenance Requirements

Maintain irrigation areas to remove trash and debris and loose vegetation. Rehabilitate areas of bare soil. If a rain or pressure sensor is installed, it should be checked periodically to ensure proper function. Inspect and maintain irrigation equipment and components to ensure proper functionality. Clean equipment as necessary to prevent algae growth and vector breeding. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

[2] As determined by the City of Los Angeles, Building and Safety Division

S-9: Building Materials Selection

Purpose

Building materials can potentially contribute pollutants of concern to stormwater runoff through leaching. For example, metal buildings, roofing, and fencing materials may be significant sources of metals in stormwater runoff, especially due to acidic precipitation. The use of alternative building materials can reduce pollutant sources in stormwater runoff by eliminating compounds that can leach into stormwater runoff. Alternative building materials may also reduce the need to perform maintenance activities (i.e., painting) that involve pollutants of concern, and may reduce the volume of stormwater runoff. Alternative materials are available to replace lumber and paving.

Design Specifications

Lumber

Decks and other house components constructed using pressure-treated wood that is typically treated using arsenate, copper, and chromium compounds are hazardous to the environment. Pressure-treated wood may be replaced with cement-fiber or vinyl.

Roofs, Fencing, and Metals

Minimizing the use of copper and galvanized (zinc-coated) metals on buildings and fencing can reduce leaching of these pollutants into stormwater runoff. The following building materials are conventionally made of galvanized metals:

- Metal roofs;
- Chain-link fencing and siding; and
- Metal downspouts, vents, flashing, and trim on roofs.

Architectural use of copper for roofs and gutters should be avoided. As an alternative to copper and galvanized materials, coated metal products are available for both roofing and gutter application. Vinyl-coated fencing is an alternative to traditional galvanized chain-link fences. These products eliminate contact of bare metal with precipitation or stormwater runoff, and reduce the potential for stormwater runoff contamination. Roofing materials are also made of recycled rubber and plastic.

Green roofs may be an option. Green roofs use vegetation such as grasses and other plants as an exterior surface. The plants reduce the velocity of stormwater runoff and absorb water to reduce the volume of stormwater runoff. One potential problem with using green roofs in the Los Angeles County area is the long, hot and dry summers, which may kill the plants if they are not watered. See the Green Roof Fact Sheet (RET-7) in Appendix E.

Pesticides

The use of pesticides around foundations can be reduced through the use of alternative barriers. Sand barriers can be applied around foundations to deter termites, as they cannot tunnel through sand. Metal shields also block termites from tunneling. Additionally, diatomaceous earth can be used to repel or kill a wide variety of other pests.

Maintenance Requirements

The integrity of structural elements that are subject to damage (e.g., signs) must be maintained by the owner/operator as required by local codes and ordinances. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

T-6: Proprietary Treatment Control Measures

Definition

The LID Standards Manual provided information for selecting and designing the more common treatment-based stormwater quality control measures for projects. The treatment-based stormwater quality control measures included in this appendix (T-1 to T-5) are non-proprietary (public domain) designs that have been reviewed and evaluated by LACDPW and determined generally acceptable.

Proprietary devices are commercial products that typically aim at providing stormwater treatment in space-limited applications, often using patented innovative technologies. The most commonly encountered classes of proprietary stormwater quality control measures include hydrodynamic separation, catch basin insert technologies, cartridge filter-type controls, and proprietary biotreatment devices.

Hydrodynamic separation devices (alternatively, swirl concentrators) are devices that remove trash, debris, and coarse sediment from incoming flows using screening, gravity settling, and centrifugal forces generated by forcing the influent into a circular motion. By having the water move in a circular fashion, rather than a straight line, it is possible to obtain significant removal of suspended sediments and attached pollutants with less space as compared to wet vaults and other settling devices. Hydrodynamic devices were originally developed for combined sewer overflows, where they were used primarily to remove coarse inorganic solids. Hydrodynamic separation has been adapted for stormwater treatment by several manufacturers and is currently used to remove trash, debris, and other coarse solids down to sand-sized particles. Several types of hydrodynamic separation devices are also designed to remove floating oils and grease using sorbent media.

Catch basin inserts are manufactured filters or fabric placed in a drop inlet to remove sediment and debris and may include sorbent media to remove floating oils and grease. There are a multitude of inserts of various shapes and configurations, typically falling into one of three groups: socks, boxes, and trays. The sock-type filters are typically constructed of a fabric, usually polypropylene. The fabric may be attached to a frame or the grate of the inlet may hold the sock. Socks are meant for vertical (drop) inlets. Boxes are constructed of plastic or wire mesh. Typically a polypropylene “bag” is placed in the wire mesh box and the bag takes the form of the box. Most box products are one box; that is, settling and filtration through media occur in the same box. Other products consist of one or more trays or mesh grates. The trays may hold different types of media. Filtration media vary by manufacturer. Types include polypropylene, porous polymer, treated cellulose, and activated carbon. Inserts are an easy and inexpensive retrofitting option because drain inlets are already a component of most standard drainage systems. Inserts are usually only suitable for mitigating relatively small tributary areas (less than one acre) because they are limited by treatment capacity and influent flow rate.

Cartridge filter-type controls typically consist of a series of vertical filters contained in a vault or catch basin that provide treatment through filtration and sedimentation. The vault may be divided into multiple chambers where the first chamber acts as a pre-settling basin for removal of coarse sediment while another chamber acts as the filter bay and houses the filter cartridges. The performance and capacity of a cartridge filter installation depends on the properties of the media contained in the cartridges. Cartridge filter manufacturers often provide an array of media types each with varying properties, targeting various pollutants and a range of particle sizes. Commonly used media include media that target solids, such as perlite, and media that target both dissolved and non-dissolved constituents, such as compost leaf media, zeolite, and iron-infused polymers. Manufacturers try to distinguish their products through innovative designs that aim at providing self cleaning and draining, uniformly loaded, and clog resistant cartridges that functional properly over a wide range of hydraulic loadings and pollutant concentrations.

Proprietary biotreatment devices are devices that are manufactured to mimic natural systems such as wetlands by incorporating plants, soil, and microbes engineered to provide treatment at higher flow rates or higher volumes and with smaller footprints than their natural counterparts. Incoming flows are typically filtered through natural media (mulch, compost, soil, plants, microbes, etc) and either infiltrated or collected by an underdrain and delivered to the storm system. Tributary areas for biotreatment devices tend to be limited to 0.5 to 1.0 acres.

The vendors of the various proprietary stormwater quality control measures provide detailed documentation for device selection, sizing, and maintenance requirements. Tributary area sizes are limited to the capacities of the largest available model. The latest manufacturer supplied documentation must be used for sizing and selection of all proprietary devices. Links to the websites of a number of vendors of proprietary devices are provided at www.BMPLA.org. All proprietary devices proposed for use by a project applicant must be approved by LACDPW.

General Design Specifications

Proprietary stormwater quality control measure vendors are constantly updating and expanding their product lines, so refer to the latest design guidance from the vendors. General guidelines on the performance, sizing, and operation and maintenance of proprietary devices are provided through LACDPW Watershed Division.

Expected Performance

For hydrodynamic devices, it has been stated with respect to combined sewer overflows that the practical lower limit of hydrodynamic separation is a particle with a settling velocity of 12 to 16.5 ft/hr (0.10 to 0.14 cm/s). As such, the focus for hydrodynamic separation in combined sewer overflows has been with settleable solids generally 200 μm and larger, given the presence of the lighter organic solids. For inorganic sediment, the above settling velocity range represents a particle diameter of 50 to 100 μm. Thus, hydrodynamic separation devices are effective for removal of course sediment, trash,

and debris and useful for pretreatment in combination with other types of stormwater quality control measures that target smaller particle sizes.

Because there is a wide range of catch basin insert configurations, it is not possible to generalize the expected performance. Inserts should mainly be used for catching coarse sediments and floatable trash, and are effective for pretreatment in combination with other types of stormwater quality control measures. Trash and large objects can greatly reduce the effectiveness of catch basin inserts with respect to sediment and hydrocarbon capture. Frequent maintenance and the use of screens and grates to keep trash out may decrease the likelihood of clogging and prevent obstruction and bypass of incoming flows.

Cartridge filters have been proven to provide efficient removals for both dissolved and non-dissolved pollutants. However, cartridge filters are less adept at handling high flow rates when compared to catch basin inserts and hydrodynamic devices due to the enhanced treatment provided through the filtration mechanism.

Because proprietary biotreatment devices are relatively new compared to the other types of proprietary treatment devices included in the LID Standards Manual, there are fewer third party studies on proprietary biotreatment devices. The available performance information is mostly vendor-supplied. According to the vendors, like their natural counterparts, proprietary biotreatment devices are highly efficient at mitigating dissolved metals, nutrients, and suspended solids.

Sizing

Hydrodynamic devices, catch basin inserts, and cartridge filters are flow-based stormwater quality control measures, but can be sized to capture and treat the mitigation volume of the SWQDv with additional facilities to manage stormwater runoff flow. Proprietary biotreatment devices on the other hand include both volume-based and flow-based stormwater quality control measures. Volume-based proprietary devices should be sized to capture and treat the mitigation volume of the SWQDv if used as a standalone stormwater quality control measure.

Auxiliary components of proprietary devices such as sorbent media, screens, baffles, and sumps are selected based on site-specific conditions such as the expected loading and the desired frequency of maintenance. Sizing of proprietary devices is reduced to a simple process whereby a model can simply be selected from a table or a chart based on a few known quantities (tributary area, location, design flow rate, design volume, etc). Some manufacturers either size the devices for potential clients or offer calculators on their websites that simplify the design process even further and lessens the possibility of using obsolete design information. For the latest sizing guidelines, refer to the manufacturer's website.

Operation and Maintenance

Hydrodynamic Separation Devices

Hydrodynamic separators do not have moving parts and are not maintenance intensive. However, maintenance is important to ensure that the device operates as efficiently as possible. Proper maintenance involves frequent inspections throughout the first year of installation, especially after major storm events. The systems are considered full when the sediment level is within one foot from the top of the unit, at which point it must be cleaned out. Removal of sediment can be performed with a sump vacuum or vactor truck. Some hydrodynamic separator devices may contribute to mosquito breeding if they do not fully drain stormwater runoff between storm events. Refer to manufacturer's guidelines for inspection and maintenance activities.

Catch Basin Inserts

Catch basin inserts can be maintenance-intensive because of their susceptibility for accumulating trash and debris. Regular maintenance activities include the clean-up and removal of accumulated trash and sediment while major maintenance activities include replacing filter media (if used) and or repairing/replacing geomembrane fabrics. Refer to manufacturer's guidelines for inspection and maintenance activities.

Cartridge Filters

For cartridge filters, maintenance activities include periodically removing trash, debris, and sediment from the vault floor, typically twice per year depending on the accumulation rate, using a sump vacuum or vactor truck. The cartridges may need to be replaced when they become saturated, which will occur approximately every other year depending on the pollutant accumulation rate. The manufacturers of these devices typically provide contract operation and maintenance services.

All stormwater vaults that contain standing water can become a breeding area for vectors. Manufacturers have developed systems, such as a perforated pipe installed in the bottom of the vault that is encased in a filter sock to prevent clogging, to completely drain the vault.

Biotreatment Devices

Maintenance of biotreatment devices can be provided by the manufacturer and typically consists of routine inspection and hand removal of accumulated trash and debris. Vactor trucks or mechanical maintenance activities are not needed for biotreatment devices.

Attachment H

Pollutants of Concern

Table 7-3. Typical Pollutants of Concern by Land Use [1]

Land Use	Pollutants of Concern [2]								
	Suspended Solids	Total Phosphorus	Total Nitrogen	Total Kjeldahl Nitrogen	Cadmium, Total	Chromium, Total	Copper, Total	Lead, Total	Zinc, Total
High Density Single Family Residential	X	X			[4]	[4]	X	X	X
Multi-Family Residential	X				[4]	[4]	X		X
Mixed Residential	X	X	X		[4]	[4]	X	X	X
Commercial	X	X	X	X	[4]	[4]	X	X	X
Industrial	X	X	X	X	[4]	[4]	X	X	X
Critical Facilities [3]	X	[4]	[4]	[4]	[4]	[4]	X	X	X
Transportation (streets, roads)	X	X	X	X	[4]	[4]	X	X	X
Institutional (educational facilities)	X				[4]	[4]	X		X

[1] Adapted from Table A-3 of the *Technical Manual for Stormwater Best Management Practices in the County of Los Angeles* (February 2004) and the Southern California Coastal Water Research Project Land Use Specific Storm Water Monitoring Data. X = exceedance of "standard" by observed median/average concentration; blank = no exceedance of "standard" by observed median/average concentration.

[2] Derived from Table 11 of the 2012 Los Angeles County MS4 Permit (page 104).

[3] Critical facilities include automobile dismantling (SIC 50xx), automobile repair (SIC 75xx), metal fabrication (SIC 34xx), motor freight (SIC 42xx), automobile dealerships (SIC 55xx), chemical manufacturing (SIC 28xx), and machinery manufacturing (SIC 35xx).

[4] No available data to determine if these pollutants of concern originate from this land use. Pollutant is assumed to be produced by this land use unless otherwise proven by the project applicant.

NARRATIVE PROJECT DESCRIPTION:	Tract Map (5.109 ac) for condominium purposes to create 80 multifamily townhomes and 17 Live/Work units with drive aisles, parking, landscaping and recreation area. Parcel Map (2.806 ac) for drive-thru commercial uses including a self-service car wash.

OFFSITE RUNON	Offsite runon not anticipated.
UTILITY AND INFRASTRUCTURE INFORMATION	There are no known existing onsite utility and/or infrastructure that will conflict with proposed stormwater facilities. The proposed sewer, water and dry utility improvements designed to not conflict with proposed subsurface infiltration systems.
SIGNIFICANT ECOLOGICAL AREAS (SEAS)	There are no known SEAs.
RECEIVING WATERS	Receiving waterbodies that follow are Walnut Creek Wash, San Gabriel River Reach 3, San Gabriel River Reach 2, San Gabriel River Reach 1 and the San Gabriel River Estuary. The above mentioned receiving waterbodies are listed for water quality impairment on the most recent 303(d)-list for: * Benthic-Macroinvertebrate Bioassessments * Indicator Bacteria * pH * Coliform Bacteria * Cyanide * Lead * Copper * Dioxin * Nickel * Oxygen, Dissolved

MALIBU CREEK WATERSHED MANAGEMENT AREA

Parameter	Parameter
E. coli Bacteria	Total Dissolved Solids
Cyanide, Total Recoverable	
Mercury, Total Recoverable	
Selenium, Total Recoverable	
Sulfate	

SAN GABRIEL RIVER WATERSHED MANAGEMENT AREA

Parameter	Parameter
pH	Cyanide, Total Recoverable
E. coli Bacteria	Cadmium, Total Recoverable
Total Coliform Bacteria[1]	Copper, Total Recoverable
Fecal Coliform Bacteria[1]	Lead, Total Recoverable
Enterococcus Bacteria[1]	Mercury, Total Recoverable
Chloride	Nickel, Total Recoverable
Nitrate Nitrogen, Total (as N)	Selenium, Total Recoverable
Sulfate	Silver, Total Recoverable
Total Dissolved Solids	Zinc, Total Recoverable
Aluminum, Total Recoverable	

[1] Apply only to discharges to the estuary and the ocean

SANTA CLARA RIVER WATERSHED AREA (LA County portion only)

Parameter	Parameter
E. coli Bacteria	Aluminum, Total Recoverable
Chloride	Cyanide, Total Recoverable
Sulfate	Copper, Total Recoverable
Total Dissolved Solids	Mercury, Total Recoverable
Methylene Blue Active Substances	Selenium, Total Recoverable

ATTACHMENT 5

Exhibit A: **Resolution No. 2023-XXXX CC** - General Plan Amendment (GPA)
Exhibit B: **Resolution No. 2023-XXXX CC** - Covina Village Specific Plan (SP) 22-1
Exhibit C: **Ordinance No. 2023-XXXX** - Zone Change (ZCH) 22-7
Exhibit D: **Ordinance No. 2023-XXXX** - Development Agreement
Exhibit E: **Resolution No. 2023-XXXX CC** - Vesting Tentative Tract Map (VTTM) 82315
Exhibit F: **Resolution No. 2023-XXXX CC** - Vesting Tentative Parcel Map (VTPM) 84018
Exhibit G: **Resolution No. 2023-XXXX CC** - Conditional Use Permit (CUP) 22-7
Exhibit H: **Resolution No. 2023-XXXX CC** - Conditional Use Permit (CUP) 22-8
Exhibit I: **Resolution No. 2023-XXXX CC** - Conditional Use Permit (CUP) 22-9
Exhibit J: **Resolution No. 2023-XXXX CC** - Site Plan Review (SPR) 22-226

"EXHIBIT A"
RESOLUTION NO. 2023-XXXX CC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) 22-1, TO CHANGE THE GENERAL PLAN LAND USE MAP DESIGNATION FROM GENERAL COMMERCIAL TO COVINA VILLAGE SPECIFIC PLAN FOR A PROPOSED MIXED-USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1,** to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1,** to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential,** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential

component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial,** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315,** to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018,** to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7,** to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8,** to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("Draft REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft REIR for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 23-025 PC** recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, the Planning Commission found that there is no substantial evidence that the Project will have a significant effect upon the environment and adopted **Resolution No. 23-025 PC** recommending that the City Council certify the Final REIR, approve a Mitigation Monitoring and Reporting Program for the Project and adopt findings pursuant to CEQA.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 2023-026 PC** recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation

Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said City Council does hereby find and decide that this General Plan Amendment is consistent with and supports the City's General Plan for the following reasons:

a. The Project site is currently designated by the General Plan for General Commercial development. The proposed development would provide additional multi-family residential and commercial uses to the site. The site would provide additional housing for local employees and provide commercial retail or services for local residents and employees. The site would provide both vehicular and pedestrian access and would integrate into the existing land uses of the area. Although, implementation of the proposed Project includes a General Plan Amendment to change the site's land use designations from General Commercial to Covina Village Specific Plan (CVSP), the same types of land uses would continue to occur on site, and include high density residential uses. The proposed CVSP land use designation would provide specific development standards and architectural guidelines for the site compatibility with surrounding development. The proposed Project land use designation would not result in a land use inconsistency.

b. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development references is consistent with the Covina Design Guidelines, architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.1.

c. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.4.

d. The project would redevelop the site with similar residential and commercial land uses that would be consistent with existing land use patterns on and adjacent to the site. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.5.

e. The proposed Project would develop the site with high-density residential uses within an area that already contains high-density residential. Thus, the proposed Project is consistent

with Land Use Element Policy 1.2.9.

f. The commercial development implemented by the Project would replace existing vacant commercial facilities in a manner that would not affect the integrity of established commercial areas, would not encroach into residential neighborhoods, and as detailed throughout this REIR it would not impose an undue burden on local infrastructure or services. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.7.

g. The proposed Project would revitalize the vacant site for adaptive reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17.

h. The proposed mixed-use development was designed to include setbacks, decorative 6-foot high walls, building orientation design, and landscape buffers between different on and adjacent to the site. The proposed design would shield the existing and proposed residential uses from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Further, the project would be implemented pursuant to the requirements of the municipal code that provide for shielding of light. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.6.

i. The proposed Project would implement additional multi-family housing and commercial uses within an area developed with similar uses. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.13.

j. The residential component would provide needed housing to enable the City to provide dwelling units according to the Regional Housing Needs Assessment (RHNA) under the Housing Element of the General Plan. The proposed Project includes development of 97 multi-family residential units, which is consistent with the dwelling types described by this policy. Therefore, the proposed Project would be consistent with Housing Element Policy 1.2.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves General Plan Amendment (GPA) 22-1, as set forth in Exhibit A.1 and is incorporated herein by this reference as though set forth in full."

SECTION 4. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve General Plan Amendment (GPA) 22-1 and amend the Covina General Plan Land Use Map for the described real properties in the City of Covina, County of Los Angeles, State of California, as follows:

a. Assessor's Parcel Map numbers 8421-001-016 and 8421-001-061, are amended from the General Commercial (GC) designation to the "Covina Village Specific Plan" (CVSP) designation, approximately 8.0-acres, as shown in Exhibit "A" and incorporated herein by this reference as though set forth in full. The proposed change in land use designation will accommodate the proposed Covina Village Mixed Use Development.

SECTION 5. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College

Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 7. Effective Date. This Resolution shall be effective upon adoption.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, Mayor

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

FABIAN VELEZ
Chief Deputy City Clerk

Exhibit A.1 -	Existing General Plan Land Use

Legend

General Commercial

Exhibit A.1 -	Proposed General Plan Land Use

Legend

Covina Village Specific Plan

"EXHIBIT B"
RESOLUTION NO. 2023-XXXX CC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING THE "COVINA VILLAGE SPECIFIC PLAN (CVSP)" (SP) 22-1, ESTABLISHING SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE, GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1,** to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1,** to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential,** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential

component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial,** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315,** to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018,** to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7,** to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8,** to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. Conditional Use Permit (CUP) 22-9, to allow for the development of a restaurant with a drive-through (Pad 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 23-025 PC** recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 2023-026 PC** recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map

84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, said City Council does hereby find and decide that the Covina Village Specific Plan (SP) 22-1 is consistent with the public interest and with the City's General Plan for the following reasons:

a. The establishment of the Specific Plan is consistent with the General Plan for the City of Covina and with all applicable requirements of State law and other ordinances of the City. The Specific Plan will allow for the proposed infill redevelopment of an approximately 8.0-acre site and divide the site into two Planning Area designations for the development of the following:

- Development of 97 "for sale" multi-family residential units within 20 three-story buildings in Planning Area 1; and

- Development of three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

b. Through the establishment of the Specific Plan and with the Zone Change, the Project site will provide additional multi-family residential and commercial uses to the site. The proposed SP land use designation would provide specific development standards and architectural guidelines for site compatibility with the existing commercial and residential buildings surrounding the development. The proposed Project land use designation would not result in a land use inconsistency.

c. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development is consistent with architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.1.

d. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.4.

e. The project would redevelop the site with similar residential and commercial land uses that

would be consistent with existing land use patterns on and adjacent to the site. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.5.

f. The proposed Project involves adaptive office reuse of deteriorating and underutilized buildings. Further, the new housing and commercial/office uses provided by the Project would assist economic development within the City. Therefore, the proposed Project is consistent with Land Use Element Policy 1.1.6.

g. The proposed Project would develop the site with high-density residential uses within an area that already contains high-density residential. Thus, the proposed Project is consistent with Land Use Element Policy 1.2.9.

h. The proposed Project would revitalize the Covina Bowl for adaptive office reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17.

i. The proposed mixed-use development was designed to include setbacks, decorative 6-foot high walls, building orientation design, and landscape buffers between different on and adjacent to the site. The proposed design would shield the existing and proposed residential uses from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Further, the project would be implemented pursuant to the requirements of the municipal code that provide for shielding of light. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.6.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves Covina Village Specific Plan (SP) 22-1, as set forth in Exhibit B.1 and is incorporated herein by this reference as though set forth in full."

SECTION 4. Consistency with General Plan. On _____2023, the City Council adopted Resolution No. 2023-XXX which Resolution amended the Land Use Map of the Covina General Plan to change the land use designations from the General Commercial (GC) designation to the "Covina Village Specific Plan (CVSP)", with two (2) Planning Areas, approximately 8.0 acres. The proposed change in land use designation will accommodate the proposed Covina Village Mixed Use Development. Therefore, the foregoing Specific Plan outlined in this Resolution is consistent with the goals and polices of the General Plan for the City of Covina.

SECTION 5. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 7. Effective Date. This Resolution shall be effective upon adoption.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, MAYOR

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

FABIAN VELEZ
Chief Deputy City Clerk

EXHIBIT B.1

Covina Village Specific Plan (Attached)

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Covina Village Specific Plan
1000 N. Azusa Avenue

City of Covina
125 E. College Street
Covina, CA 91723
Adopted: December ____, 2023

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I. INTRODUCTION AND PURPOSE OF SPECIFIC PLAN

A. Purpose and Intent of Specific Plan

The purpose of the Covina Village Specific Plan (Specific Plan) is to provide a land use mechanism to guide the redevelopment of the project site into a mixed-use development with new public uses, residential and commercial uses, and related public improvements within the Specific Plan area.

The Development Standards and Design Guidelines in this Specific Plan supersede those development standards contained in the City of Covina ("City") General Plan and Zoning Code as specifically related to the Specific Plan area. If this Specific Plan is silent in regards to certain development standards and/or design guidelines, those standards and guidelines contained in the City General Plan and the Zoning Code shall apply.

The Specific Plan will guide future redevelopment by accomplishing the following:

1. Providing new residential, commercial, and retail opportunities;

2. Providing new open space and recreational amenities; access and circulation improvements; landscaping and lighting; and infrastructure improvements, including new private streets, curb, gutter, sidewalks, storm drainage, water, and sewer;

3. Encouraging the planned development of the properties within the plan area and permitting comprehensive site planning and building designs;

4. Providing a more flexible regulatory procedure by which the objectives of the City's General Plan and Zoning Code can be realized;

5. Encouraging creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of public use, residential and commercial land uses and activities;

6. Enhancing the appearance of the community through creative design of buildings, structures, open space and facilities;

7. Reducing, when appropriate, the amount of public and private improvements normally required by other similar public/private developments;

8. Eliminating and prevent the spread of blight;

9. Revitalizing, redeveloping, and upgrading the properties within the Specific Plan area;

10. Strengthening the City's economic base;

11. Realizing the Specific Plan area's full economic potential due to its geographic proximity;

12. Encouraging private reinvestment into neighboring properties; and

13. Elevating the City's image within the East San Gabriel Valley region.

B. Content, Chapters, and Components of Specific Plan

This Specific Plan is prepared in accordance with the authority granted to the City pursuant to California Government Code, Title 7, Division I, Chapter 3, Article 8, Sections 65450 through 65457. The Government Code authorizes cities to adopt Specific Plans either by resolution as policy or by ordinance as regulation. A Planning Commission hearing and City Council hearing are required. Specific Plans must be adopted by the City Council to be in effect.

This Specific Plan is a policy and a regulatory document that establishes policies, development standards, and design guidelines to regulate and guide future redesign and redevelopment of the Specific Plan area. It establishes the type, location, intensity, character, and infrastructure for redevelopment to take place. This Specific Plan allows the City to consider redevelopment plans for the entire Specific Plan area, rather than judge each development project and element separately, and also shapes future development by responding to the physical constraints of the site and coordinating future commercial development, parking design, and circulation and public facility improvements. Future development or site plans proposed for the plan area must be consistent with this Specific Plan.

This Specific Plan is comprised of the following chapters and addresses the following components:

Chapter I. Introduction and Purpose of Specific Plan. This chapter describes the purpose of the Specific Plan; content, chapters, and components of the Specific Plan; and the Specific Plan's relationship to the City's General Plan.

Chapter II. Description of Specific Plan Area. This chapter describes the Specific Plan area, including existing conditions; onsite structures, buildings, and uses; and the underlying General Plan and Zoning designations.

Chapter III. Description of Specific Plan. This chapter describes the proposed project, including development concepts and intended land uses; conceptual development plans; and required conceptual utilities and services.

Chapter IV. Allowable Uses. This chapter describes those uses permitted within the Specific Plan area.

Chapter V. Development Standards. This chapter provides development standards to regulate future redevelopment and design within the Specific Plan area.

Chapter VI. Design Guidelines. This chapter provides guidelines and direction on how future development should be designed, including architectural theme; building elevations and facades; 360-degree architecture; site planning and building orientation; quality of materials and colors; landscaping theme; wall and fences; signage theme; parking facility/lot layout; vehicular access and circulation; integration of pedestrian-level elements, etc.

Chapter VII. Administration and Implementation. This chapter explains how future development within the Specific Plan area will be reviewed and approved.

Chapter VIII. Provisions for Existing Improvements and Additions. This chapter addresses how existing improvements at the Specific Plan site will be managed.

Chapter IX. Environmental Review. This chapter summarizes the environmental documentation and process for approval of the Covina Village Specific Plan.

Chapter X. Special Mixed-Use Development Requirements. This chapter establishes the overall intent of the Specific Plan and ensures all future development within the Specific Plan area comply with the requirements in this Specific Plan.

Chapter XI. Attachments. All applicable plans of project designs and improvements are included in this chapter.

C. Relationship to the City's General Plan.

This Specific Plan is viewed as a means of resolving key land use issues and implementing the objectives of the City's General Plan. The Specific Plan area possesses significant opportunity to address several General Plan issues and objectives, including encouraging new economic development opportunities, providing new services to the community, and adding new ownership housing and commercial/retail opportunities for the community. The Specific Plan will address the following land use issues and implement the following General Plan objectives:

Land Use Issues. The Specific Plan will address and respond to the following Land Use Issues as described in the General Plan:

1. Land Use Element; II.B.1.a (page A-3).

Accommodating growth and revitalization that is consistent with established land use patterns, revised General Plan and Zoning intensity and development standards and policies, and applicable provisions of any other City plans and that respect local and regional physical, infrastructure, service, and environmental constraints.

2. Land Use Element; II.B.1.b (page A-3).

Maintaining and/or accommodating the expansion of existing and accommodating new commercial….businesses as a high priority for reasons pertaining to employment, sales tax generation, and related economic development benefits and City image enhancements.

3. Land Use Element; II.B.5.b (page A-7).

Accommodating future growth with adequate general public facilities, such as water mains, parks and schools.

General Plan Objectives and Policies. The Specific Plan will facilitate implementation of the following objectives and policies included in the Land Use, Circulation, and Housing Elements as described in the General Plan:

1. Land Use Element; III.C.2. a.1. (page A-12).

Permit development at density ranges and quantities that reflect existing and desired scales of building construction and revitalization in the community, as well as physical and environmental constraints, that address the intent of regional housing obligations, that will allow for moderate future growth, and that will not inhibit the City's ability to meet street capacities and to provide other infrastructure, adequate community services, and utilities.

2. Land Use Element; III.C.2. a.8. (page A-13).

Encourage the construction of owner-occupied housing.

3. Land Use Element; III.C.3. a.8. (page A-15).

Accommodate new and expanded commercial….development in a manner that considers various Federal, State, and/or regional planning measures to reduce traffic congestion, air pollution, waste generation, polluted water runoff, and other problems.

Land Use Element; III.C.3. a.9. (page A-15).

Ensure that the overall amount, locations, and timing of development reflect community desires, and needs as well as physical and environmental constraints and will not inhibit the City's ability to meet street capacities and to provide other infrastructure, utilities, and adequate community services.

4. Land Use Element; III.D.1. a.6. (page A-17).

Require that parcels developed for commercial uses, when abutting residential properties, incorporate buffers that adequately protect the residential properties from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Such buffers shall include, but not be limited to, building setback and architecture, landscaping, walls, and other physical and aesthetic features.

5. Land Use Element; III.D.1. a.7. (page A-17).

Provide for the continuation of existing and development of new or expanded public streets and facilities, storm drains and other infrastructure, parking amenities, and utilities to support the City's land uses and meet all needs.

6. Land Use Element; III.D.1. a.13. (page A-17).

Permit mixed uses (residential and commercial) in appropriate areas in the downtown and, if possible, elsewhere, in a manner consistent with special, applicable standards, to provide needed housing in an alternative setting and to complement district-wide physical and economic revitalization activities.

7. Land Use Element; III.F.1.a. (page A-24).

Develop and implement a land use plan that maintains and strengthens the fiscal health of the City by allocating a sufficient amount of residential, commercial, and industrial uses at suitable locations and by establishing sufficient, reasonable development intensity standards.

8. Land Use Element; III.F.1.c. (page A-24).

Attract a greater variety of commercial retail uses to provide for shopping, eating, service, administrative, and other needs of Covina and area residents, to enhance the community's image, and to bolster economic development efforts.

9. Land Use Element; III.F.1.p. (page A-25).

Recognize, monitor, and understand economic, social, and other forces that continue to shape Covina's development, such as increasing population, market demand factors, commuting patterns, rising land values, greater foreign investment, changing household formations, and shifting demographic structure.

10. Circulation Element; IV.C.3. (page B-30).

Maintain and, where administratively and financially possible, improve the physical condition, structural integrity, design capacity, utilization, appearance, and/or cleanliness of Covina's public rights-of-way and facilities, including, but not limited to, streets, alleys, sidewalks, medians, landscaping, parking areas, and miscellaneous infrastructure.

11. Circulation Element; IV.C.6. (page B-30).

Handle needed street and related infrastructure and transportation improvements on a realistic, viable, prioritized, systematic, consistent, and cost-effective basis and, if possible, from the standpoint of benefiting the greatest number of Covina residents and businesses.

12. Circulation Element; IV.C.12. (page B-31).

Ensure, where applicable, that private as well as public parking, drive-through, and drop-off/pick-up ingress/ egress locations off of public rights-of-way provide for sufficient access, circulation, maneuverability, visibility, and safety as well as separation from any residential or other sensitive adjacent uses and that all on-site parking facilities adequately serve their accompanying uses and are designed to facilitate safe, functionable, and viable circulation and maneuverability. B-31

13. Circulation Element; IV.C.22. (page B-31).

Ensure that the street network accommodates, to the greatest extent feasible, public transportation routes and stops.

14. Circulation Element; IV.C.25. (page B-32).

Make efficient use of existing Covina infrastructure and circulation resources and facilities.

15. Circulation Element; IV.C. 26. (page B-32).

Ensure that all new and modified public streets and appurtenant components thereof and other infrastructure are designed in accordance with all applicable City standards, except where community goals, objectives, and policies are best furthered, and are designed so as to minimize construction and maintenance costs.

16. Circulation Element; IV.G.5. (page B-34).

Balance the City's obligation to address certain traffic, circulation and general infrastructure-related deficiencies with Covina's need to accommodate residential and nonresidential growth or to continue with ongoing community-wide economic development, commercial revitalization, neighborhood preservation and affordable housing activities/programs.

17. Housing Element, 3.3, Objective No.1. (page B-38).

Promote the development of various types of dwelling units, at reasonable quantities, that are suitable for all economic segments.

18. Housing Element, 3.3, Objective No.2. (page B-38).

Evaluate and consider the site planning, distribution, urban design, and overall compatibility of new development, both internally and with the surrounding area.

19. Housing Element, 3.3.1, Objective No. 1, Policy 1.5. (page B-39).

Permit and facilitate maximum feasible residential infill development or development of vacant and underutilized parcels through existing Zoning provisions and new appropriate procedures as a means of providing a mix of housing for all economic segments and of meeting regional housing needs targets.

20. Housing Element, 3.3.3, Objective No. 3, Policy 3.2. (page B-39).

Maintain and, where possible, enhance Covina's attractive appearance, positive image, and small-town character.

21. Housing Element, 3.3.3, Objective No. 3, Policy 3.4. (page B-40).

Maintain development and site design standards, architectural and landscaping guidelines, and amenity requirements for all housing types to ensure attractive, functional, and high-quality building construction and additions.

II. DESCRIPTION OF SPECIFIC PLAN AREA

A. Location of Specific Plan Area

The approximately 8.0-acre Covina Village Specific Plan area is located within the western portion of the City of Covina, at 1000 North Azusa Avenue (APN# 8421-001-016 and 8421-001-061). The Specific Plan is located at the northeast corner of Azusa Avenue and Cypress Street. Regional access is provided via Interstate 10 (I-10) which is located approximately 2.5 miles to the south and Interstate 210 (I-210) which is located approximately 2.0 miles to the north. Local access is provided by Azusa Avenue and Cypress Street.

The Covina Village Specific Plan is comprised of two (2) Planning Areas (PA) (See Exhibit 5) and is proposed as an integrated Mixed-Use development that will accommodate a range of commercial and residential uses. The following summarizes each of these PAs.

Planning Area 1 (Townhome Residential)
Planning Area 1 (Townhome Residential) is an approximate 5.1-acre area located at 1000 N. Azusa Avenue (portions of APN 8421-001-016 and 8421-001-061). Vehicular ingress and egress are provided from driveways along Azusa Avenue and Cypress Street. As proposed, two residential product types will be provided, including 80 attached residential townhome units and 17 live/work attached residential townhome units, for a total of 97 townhome units. This residential community will be serviced with private drive aisles, parking, landscaping, and recreation areas that include a private community swimming pool and spa recreation facilities. All proposed residential units will be attached townhomes and market rate for-sale. The proposed live/work units will each be a single dwelling unit consisting of both a commercial/office and a residential component that is occupied by the same resident.

Planning Area 2 (Commercial)
Planning Area 2 (Commercial) is an approximate 2.8-acre area that is located immediately west of PA 1 within the Specific Plan area. PA 2 is also located at 1000 N. Azusa Avenue (portions of APN 8421-001-016 and 8421-001-061). Vehicular ingress and egress are provided from driveways along Azusa Avenue and Cypress Street. As proposed, PA 2 will include three commercial pads to accommodate future commercial uses with drive-through capabilities. The sizes of these pad areas are 58,430 SF (1.3 acres), 29,584 SF (0.7 acre), and 34,242 SF (0.8 acre). Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum area, a walk-up coffee shop with drive-through, and a restaurant with drive-through. Parking and landscaping will be provided for each of these commercial uses.

B. Existing Structures, Buildings and Uses Within and Surrounding Specific Plan Area

Existing Onsite Structures, Buildings, and Uses

The Specific Plan area is currently developed with a vacant and abandoned grocery store and parking lot. The area is covered with impervious surfaces and includes ornamental landscaping and plantings along the Azusa Avenue frontage and parking lot. Lighting is also provided within the parking lot. Access is provided by two existing driveways along Azusa Avenue and one existing driveway along Cypress Street. Numerous easements for utilities, and vehicular and pedestrian access are also located within the Specific Plan area.

Surrounding Structures, Buildings, and Uses

The Specific Plan area is surrounded by existing residential and commercial uses. To the north are multi-family residential townhomes and commercial businesses that are separated by La Breda Avenue. To the east are single-family residences that are located in Los Angeles County. To the south, are restaurants and a Los Angeles County Fire Department facility that are separated by a drive aisle (which will be incorporated into the Covina Village Specific Plan). Direct access to these southern restaurants can be provided from the Specific Plan area. Single-family residences are located across of Cypress Street. To the West, across of Azusa Avenue are commercial businesses and a restaurant. Azusa Avenue is a four-lane arterial roadway with a 100-foot right-of-way and landscaped median. Cypress Street is a four-lane roadway with an 80-foot right-of-way, with left-turn lane. Existing parkways, sidewalks, with some portions containing trees and other landscaping are provided along Azusa Avenue and Cypress Street.

C. Existing General Plan Designation and Zoning Classification

Existing General Plan Designation

The Specific Plan area is presently designated General Commercial (CG) by the City's General Plan. The General Commercial General Plan designation is intended to allow for various types of contemporary commercial, retail and service businesses; and administrative, professional, and governmental offices that serve a diverse population and that comply with applicable uses, operations, and other provisions of the Covina Zoning Ordinance. Also permitted are institutional uses, such as churches, group homes, nursing homes, and hospitals; utility and transportation facilities; automotive sales; automotive repair shops; gas stations; self-storage outlets; animal hospitals; and parking lots. General Commercial uses are generally along the major streets or at primary street intersections. The maximum development net intensity/gross floor area ratio is 1.5 (maximum ratio of total building square footage to net acreage of site). The General Plan, however, allows projects to exceed this FAR if the particular project provides exceptionally high economic development, street vitality, functional viability, architectural integrity, and/or image enhancements which further the overall Covina growth and revitalization goals and objectives.

Existing Zoning Classification

The Specific Plan area is presently zoned C-4 Commercial Zone (Highway) by the City's Zoning Ordinance. The C-4 Commercial Zone is intended to provide for commercial and

highway-related uses, buildings, and structures that are not obnoxious or detrimental to the public health, safety and welfare.

III. SPECIFIC PLAN DESCRIPTION

A. Overall Development Concept

The project involves implementation and development of the Covina Village Specific Plan, which would establish a land use, development, and implementation framework to allow for the redevelopment of an approximately 8.0-acre site within the western portion of the City of Covina into a mixed-use residential and commercial community. The Specific Plan site is currently developed with an abandoned grocery store and parking lot. For purposes of this Specific Plan, the following land use designations for the commercial and residential components will be as follows:

- **Planning Area No. 1 (Townhome Residential)** will allow for: (a) attached townhomes at market rate for-sale; and (b) live/work attached townhome units with each being a single dwelling unit consisting of both a commercial/office and a residential component that is occupied by the same resident.

- **Planning Area No. 2 (Commercial)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum area, a walk-up coffee shop with drive-through, and a restaurant with drive-through.

The intent of this Specific Plan is to provide for the orderly redevelopment of the currently unused Specific Plan area in a manner that addresses the community's needs for residential and commercial development. This Specific Plan provides development and design standards and guidelines, which will ensure that future residential and commercial uses within the Specific Plan area are creatively and sensitively site planned in a cohesive and integrated manner and developed with high quality architectural treatments and features, site amenities and infrastructure. Accordingly, the Specific Plan area will be established as a landmark regional destination and location within the City and will improve the overall economic vitality within the Specific Plan area, surrounding areas, and the entire City.

This Specific Plan supersedes the development and design standards and guidelines and requirements contained in the City General Plan and Zoning Code and now provides the zoning standards, requirements, and design guidelines for the Specific Plan area. If there are any development and design standards, guidelines, and/or requirements that are silent in this Specific Plan, then relevant development and design standards, guidelines, and/or requirements from the City's General Plan and the Covina Zoning Code shall apply to future development within the Specific Plan area.

B. Proposed Development Plan

The Specific Plan area divides the approximately 8.0-acre Specific Plan area into two (2) Planning Areas. The following describes each of these two Planning Areas and the features, amenities, and improvements that are being provided for each Planning Area:

1. Planning Area 1 (Townhome Residential)

Planning Area 1 (Townhome Residential) is an approximate 5.1-acre area that will allow for: (a) attached townhomes at market rate for-sale; and (b) live/work attached townhome units with each being a single dwelling unit consisting of both a commercial/office and a residential component that is occupied by the same resident. Vehicular ingress and egress are provided from driveways along Azusa Avenue and Cypress Street. Azusa Avenue has a 100-foot ROW with a 16-foot landscaped median, two 34-foot travel ways with four travel lanes (two in either direction), and 8-foot sidewalks on both sides. Cypress Street has an 80-foot ROW, two 32-foot travel ways with four travel lanes (two in either direction), and 8-foot sidewalks on both sides. La Breda Avenue, which has a 30-foot width, stubs along the northern perimeter of Planning Area 1 and provides access to neighboring residential and commercial uses, but not to Planning Area 1.

Two residential product types will be offered, including 80 attached residential townhome units and 17 live/work attached residential townhome units, for a total of 97 townhome units. These 97 townhome units will be located within 20 separate row-style buildings. The proposed 80 townhome residential units will each be a single dwelling unit. Each of the proposed 17 live/work townhome units will also be a single dwelling unit, in additional to allowing both a commercial/office and a residential component that is occupied by the same resident. Planning Area 1 will be serviced with private drive aisles and fire lanes, parking, landscaping, and recreation areas that include a private community swimming pool and spa recreation facilities, and pedestrian walkway paseos. All proposed residential units will be attached townhomes and market rate for-sale homes.

a. Residential Townhomes

The following presents the design features and improvements for the 80 attached residential townhomes within Planning Area 1.

- **Building Types and Lot Coverage for Residential Townhomes**: The total 97 townhome units within Planning Area 1 will comprise approximately 71,781 SF of ground floor and garage areas over the 222,530 SF Planning Area 1 area, which represents a lot coverage of 32 percent. Of this total, the 80

Residential Townhome units will be located within 17 separate buildings that are characterized by three building types (A, B, and C). The number of each building type and lot coverages are presented in the following table. As shown, the total lot coverage for the 80 Townhome Residential units will be 57,367 SF.

Building Types and Lot Coverages

Building Type	Number of Buildings	Footprint Each Building	Total
A	5	2,835 SF	14,175 SF
B	8	3,554 SF	28,432 SF
C	4	3,690 SF	14,760 SF
	17 Buildings		57,367 SF

- **Unit Breakdown for Residential Townhomes**: The 80 for-sale townhomes will all be three-story attached units. The total plan count mix is summarized as follows:

Residential Townhome Unit Breakdown

Plan Type	Living Area	Balcony*	Garage	Bedrooms/ Bath	# of Units
1	1,337 SF	62 SF	449 SF	2 BD/2.5 BA**	13
2	1,531 SF	76 SF	447 SF	2 BD/2.5 BA**	21
3	1,654 SF	65 SF	446 SF	3 BD/2.5 BA**	25
4	1,800 SF	61 SF	445 SF	4 BD/2.5 BA	21

** Fifteen (15) townhome units will not have ground floor patios, as noted in Exhibit 7, Open Space Plan.*

*** Includes another den*

- **Site Plan and Internal Circulation Design for Residential Townhomes**: The Site Plan shows that the 80 for-sale townhome units will be housed within 17 separate three-story buildings. The buildings will be row-styled and generally located along the southern and eastern portions of the overall Specific Plan area. Four of the buildings will be located at the southern property line along Cypress Street. The other 13 buildings will be located within the eastern area.

  A centralized recreation area that includes a pool and spa, pool furniture, outdoor BBQ island, shade structure, and lawn area

for gathering will be provided for the residents near Buildings 16 through 20. Another small pocket park with play area, game tables, benches, and small gathering area will also be provided between Buildings 1 and 2. The pool building with bathrooms, measuring 28'9" by 16'10" in area and about 13' in height, will be constructed near the pool and recreational area and will have a lot coverage footprint of 467 SF. The pool building will be designed with similar architecture as the residential townhomes and will include the following design features: composite shingle roofing, wood facias. sand finish stucco exterior walls, vinyl windows with stucco trim, and decorative out lookers and light fixtures.

The 17 townhome buildings will have private garages and set on common landscape paseos with private entries. The garages will be accessed off of 26-foot private drive aisles. Pedestrian walkways and paseos with specimen trees and seating will be provided between the townhome buildings which will allow for connection and integration of the townhomes in a community setting.

Access into Planning Area 1 will be provided by three driveways. A 28-foot private driveway off of Cypress Street will access from the south. Three 26-foot private driveways will be provided off of Azusa Avenue. The center driveway will not provide direct access to the townhomes proposed within Planning Area 1. Instead, the center driveway will provide direct access to the commercial uses proposed in Planning Area 2. This central driveway will allow right in/right out only off of Azusa Avenue. These driveways will connect internally with 28-foot drive aisles and fire lanes that run along the perimeter of the 17 townhome buildings. Internal access and circulation will be shared between the proposed townhomes in Planning Area 1 and the commercial uses in Planning Area 2.

Guest parking will be provided along the perimeter of the 16 buildings. To ensure there is sufficient separation between guest parking and offsite neighboring residences to the north and east, wider 28-foot drive aisles will be provided. In addition, 8- to 10-foot wide planters for trees and other plantings will be provided to further screen the project from neighboring offsite residences. Open parking spaces will be avoided below perimeter walls so perimeter planter areas can be provided.

- **Architecture for Residential Townhomes**: The architectural style for the Residential Townhomes will be Traditional Contemporary, which is a mixture of modern and traditional styles. Traditional or classic architecture relies on balance and symmetry, such as natural forms with straightforward proportions and structure. Traditional homes have compartmentalized living spaces, more details such as textured materials, but with familiar aesthetics. Modern architecture is characterized by sleek lines, angular dimensions, open concepts, and a minimalist aesthetic. These homes feature less divided spaces and more airy and multi-use spaces. In blending these concepts, transition contemporary architecture will be designed with traditional exterior materials such as brick, shutters, and gabled rooflines with an open-concept interiors. This trend is all about adapting historic, familiar design to modern lifestyle needs and tastes.

  Design of the Residential Townhomes will be consistent with the aforementioned characteristics. The architecture will include stucco exteriors, incorporated elements of brick veneers and horizontal architectural siding, with contemporary shed, flat and low pitch roofs. The architectural designs will also include elements such as decorative out lookers, decorative metal elements, corbels, decorative metal and wood projecting awnings and other appropriate architectural element styling. The design will integrate multiple unit plans arranged in a manner to include articulation of wall planes and forms to provide breaks in each building mass. Each unit will be painted a different color from a palette of blue and gray hues. This provides an interesting and varied visual of the townhome elevations. Design will also comply with all current efficiency standards and requirements and will offer modern efficiencies that limit energy, resource, and water uses. Privacy was also a design consideration. Given that existing residences are located immediately to the north and east, large windows facing rear yards or spaces will be limited, if project windows are not a required emergency egress window.

  The Residential Townhomes will be comprised of four plan types, Plan 1 through Plan 4, that are grouped in three different building types (A, B and C). The following describes specific design and architectural elements that will be provided with the Residential Townhomes:

- The Residential Townhomes will have an overall height of 38'-1 ½".
- Composite shingle roofing.
- 2x6 wood facias.
- Sand finish stucco exterior walls
- Horizontal lap siding exterior walls
- Brick veneer on exterior walls
- Vertical metal railings.
- Vinyl windows with stucco trim.
- Stucco reglets.
- Decorative out lookers, light fixtures, metal awnings, wood awnings, wood pot shelves, and metal grills.

b. Live/Work Townhomes

The 17 proposed residential live/work townhomes will each consist of a single dwelling unit with both a commercial/office and a residential component that is occupied by the same resident. The live/work unit will be the primary dwelling of the occupant and the work function will be secondary. These live/work townhomes are intended to act as the transition between the residential townhomes in Planning Area 1 with the commercial uses proposed in Planning Area 2. No portion of the work area within each townhome unit will be rented out for income or sold separately. Business uses that will be permitted within the live/work townhome units will be "low-impact businesses" such as accounting and tax services, insurance, financial services, consultants, legal services, fashion design, architectural or interior design, real estate or travel agents, tutoring, artisans, on-line sales, engineering designer, computer services, graphic design, photographers, artists and multimedia, entrepreneurship, freelancing, start-ups, and incubations.

The following presents the design features and improvements for the 17 attached residential live/work townhomes within Planning Area 1.

- **Building Types and Lot Coverage for Live/Work Townhomes**: The 17 live/work townhome units will be located within three separate buildings that are characterized by two building types (D and E). The number of each building type and lot coverages are presented in the following table. As shown, the total lot coverage for the 17 Live/Work Townhome units will be 13,947 SF.

Building Types and Lot Coverages

Building Type	Number of Buildings	Footprint Each Building	Total
D	1	4,105 SF	4,105 SF
E	2	4,921 SF	9,842 SF
	3 Buildings		13,947 SF

- **Unit Breakdown for Live/Work Townhomes**: The 17 for-sale live/work townhomes will all be three-story attached units and comprised of two plan types (Plan 5 and Plan 6). The total plan count mix is summarized as follows:

Live/Work Unit Breakdown

Plan Type	Living Area	Balcony	Garage	Bath	Bedrooms/ # of Units	
5	1,976 SF*	65 SF		447 SF	3 BD/2.5 BA	8
6	1,982 SF*	90 SF		447 SF	3 BD/2.5 BA	9

**Includes 360 SF 1st floor workspace*

- **Site Plan and Internal Circulation Design for Live/Work Townhomes**: The Site Plan shows that the 17 live/work townhome units will be housed within three separate row-styled three-story buildings. The buildings will be located within the central portion of the overall Specific Plan area, and specifically along the western perimeter of Planning Area 1.

  Similar with the Residential Townhomes units, the 17 Live/Work townhome units will have private garages and set on common landscape paseos with private entries. The garages will be accessed off of a 28-foot private driveway and fire lane. Access will be provided by the aforementioned three driveways off of Cypress Street and Azusa Avenue.

  41 guest parking spaces will be shared by the Live/Work Townhome units and the commercial uses in Planning Area 2. The shared parking spaces will run along the eastern side of future Covina Village Lane, in Planning Area 2, which aligns along the front of the live/work units. Guests of the live/work townhomes will be able to park their cars and arrive at the live/work townhomes via driveways to the north and south.

- **Architecture for Live/Work Townhomes**: The architectural style for the Live/Work Townhomes will be Contemporary, which is a style that reflects the trends of the time a home is built. Typically, common contemporary architecture characteristics are more curved and clean lines, with rounded spaces and slanted walls.

  Design of the Live/Work Townhomes will be consistent with the aforementioned characteristics. The architecture will include stucco exteriors, incorporated elements of brick veneers and horizontal architectural siding, with contemporary shed, flat and low pitch roofs. The architectural designs will also include elements such as slanted roof lines, decorative out lookers, decorative metal elements, corbels, decorative metal and wood projecting awnings and other appropriate architectural element styling. The design will integrate multiple unit plans arranged in a manner to include articulation of wall planes and forms to provide breaks in each building mass. Each unit will be painted a different color from a palette of blue and gray hues. This provides an interesting and varied visual of the townhome elevations. Design will also comply with all current efficiency standards and requirements and will offer modern efficiencies that limit energy, resource, and water uses. Privacy was also a design consideration.

  The Live/Work Townhomes will be comprised of two plan types, Plan 5 and 6, that are grouped in two different building types (D and E). The following describes specific design and architectural elements that will be provided with the Residential Townhomes:

  - The Live/Work Townhomes will have an overall height of 35'-8 1/2".
  - Composite shingle roofing.
  - 2x6 wood facias.
  - Sand finish stucco exterior walls
  - Horizontal lap siding exterior walls
  - Brick veneer on exterior walls
  - Vertical metal railings.
  - Vinyl windows with stucco trim.
  - Stucco reglets.
  - Decorative out lookers, light fixtures, metal awnings, wood awnings, wood pot shelves, and metal grills.

c. Common Features and Improvements for Both Residential Townhomes and Live/Work Townhomes in Planning Area 1

The following describes common design features and improvements that apply to both the Residential Townhomes and the Live/Work Townhomes in Planning Area 1:

- **Setbacks and Building Separation for Both Types of Townhome Residential Units Within Planning Area 1**: Design of the Residential Townhomes and Live/Work Townhomes in Planning Area 1 considered their integration and compatibility with those existing offsite neighboring residences to the east and north. As designed, the townhomes will be setback from the northern property line by at least 37 feet; while townhomes along the eastern perimeter will be setback between 50 to 63 feet from property line. To further buffer the proposed townhomes from neighboring residences, wide edge planters with vertical evergreen trees and landscaping will be provided. The townhomes that front along Cypress Street will be setback about 20 feet from property line.

  Internally, the townhomes will be separated from each other at variable distances, but all exceed the CMC RD-3000 (Multiple Family Zone) Property Development Standards. As required, the minimum front to front separations between townhomes will be 20 feet, which is more than the RD-3000 standard of 15 feet minimum. Additionally, any townhomes that will be arranged in a front to side layout will exceed the 10-foot distance standard. All residential garages are separated by a minimum of 30 feet.

- **Parking for Both Types of Townhome Residential Units Within Planning Area 1**: Each townhome unit will have a private attached two-car garage. Additionally, both standard and accessible off-street parking stalls will be distributed within the Planning Area 1 residential community as open and guest parking spaces. The following are the parking spaces to be provided within Planning Area 1 with both the Residential Townhomes and the Live/Work Townhomes:

Residential Townhome Covered Garage Parking:	160 parking spaces
Live/Work Townhome Covered Garage Parking:	34 parking spaces
Guest Open Parking:	49 parking spaces
Shared Live/Work Parking	41 shared parking spaces*
Total Parking Provided:	284 parking spaces (2.93 spaces/unit)

** 41 shared Live/Work parking spaces are located along the west frontage of the live/work units in Planning Area 2 (Commercial).*

To ensure sufficient parking is provided to the entire Covina Village Specific Plan area; which includes both townhomes uses in Planning Area 1 and commercial uses in Planning Area 2, a Shared Parking Agreement will be executed between the property owners of both Planning Areas 1 and 2, prior to issuance of any Certificate of Occupancy. The Shared Parking Agreement will allow residents and guests of the townhome uses and patrons of the commercial uses to park within the identified 41 shared parking stalls along the west frontage of the live/work units. In addition, the Shared Parking Agreement will include a clause that prohibits the assignment of specified parking spaces for each of the Live/Work Townhome units.

- **Landscaping and Recreation for Both Types of Townhome Residential Units Within Planning Area 1**: One of the primary contributors to unifying the aesthetic and visual quality of the Specific Plan area is a landscaping palette and plan that applies to the entire Specific Plan area. No single feature of site design and development is as cost-effective as landscaping in creating a positive image and sustaining that image even as the building and redevelopment of Specific Plan area proceeds over time. Consistent and cohesive landscaping creates a visual framework within which development can evolve and mature.

  The landscaping concept for this Specific Plan is to focus particularly on integrating the landscaping between residential and commercial uses, with main access drives, perimeter frontages, parking lot planters, shared gathering and recreation areas, and private open spaces. The landscape palette shall consist of drought-tolerant plant materials, including southern

California appropriate tree species. Where possible, landscaping shall be combined with site lighting to create visually inspiring public spaces New plant species shall be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. Likewise, the new irrigation installed onsite shall meet the City's requirements for water efficiency (Covina Municipal Code Section 17.82.060; Landscape water use standards).

The Landscape and Planting Plans shall provide new ornamental landscaping throughout the Specific plan area that will include a variety of trees, shrubs, and ground covers. Within Planning Area 1 (Townhome Residential), all areas that are not improved with buildings, pavement, or parking spaces will be landscaped. All areas of common and private open space will be landscaped and improved for either active or passive use areas. In addition, all perimeter setback areas of the townhome units will be improved with landscape and will be builder installed and HOA maintained. Landscaping improvements and screening along the east and north boundaries of Planning Area 1 to protect the privacy of offsite neighboring residences. In these more sensitive perimeter areas, third floor windows on townhomes will be minimized to limit views. In summary, proposed landscaping and related improvements, within Planning Area 1, shall be concentrated within common open space areas located along pedestrian walkways and parking areas, and include the following landscape elements and features:

- Recreational area with swimming pool and spa, pool furniture, outdoor BBQ island, shade structure, lawn areas for larger community gatherings.

- Small pocket, play area with game tables and bench for small gathering.

- Paseos with specimen trees and seating for small gathering areas.

- Enhanced paving at main project entry at Cypress Street.

- Enhanced paving at secondary project entries along Azusa Avenue.

- Paperbark Melaleuca and Southern Magnolia trees will be installed at the entry at Cypress Street.

- 12-foot Italian cypress trees will line the northern and eastern perimeter to screen the townhome residences from neighboring residences.

- 10-foot palms will be installed around the recreational area.

- 4-foot wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.

- All groundcover will be installed with "LOW" Water Use Classification of Landscape Species (WUCOLS) consisting of Kangaroo Paw, Agave, Aloe, Trailing Ice Plant, Red/Yellow Yucca, Rosemary, Westringia etc. as illustrated on Conceptual Landscape Plan, dated November 17, 2022. Shrubs will range between 1-gallon and 15-gallon in size throughout common areas.

- Perimeter landscaping will serve as buffers and screening along the east and north edges to protect privacy of neighboring offsite residences. Landscaping along these particular areas will have an 8- to 10-foot wide planter base that will be improved with vertical evergreen tree species to form a softscape screening barrier for privacy.

  Proposed trees will be comprised of a mix of Southern Magnolia, Melaleuca quinquenervia (Paperbark) and Italian Cypress trees and will range between 24- and 36-inch box sizes. All will be a minimum 12 feet tall when planted.

- Natural colored concrete driveways, with light broom finish and tooled joints.

- Proposed entry project monument.

- Common area landscaping.

- Community dog bag station for pet owners, near Building 4.

- Transformers to be screened with landscaping.

- Short-term bicycle parking, near Building 20 and the swimming pool and spa area.

- Open parking spaces immediately below perimeter walls will be avoided so perimeter planter areas can be provided.

Open Space for Both Types of Townhome Residential Units Within Planning Area 1: A total of 49,068 SF of common and private open space or 506 SF for each townhome unit will be provided for the Residential Townhome and Live/Work Townhomes units in Planning Area 1. Of these totals, 38,877 SF or 401 SF per unit will be for common open space; 10,191 SF or105 SF per unit will be for private open space. Each residential and live/work townhome unit will include a private second level balcony of 60 SF or larger. There are fifteen (15) townhome units that will not have ground floor patios however, additional open space areas and amenities was added. Live/work townhomes will have private balconies but, will not have private ground floor patio areas due to ADA path of travel requirements for work space in each unit. Live/work residents will have access to residential common open space areas and amenities, as noted in Exhibit 7, Open Space Plan. There are no roof decks or 3rd level balconies proposed. The following calculates the private open space for each unit type:

Private Open Space for Townhome Residential Units

Plan Type	# of Units	Private Balcony	Private Open Space
1*	13	62 SF	806 SF
2*	21	76 SF	1,596 SF
3*	25	65 SF	1,625 SF
4*	21	61 SF	1,281 SF
5**	8	65 SF	520 SF
6**	9	90 SF	810 SF
			10,191 SF***

* *Residential Townhome Units*

** *Live/Work Townhome Units*

****Includes 3,553 SF of ground floor patios.*

Common open space includes passive and active recreation opportunities. The major common open space amenity is the proposed multi-use recreation area with a swimming pool and spa located near the center of Planning Area 1, which includes a building for required health department restrooms and

enclosed mechanical pool equipment. Other minor community amenities include a proposed outdoor BBQ with small counter with adjacent shade structure with picnic tables. There will be two other areas adjacent to the pool enclosure area that will provide open turf play areas with surrounding benches. Passive landscape paseos within Planning Area 1 and along the front of townhomes are also considered common open space and will be landscaped appropriately for enhanced pedestrian movements throughout the residential Planning Area 1 area and commercial Planning Area 1 area. Within the paseo areas along the central pedestrian spine of Planning Area 1, focal tree planters with community activity nodes with gameboard tables/seating, seat walls, sitting and outdoor fire pit area with seating will also be provided. These gathering areas are also considered common open space. The Conceptual Open Space Plan calculates common open space by six areas. Areas 1 and 2 are landscaped areas that line both sides of the Cypress Street entry driveway. Area 3 is the common recreational area with pool and spa, and north-south pedestrian walkway. Areas 4 and 6 are other north-south pedestrian walkways that provide access to the other townhome units. Area 5 is the landscape buffer that separates the townhome community in Planning Area 1 with the commercial uses in Planning Area 2. The following provides the common landscaping for each of these areas.

Common Open Space Within Planning Area 1

Area	Common Open Space
1	3,129 SF
2	3,823 SF
3	15,094 SF
4	5,579 SF
5	6,902 SF
6	4,355 SF
	38,877 SF

- **Walls and Fences for Both Types of Townhome Residential Units Within Planning Area 1**: The following wall and fence improvements will be provided within Planning Area 1 to accommodate the Residential Townhome community:

  - The existing six-foot perimeter boundary walls to the north, east, and south will remain which separates the townhomes

in Planning Area 1 with existing neighboring residences and the County Fire Department property.

- Another existing six-foot precision CMU block wall located along the eastern side of the Cypress Street driveway will also remain. This existing wall will face the front of Buildings 1 and 2, and separate these townhomes from the County Fire Department property. The side of the wall facing the townhomes will be improved with a new stucco finish.

- On the west side of this Cypress Street driveway, a six-foot high precision tan color CMU block wall with two-inch high cap will be provided along the front of Buildings 3 and 4. The interior of this wall that faces the townhomes will be stucco finished.

- A new six-foot high split face natural gray CMU split face block (not painted) wall with two-inch cap, and a black 5 ½-foot high tube steel fence will be provided around the pool and spa area. A black 5½-foot high metal ADA pedestrian gate will also be installed.

- 6½-foot high and 1½-foot wide natural gray CMU split-face block (not painted) pilasters with 18-inch CMU caps will be incorporated into all new block walls.

- A 6-foot high, 2-foot wide secondary entry stucco pilaster to match the primary entry wall will be installed near the Cypress Street entry.

- 5 ½-foot tube steel fencing will be provided in Planning Area 1.

- **Lighting for Both Types of Townhome Residential Units Within Planning Area 1**: The entire Specific Plan area will be illuminated with lighting from multiple sources. New exterior lighting onsite would be provided for security and to accent the landscaping, signage, lighted walkways, and parking areas. Any new lighting will shine internally onto the proposed residential and commercial uses, shield offsite areas, and would be compliant with the City's lighting regulations (Covina Municipal Code, Section 17.28.430 related to lighting in Multiple Family Zones and Chapter 17.74 related to Signs in Commercial Zones).

The following lighting improvements will be provided throughout Planning Area 1 to accommodate the Residential Townhome community:

- FX Luminaire DE down lights will illuminate the pool and spa area.

- FX Luminaire NP large directional up lights will illuminate landscaping.

- FX Luminaire LC are large scale up lights used for wide scale elements and will illuminate perimeter landscaping.

- Area pole lights with LED will provide direct down lighting within parking lots and pedestrian walkways.

- Evergreen lighting painted black with LED will be installed at the rears of the townhomes. These lights provide illumination of the drive aisles and fire lanes.

- **Signage for Both Types of Townhome Residential Units Within Planning Area 1**: It is essential for the residential and commercial uses within the Specific Plan area be clearly identified for the public. At the same time, it is equally important to install signage that contributes to the positive image of the Specific Plan area and the City. The signage goals and requirements for the townhome community in Planning Area 1 to provide identification signage, along with on-site directional and informational signage.

  For Planning Area 1, a 3½-foot high, 1½-foot wide primary stucco pilaster and 3-foot high wall with 2-inch concrete cap, with 12-inch non-illuminated "Covina Village" lettering affixed to the wall face will be located near the entries for the residential townhome units. Other signs for the townhome community being considered include small non-illuminated walls signs at each townhome unit entry and directional signs throughout the common and recreational areas.

  A Sign Program for Planning Area 1 will be prepared and approved by the City prior to any building permit issuance. The Sign Program for the Townhome Residential community will integrate residential signs into the overall architectural design of the community, thereby creating an architectural statement

of high quality. The Sign Program will provide a flexible means of applying and modifying the sign regulations to ensure high quality in the design and display of multiple permanent signs for the townhome community and to encourage creativity and excellence in the design of signs. At a minimum, the Sign Program will address the following:

- Sign Types
- Sign locations
- Sizes and dimensions (maximum sign area, minimum and maximum letter height)
- Colors
- Materials
- Illumination
- Lettering style (type, lower and/or upper case)

- **Other Improvements for Both Types of Townhome Residential Units Within Planning Area 1**:

  - **Water Improvements**: Water service will be provided by Azusa Light and Water in accordance with civil /utility plans.

  - **Sewer Improvements**: Sewer service will be provided by the City of Covina Public Works Department in accordance with civil/utility plans.

  - **Drainage Improvements**: Drainage service will be provided by the City of Covina Public Works Department, in accordance with civil/utility plans.

  - **Fire Protection Improvements**: Fire protection and emergency services shall be provided by the Los Angeles County Fire Department (LACFD).

    All Planning Area 1 fire lanes will be 28 feet in width with no curb adjacent parking proposed. Garage access stub alleyways will be less than 150 feet in length. Fire hydrants will be dispersed throughout the internal driveways and fire lanes. All townhomes will be protected by NFPA 13D fire sprinkler protection systems, since all townhomes in Planning Area 1 will be constructed as 3-story, R3 TYPE VB row-style townhomes with U2 Occupancy attached garages.

- **Police Protection**: The Covina Police Department (CPD) provides police protection services to the City, including the Village Specific Plan area.

- **Electrical Improvements**: Southern California Edison will continue to provide electrical services to the townhomes in Planning Area 1. Existing electrical transformers and lines will continue in place.

- **Gas Improvements**: The Gas Company will continue to provide gas service to the townhomes in Planning Area 1.

- **Cable Improvements**: Time Warner will continue to provide cable services to the townhomes in Planning Area 1.

- **Trash Hauling Improvements**: Trash hauling trucks will enter Planning Area 1 via Cypress Street, then travel a circular route along the internal road. Each Residential Townhome and Live/Work Townhome will have regular and recycle trash bins that will be stored in their respective garages with alcove or niche areas. Standard Green Waste full size containers are not required, as all open space is common and maintained by a HOA hired professional landscape service. On trash pick-up days, these trash bins will be wheeled out to centralized locations along the internal road.

- **Mailboxes**: Seven community cluster mailboxes, per USPS review and approval will be located near Building 4, off of the Cypress Street entry drive.

2. Planning Area 2 (Commercial)

Planning Area 2 (Commercial) is an approximate 2.8-acre area that is located immediately west of Planning Area 1 within the overall Village Specific Plan area. Planning Area 2 is also located at 1000 N. Azusa Avenue (portions of APN 8421-001-016 and 8421-001-061). Vehicular ingress and egress are provided from driveways along Azusa Avenue and Cypress Street. Planning Area 2 will be developed with three commercial parcels that will each include drive-through facilities.

a. Description of Proposed Uses, Site Plan, Circulation, and Parking for Parcels 1, 2, and 3 in Planning Area 2

- **Parcel 1: Mechanical Car Wash and Self-Serve Vacuum Area with Drive-Through**

  Proposed Uses: Parcel 1 is a 58,430 SF (1.3 acres) site that is proposed as a self-service drive-through mechanical car wash and self-serve vacuum area, consisting of a 3,596 SF enclosed car wash tunnel, and 16 covered vacuum stalls. To maximize water conservation, three 1,500-gallon clarifier reclaim tanks will be provided. 100 percent of the water used in the wash will flow into these reclaim tanks. Of this flow, about 18 to 23 gallons per car will be discharged out of the last tank into the sewer system. As a comparison, typically, when cars are washed in driveways at home, it uses anywhere from 80 to 150 gallons, and that water goes directly into the storm water system, then into streams, rivers, and ultimately into the ocean. With the reclaim tank system, this water will not flow into the ocean.

  Site Plan and Circulation: Vehicles will enter the car wash off of Azusa Avenue via a 26-foot driveway to a waiting area comprised of three lanes that can stack up to 21 vehicles. Two of the lanes will be 14 feet wide, while the center lane will be 16 feet-3 inches. From there, the vehicles can enter the 3,596 SF mechanical car wash, then either exit the via the same driveway to Azusa Avenue or enter the self-vacuum area, which will have 15 14 feet x 19 feet vacuum stalls. The drive aisle between the row of stalls will be 28 feet. After vacuuming their vehicles, motorists can then exit via the same driveway to Azusa Avenue.

  Parking: Parking for Parcel 1 will total twenty (20) parking spaces, with fifteen (15) vacuum stalls, totaling thirty-four (35) spaces for Parcel 1. Of this total, two 9 feet x 19 feet ADA parking spaces will be provided. Two 9 feet x 19 feet parking spaces will be located at the front of the car wash. Additional parking will be provided within a shared parking lot which also provides connection to the three Azusa Avenue driveways. These shared parking spaces are included along Covina Village Lane and provide thirty-five (35) parking spaces for Parcel 1, sixteen (16) parking spaces for Parcel 2, and nineteen (19) parking spaces for Parcel 3. These parking spaces line the western side of Covina Village Lane. The other side of this lane are another 41 parking spaces that will serve the Live/Work Townhomes proposed for Planning Area 1. Short-term bike

parking with bike racks to accommodate bike storage/parking is provided on Parcel 1 (Exhibit 8).

- **Parcel 2: Coffee Shop with Drive-Through**

  Proposed Uses: Parcel 2 is a 29,584 SF (0.7 acre) site that is proposed as a 950 SF walk-up coffee shop with drive-through.

  Site Plan, Circulation, and Parking: Vehicles will enter the coffee shop via a 26-foot driveway off of Azusa Avenue and can park within a centralized eight-space parking lot; the drive aisle between the row of parking spaces will be 24 feet. An additional nine parking spaces will be provided along the aforementioned Covina Village Lane. Motorists can either enter the coffee shop or use the two-lane drive through which will have a queue for 20 vehicles. The lane widths will be 14 feet. Motorists can then exit via the same driveway to Azusa Avenue.

- **Parcel 3: Sit Down Restaurant with Drive-Through**

  Proposed Uses: Parcel 3 is a 34,242 SF (0.8 acre) site that is proposed as a 3,500 SF fast food-casual restaurant, with indoor sit-down eating area. A drive-through feature will be acceptable.

  Site Plan, Circulation, and Parking: Vehicles will enter the restaurant via a 26-foot driveway off of Azusa Avenue and can park within two areas. One of the areas will be directly along the entry driveway and will provide five parking spaces. The other parking area will front the restaurant and will provide another four parking spaces. These particular parking spaces will have a 24-foot back-up aisle. An additional eight parking spaces will be provided along the aforementioned Covina Village Lane. Motorists can either park and enter the restaurant or use the two-lane drive through which will have a queue for 10 vehicles. The lane widths will be 12 feet. Motorists can then exit via the same driveway to Azusa Avenue.

b. Description of Architecture and Design for Parcels 1, 2, and 3 in Planning Area 2

The commercial uses within the three parcels in Planning Area 2 will be designed compatibly with each other and will establish architectural treatments and improvements, and a common design theme and style

which will ultimately enhance the overall image of Planning Area 2 and the Covina Village Specific Plan.

Parcel 1. The following describes the architecture and design for the proposed mechanical car wash and self-serve vacuum area in Parcel 1. The proposed mechanical car wash will have maximum height of 21 feet 4 inches to top of parapet. Exterior walls will consist of varied tan and brown hues consisting of believable buff, camelback, dark auburn, and torchlight colors, with stone at the base of the building for a wainscot effect, with a top layer of basalite smooth honed face CMU that is painted brown with mortar color to match and a bottom layer with Coronado stone. A band of precisions face concrete masonry painted dark brown will separate the top and bottom layers. Acrylic plaster that will be painted tan and brown colors will provide visual highlights. Hollow metal doors and a clear anodized aluminum commercial-grade storefront glass door painted to match the building will also be provided. The roof will be metal with brown fascia and will screen all mechanical equipment from public views. (Exhibit 9)

Parcel 2. The following describes the architecture and design for the proposed coffee shop with drive through in Parcel 2. The proposed coffee shop will have a maximum height of 24 feet to top of parapet. Exterior finishes will consist of exterior cement plaster and metal fascia with a 3-coat system, acrylic medium sand finish, metal fascia to match the Dutch Bros blue hue and a stone veneer finish at the base of the building. The tower will consist of fiber cement siding with a pre-finished parapet cap flashing to match the Dutch Bros blue hue. (Exhibit 10)

Parcel 3. The architecture for the future site-down restaurant with drive through in Parcel 3 have not yet been designed. It is expected however, that the architecture for the future commercial use will be consistent with C-4 Commercial Zone (highway) District design standards and will be compatible with the proposed mechanical car wash in Parcel 1, the proposed coffee shop in Parcel 2 and the residential townhome community being proposed in Planning Area 1 of this Covina Village Specific Plan. Review and approval of the architectural and design of the future sit-down restaurant use will be described in later sections of this Specific Plan.

c. Common Features and Improvements for Commercial Uses in Planning Area 2

- **Landscaping for Commercial Uses Within Planning Area 2**: As discussed previously, the landscaping concept for this entire Specific Plan is to integrate the landscaping between the

townhome residential community in Planning Area 1 and the proposed commercial uses in Planning Area 2, with main access drives, perimeter frontages, and parking lot planters.

The Landscaping and Planting Plans for Planning Area 2 shall provide new ornamental landscaping that will include a variety of trees, shrubs, and ground covers. Within Planning Area 2, all areas that are not improved with buildings, pavement, or parking spaces will be landscaped and include the following landscape elements and features:

- Vertical palms and evergreen flowering will be planted along the entire Azusa Avenue frontage which will include all three parcels.

- Vertical trees and palms, evergreen flowering, and columnar flowering will be planted along the Azusa Avenue driveway within Parcel 1.

- Vertical palms and other street trees will be planted along the Azusa Avenue driveway within Parcel 3.

- Smaller vertical palms and smaller trees will be planted within planters, internal driveways, and other areas within each of the three parcels.

- Evergreen flowering and medium trees will be planted along the entire length of Covina Village Lane, which separates the commercial uses in Planning Area 2 from the townhome community in Planning Area 1.

- **Walls and Fences for Commercial Uses Within Planning Area 2**: The following wall and fence improvements will be provided within Planning Area 2 to accommodate the proposed commercial uses:

  - Six-foot split-face natural gray CMU block walls with a two-inch high precision CMU cap will be installed along the southern side of the Azusa Avenue driveway within Parcel 1. This wall will provide a separation from the existing commercial uses that neighbor to the south.

- **Lighting for Commercial Uses Within Planning Area 2**: As discussed previously, lighting to be provided by the commercial

uses in Planning Area 2 will come from multiple sources. New exterior lighting onsite would be provided for security and to accent the landscaping, signage, lighted walkways, and parking areas. Any new lighting will be shine internally onto the proposed residential and commercial uses, shield offsite areas, and would be compliant with the City's lighting regulations related to lighting and Chapter 17.74 related to Signs in Commercial Zones). The following lighting improvements will be provided throughout Planning Area 2 to accommodate the proposed commercial uses:

- Area pole lights with LED will be installed to provide direct down lighting within parking lots, along Covina Village Lane, planters, pedestrian walkways, and internal driveways.

- Evergreen lighting painted black with LED will be installed at all commercial buildings to provide illumination of the buildings and security.

- **Signage for Commercial Uses Within Planning Area 2**: As discussed previously, it is essential for the commercial uses within the Specific Plan area be clearly identified for the public. At the same time, it is equally important to install signage that contributes to the positive image of the Specific Plan area and the City. The signage goals and requirements for the commercial uses in Planning Area 2 will be provide identification signage, along with on-site directional and informational signage. The current plans indicate that required ADA parking spaces and a 30-foot flag pole will be provided; an existing monument sign along Azusa Avenue will remain in place. A separate Sign Program for Planning Area 2 will be prepared and approved by the City prior to any building permit issuance. The Sign Program for the commercial uses will integrate into the overall architectural designs of the commercial uses themselves and the neighboring townhome community in Planning Area 1 thereby, creating an architectural statement of high quality. The Sign Program will provide a flexible means of applying and modifying the sign regulations to ensure high quality in the design and display of multiple permanent signs for the commercial uses and to encourage creativity and excellence in the design of signs. At a minimum, the Sign Program for commercial uses will address the following:

  - Sign Types (including pole signs)
  - Sign locations

- Sizes and dimensions (maximum sign area, minimum and maximum letter height)
- Colors
- Materials
- Illumination
- Lettering style (type, lower and/or upper case)

- **Other Improvements for Commercial Uses Within Planning Area 2**:

  - **Water Improvements**: The following water improvements will be provided within Planning Area 2: (1) a new 1-inch irrigation water service and backflow device near Parcel 1 along Azusa Avenue; (2) replace 8-inch water line along Azusa Avenue; (3) reconnect existing fire hydrant to public water main Azusa Avenue driveway; (4) install 1½-inch commercial water service and master meter and backflow device near Parcel 2 along Azusa Avenue; (5) connect with existing 8-ich water main near Azusa Avenue driveway for Parcel 3; and (6) protect in place existing 8-inch water lines within Planning Area 2 and along Azusa Avenue. The new onsite water system will be compliant with the California Plumbing Code (Title 24) for efficient use of water.

  - **Sewer Improvements**: The following sewer improvements will be provided within Planning Area 2: (1) break into existing sewer manhole within Parcel 3 near Azusa Avenue; and (2) protect in place existing 8-ich sewer lines within Planning Area 2 and along Azusa Avenue.

  - **Drainage Improvements**: The drainage improvements will be provided in accordance with civil/utility plans.

  - **Fire Protection Improvements**: All Planning Area 2 fire lanes will be 26 feet in width with no curb adjacent parking proposed. Commercial uses will provide and comply with building protection systems compliant with UBC and Fire Code requirements.

  - **Police Protection**: All commercial uses will install security lighting and security cameras that can be monitored by the Police Department.

- **Electrical Improvements**: Southern California Edison will continue to provide electrical services to the commercial uses in Planning Area 2. Existing electrical transformers and lines will continue in place.

- **Gas Improvements**: The Gas Company will continue to provide gas service to the commercial uses in Planning Area 2.

- **Trash Hauling Improvements**: Trash enclosures and dumpsters for commercial uses will be provided per City requirements.

IV. ALLOWABLE USES

The following uses are permitted in the Covina Village Specific Plan area subject to the development standards and guidelines set forth in this Specific Plan, and where applicable, the City's General Plan and the CMC. Residential, commercial, and other related uses that are not listed may be allowed by the Planning Director, or Planning Commission and the City Council pursuant to Chapter 17.60 of the CMC. The intent of this Covina Village Specific Plan is to facilitate the development of specified residential and commercial uses. It is not the intent to allow any, or all residential and/or commercial uses. The following permitted uses are considered appropriate for the Covina Village Specific Plan area, given the intended purposes and development concepts established by this Specific Plan.

A. Planning Area 1 (Townhome Residential)

1. Residential Townhomes

Permitted Uses. Residential townhomes and related improvements shall be permitted within Planning Area 1, within the Residential Townhomes subarea. Permitted uses within the Residential Townhomes subarea include:

- Attached, single-family residential.
- Two-family dwellings.
- Multiple dwellings, including condominiums and townhouses, and site-built units.
- Accessory buildings and uses, including private garage, private carports, and recreation rooms.
- Recreational facilities, including a pool building with bathrooms, swimming pool and spa, pool furniture, outdoor BBQ island, shade structures, lawn areas for large gatherings, small pocket parks, and play areas and paseos with game tables and benches for small gatherings.
- Short-term bicycle parking.

- Ancillary in-home business uses, subject to the provisions of CMC Section 17.26.035, In-Home Business License. In-home businesses are minor commercial activities that do not distract from the quiet and private characteristics of a residential neighborhood and are incidental to the residential use of a dwelling, including cottage food businesses (see CMC 17.04.172). (Ord. 17-17 § 7, 2017; Ord. 1664 § 1, 1988.)

- Other residential and related uses may be permitted by the Planning Director that may be considered similar to the intent of the Residential Townhomes subarea. If deemed appropriate, other specific residential and related uses may be permitted by the Planning Commission and the City Council, pursuant to Chapter 17.60 of the CMC, that are considered similar and not more obnoxious or detrimental to the public health, safety and welfare.

2. Live/Work Townhomes

Permitted Uses. Residential townhomes and related improvements shall be permitted within Planning Area 1, within the Live/Work Townhomes subarea. The Live/Work townhomes will also allow for low-impact businesses and office uses within the townhome unit that is occupied by the same resident. The live/work unit will be considered the primary dwelling of the occupant and the work function will be secondary. All businesses and office uses shall be occupied and directly used by the townhome unit resident. The workspace areas cannot be rented out for income or sold separately. Permitted uses within the Live/Work Townhomes subarea include:

- Attached, single-family residential.

- Two-family dwellings.

- Multiple dwellings, including condominiums and townhouses, and site-built units.

- Ancillary in-home business uses, subject to the provisions of CMC Section 17.26.035, In-Home Business License. In-home businesses are minor commercial activities that do not distract from the quiet and private characteristics of a residential neighborhood and are incidental to the residential use of a dwelling, including cottage food businesses (see CMC 17.04.172). (Ord. 17-17 § 7, 2017; Ord. 1664 § 1, 1988.)

- Administrative and professional offices for personal services, accounting and taxes, Insurance, financial, consultants, legal, fashion design, architectural or interior design, real estate, travel agents, tutoring, artisans, on-line sales, engineering design, computer, graphic design, photography, artists and multimedia, entrepreneurship, freelancing, start-ups and incubations.

- Other residential, commercial, and related uses may be permitted by the Planning Director that may be considered similar to the intent of the Live/Work Townhomes subarea. If deemed appropriate, other specific residential and related uses may be permitted by the Planning Commission and the City Council, pursuant to Chapter 17.60 of the CMC, that are considered similar and not more obnoxious or detrimental to the public health, safety and welfare.

B. Planning Area 2 (Commercial)

1. Permitted Uses. The following commercial uses and related improvements shall be permitted within Planning Area 2:

a. Mechanical Car Wash and Self-Serve Vacuum Area with Drive-Through.

b. Coffee Shop with Drive-Through.

c. Sit Down Restaurant with Drive-Through.

d. Permitted commercial uses listed in Section 17.44.020 of the CMC for the C-4 Commercial Zone (Highway).

e. Other commercial and related uses may be permitted by the Planning Director that may be considered similar to the intent of Planning Area 2 (Commercial). If deemed appropriate, other specific commercial and related uses may be permitted by the

Planning Commission and the City Council, pursuant to Chapter 17.60 of the CMC, that are considered similar and not more obnoxious or detrimental to the public health, safety and welfare.

2. **Conditional Uses.** The following commercial uses and related improvements shall be permitted within Planning Area 2, with approval of a Conditional Use Permit:

   a. Alcohol sales (with or without food service).
   b. Boutique wineries and craft beer, or artisan distilleries.
   c. Outdoor dining (with alcohol).
   d. Personal Fitness Training Services.

3. **Prohibited Uses.** The following commercial uses and related improvements shall be prohibited within Planning Area 2:

   a. Auto parts sales.
   b. Banks and financial institutions
   c. Bill paying office
   d. Drive-up facilities for permitted uses, which provide access for cars, vans, and trucks to drive right up to the particular use.
   e. Public assembly
   f. Wholesaling
   g. Multi-tenant retail arcades. The primary characteristic shared by these uses involve used personal property being offered or displayed by temporary vendors within a shared space. The vendors engage in a series of sales sufficient in number, scope, and character constituting a regular course of business (based on California's Business and Professions Code, Division 8, Chapter 9, Article 6, 21661).
   h. Adult Uses
   i. Massage establishment. (Ord. 19-01 § 17, 2019; Ord. 92-1736 § 2(C), 1992; Ord. 1438 § 3, 1979; 1964 Code Appx. A § 7.23.)

V. DEVELOPMENT STANDARDS

The residential and commercial uses proposed in the Covina Village Specific Plan will be permitted subject to the following development standards, and where applicable, to the City's General Plan and the CMC. Residential, commercial, and other related uses that are not listed may be allowed by the Planning Director, or Planning Commission and the City Council pursuant to Chapter 17.60 of the CMC. The intent of this Covina Village Specific Plan is to facilitate the development of specified residential and commercial uses. It is not the intent to allow any, or all residential and/or commercial uses. The following permitted uses are considered appropriate for the Covina Village Specific Plan area, given the intended purposes and development concepts established by this Specific Plan.

A. Planning Area 1 (Townhome Residential)

The following development standards and those development standards in Chapter 17.28 of the CMC for the RD Residential Zone (Multiple-Family) shall apply to the proposed Residential Townhomes and Live/Work Townhomes, and all land and buildings that are proposed for Planning Area 1.

Covina Village Specific Plan – Planning Area 1 (Townhome Residential)
Development Standards

Standards for Property and Lots	
Lot Area	There are no provisions for this subject.
Lot Dimensions	There are no provisions for this subject.
Population Density	There are no provisions for this subject.
Standards for Townhome Form, Size, and Site Planning	
Building Height	Buildings and structures shall have a maximum height of 40 feet.
Number of Stories	3-story maximum
Orientation of Townhomes Across Street from Single-Family Units	Townhomes must orient to individual entries, patio areas, and landscaping toward the street or to the sides of single-family units.
Transition Design of Townhomes	Townhomes do not need to transition in scale through height changes or step-backs on second or third floors.
Standards for Townhome Size	
For Two-Bedroom Townhomes	1,000 SF

For Three-Bedroom Townhomes	1,150 SF
Standards for Setbacks	
Front Yard (Ground Level)	15 feet
Interior Side (Ground Level)	5 feet
Street Side (Upper Level)	15 feet
Interior Side (Upper Level)	10 feet
Rear Yard (Upper Level)	20 feet
Encroachments into Setback Areas	Accessory and incidental encroachments such as meters, utility cabinets, condensers, mailboxes, architectural features such as window pop-outs, front porches, balcony overhangs, etc. shall be permitted to encroach into required setbacks.
Standards for Distances Between Building Elevations	
Front to Front	15 feet minimum
Front to Side	10 feet minimum
Side to Side	7.5 feet minimum
Standards for Access, Pedestrian Orientation, and Connections	
Walkways	4 feet minimum width and paved with concrete
Drive Aisles or Private Streets	25 feet minimum
Fire Accessways	28 feet minimum width. Accessways shall be free from any overhead obstructions and posted as a Fire Accessway with "No Parking Permitted" within 28 feet.
Internal Access	There shall be adequate vehicular access to off-street parking spaces from dedicated roads or drive aisles. The design of the access shall conform to all standards and specifications in this Specific Plan. Pedestrian access between Planning Area No. 1 and Planning Area No. 2 shall be provided.
Standards for Common Open Space and Landscaping*	
General Landscaping Requirements	Landscaping improvements shall comply with the following:

	1. New plant species would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. Likewise, the new irrigation installed onsite would meet the City's requirements for water efficiency (Covina Municipal Code Section 17.82.060; Landscape water use standards). 2. All plant materials shall be served by an automatic underground irrigation system utilizing backflow devices and weather sensing smart controller(s). 3. All above ground irrigation elements shall be screened. 4. All new trees shall be staked or provided with a greater support design. 5. New trees planted within 5 feet of hardscape shall have deep root linear root barriers a min. of 10 feet long, 5 feet on both sides of trunk. 6. Ground cover shall be spaced to ensure total infill within twelve months of planting. 7. Only live plant materials (not simulated) shall be used in landscaped areas (trees, shrubs, and ground cover). 8. Selection of plant materials shall be based on year-round beauty (deciduous color, spring flower, branching patterns) as well as form, texture, shape, and ultimate growth. Selection of plant materials shall be based on year-round beauty as well as form, texture, shape and ultimate growth (examples of year round beauty may include: evergreen trees and shrubs, deciduous trees with fall foliage color - yellow, orange, red, or purple - winter, spring, or summer flowers in colors to complement the color selections of the building and site, several flowering plant species shall be used to provide at least two seasons of flowering in the year, tree branching and canopy structure may be columnar, vase, open, round, or spreading in form deciduous color, spring flower, branching patterns). 9. Plant species shall be tolerant of the local environmental-conditions and relatively free from pests and disease.

	10. Plant species that are native or well-adapted to local climatic conditions, and require less water and maintenance, are recommended. 11. All street trees shall be deep-rooted, canopy-type trees suited to urban conditions. 12. Landscaping shall generally be provided to soften architecture and hardscape. 13. Planting shall occur around building perimeters to reduce building scale and to integrate development into surrounding neighborhood. 14. Planting and irrigation shall be designed to satisfy the California State Model Water Efficient Landscape Ordnance.
Common Open Space per Townhome Unit	120 SF minimum per townhome unit
Common Open Space Features	4 common open space/recreational features
Common Open Space and Landscaping	Common open space and landscaping improvements shall comply with the following: 1. A minimum of 38,877 SF total of common open space will be provided within Planning Area 1. This total is additional to those other perimeter landscaped areas that are less than 15 feet wide. 2. Accent elements will be provided to identify pedestrian entrances to the townhomes and common open space areas within the interior of a project site. Accent elements include wood trellises, arches, arbors, columns, and/or low monument features, and landscaped hedges along the ground level entry porch areas.
Landscaping Within Parking Areas	5 feet perimeter landscaped strips should be provided for parking areas adjacent to side and/or rear property lines. Though required, this Specific Plan will not be required to provide the perimeter landscaped strip along the westerly interior property line between the Live/Work Townhome units and the parking spaces for the commercial uses in Planning Area 2. This Specific Plan finds that the paseos with seating areas and open lawn areas are sufficient landscaping amenities for the Specific Plan area.

Landscaping Plans	A Landscaping Plan must be prepared by a licensed Landscape Architect for City review and approval. The Landscaping Plan should include the species, sizes, locations, type, irrigation design, maintenance details, etc. of common landscaping improvements to be provided.
Standards for Private Open Space **	
Private Open Space and Landscaping	Private open space and landscaping improvements shall comply with the following: 1. 100 SF minimum per townhome unit will be provided. 2. A minimum of 10,191 SF total of private open space will be provided in Planning Area 1. 3. 15 townhome units will not be required to provide private porches. Sufficient common open space areas and other amenities will be provided instead. 4. Live/Work townhome units will each have private balconies, but not private porches, because of ADA Path of Travel requirements for the work space in each townhome unit. 5. Each Live/Work townhome unit will have full access to common open space areas and amenities.
Ground-Level Balconies	Ground-level balconies must have at least one dimension of 7 feet minimum. Note: 15 units will not have ground level patios, as noted in Exhibit 7, Open Space Plan.
Standards for Off-Street Parking	
Total Parking Provided	194 total covered parking spaces for residents and 49 uncovered guest parking spaces will be provided. Another 41 uncovered parking spaces will be provided and shared between the Live/Work Townhomes in Planning Area 1 and the commercial uses in Planning Area 2 for a total of 354 parking spaces within the Covina Village Specific Plan area. A Shared Parking Agreement will be executed to allow residents and guests of the townhome units and the patrons of the commercial uses to park within the identified 41 shared parking stalls along the west frontage of the live/work units. In addition, the Shared Parking Agreement will include a clause that prohibits

	the assignment of specified parking spaces for each of the Live/Work Townhome units.
Covered Parking Spaces	All covered parking spaces shall be in a garage with a minimum inside dimension not less than 10 feet by 20 feet per space.
Dimensions for Parking Spaces	9 Feet x 18 Feet
Standards for Sustainability	
EV Charging Stations	The following EV charging standards shall be satisfied: 1. Parking spaces for fuel-efficient (electric) vehicles shall be designated and conveniently located to EV charging stations in accordance with regulations contained in CAL-Green Title 24, Part 11. 2. All residential townhomes (including L/W) will provide EV ready private garages in accordance with 2022 CGBSC 4.106.4.1. 2. 3. The Community Development Director will review and approve plans for the location and number of EV charging stations for guests
Standards for Fences, Walls, and Hedges	
Design and Height of Fences, Walls, and Hedges	The following fences, walls, and hedges standards shall be satisfied: 1. Not exceed 6 feet in height, as measured from finished grade or surface to top of wall, including any cap or decorative feature. 2. Be permitted on or within all rear and side property lines on interior lots, and corner lots when abutting a street, on or to the rear of all front yard setback lines. 3. Be architecturally compatible in design and material to the main structures and architectural theme of the Specific Plan.
Vision Triangle Obstructions	The following vision standards shall be satisfied: 1. At street intersections, any wall, fence, or hedge, other structure that is located on a property at any corner from intersecting streets shall not exceed a height of three feet within the vision triangle formed

	by drawing imaginary lines between points 30 feet from where the curb lines of the intersection quadrant meet. 2. The two monument signs proposed at the Cypress Street entrance are not within the Vision Triangle.
Standards for Screening of Accessory Improvements	
General Screening Standards	The following screening standards shall be satisfied: 1. Mechanical equipment shall be placed in locations that are reasonably screened from public view. Rooftop equipment shall be screened from view on all 4 sides. Mechanical equipment screening techniques may include, but not be limited to, landscaping, structural elements such as steel mesh or decorative metal. Wood or similar material shall not be used for rooftop screening of mechanical equipment. 2. Landscaped hedges for screening that are provided at ground floor will be four feet in height minimum. 3. All roof-top screening and materials, and any decorative fencing must compliment the architectural-style of the townhome development.
Screening of HVAC Units	All HVAC units, whether roof-mounted or at ground-level shall be screened from public view.
Screening of Accessory Improvements	Utility boxes, and electrical and gas meters must be screened with landscaping, fences or walls, or a combination.
Standards for Storage Areas	
Size of Storage Areas	1. 175 cubic feet minimum of storage area must be provided within all garages. The minimum dimension of storage areas shall be 4 feet. 2. Storage within individual townhome units shall not displace required garage storage areas.
Standards for Mailboxes	
Design of Mailboxes	1. 2 mailbox locations shall be provided. 2. Residential mailboxes must have decorative features and treatments such as overhead covered trellises, shade structures, landscaping, etc.

Standards for Lighting	
Required Lighting Improvements	Lighting within Planning Area 1 shall be designed to provide reasonable illumination levels for appropriate public safety, pursuant to consultation with the Covina Police Department. Lighting within Planning Area 1 shall be designed in a "pedestrian-friendly" manner, meaning the overall height of light standards shall not exceed 25 feet and will placed in a manner that will ensure minimal light spillage onto adjoining properties. The lighting design shall incorporate decorative light standards and fixtures that are compatible with the townhome architecture and are also compatible and complimentary with the lighting standards fixtures of Planning Area 2. The following lighting standards shall be satisfied: 1. All entryways, pathways, open spaces, and parking lots must be illuminated. Lighting shall be arranged to reflect or direct light away from adjacent residential properties per Chapter 17.28.110 (A) of the CMC. 2. High-efficiency, warm white light shall be installed. 3. Lighting at refuse enclosures for nighttime security and use shall be installed. 4. Lighting shall average one foot-candle minimum and maximum. A photometric diagram shall be provided to confirm this illumination. 5. The maximum height of the free-standing light pole fixture shall be 15 feet, measured from the finished base to the top of the pole or light fixture.
Standards for Signs	
Building Address Signs	The following standards shall be satisfied: 1. Building address signs indicating the street address number, shall comply with LA County Fire Department Code address requirements. 2. Only 1 building address sign will be allowed per street frontage.
Unit Address Signs	The following standards shall be satisfied:

	1. Unit address numbers shall have a minimum of six-inch up to a maximum of eight-inch numbers or letters. 2. Unit address numbers no higher than the second-story plate can be installed between 15 feet and 20 feet.
On-site Directional Signs for Townhomes and Commercial Uses	On-site directional signs can be 2 SF in area or 3 feet in height maximum.
Construction Signs	The following standards shall be satisfied: 1. Construction signs can be 32 SF in size and 6 feet in height maximum. 2. Only 1 construction sign per street frontage will be allowed. 3. On-site construction signs must be removed within 30 days after the sale, lease, or completion of construction.
Required Sign Program	A Sign Program must be prepared to present the different signs being proposed to ensure consistency and continuity between the townhome community in Planning Area 1 and the commercial uses in Planning Area 2. Dimensions, sizes, locations, materials, colors, etc. must be shown in the Sign Program. Sign design details that are not presented in the Sign Program shall revert to Chapter 17.28.110 (L) of the CMC.

**Common open space shall <u>not</u> include driveways, pedestrian access to units from common pedestrian walkways, parking areas, private open space, or required front, side, street side, or rear setback areas.*

***Private open space is a usable open space adjoining and directly accessible to a townhome unit, reserved for the exclusive use of residents of the townhome unit and their guests. Examples include patios, screened decks, or balconies. Private open space can also be a combination of ground-level patios and balconies. Private open space shall be delineated by a wall, fence or hedge.*

B. Planning Area 2 (Commercial)

The following development standards and those development standards in Chapter 17.44 of the CMC for the C-4 Commercial Zone (Highway) shall apply to the commercial uses, and all land and buildings that are proposed for Planning Area 2. As discussed, Planning Area 2 will be developed with three separate commercial parcels. Parcel 1 will allow for a mechanical car wash and self-serve vacuum area with drive-through facilities; Parcel 2 will allow for a coffee shop with drive-through facilities; and Parcel 3 will allow for a sit-down restaurant with drive-through facilities.

1. Development Standards that Apply to Each of the Three Commercial Parcels

The mechanical car wash and self-serve vacuum area with drive-through facilities proposed in Parcel 1, the coffee shop with drive-through facilities proposed in Parcel 2, and the sit-down restaurant with drive-through facilities proposed in Parcel 3 are required to comply with the development standards for the C-4 Commercial Zone (Highway) in Chapter 17.44 of the CMC. These development standards include:

- **a.** 17.44.050 Property Development Standards
- **b.** 17.44.060 Lot Area
- **c.** 17.44.070 Lot Dimensions
- **d.** 17.44.080 Population Density
- **e.** 17.44.090 Building Heights
- **f.** 17.44.110 Yards
- **g.** 17.44.120 Distance Between Buildings
- **h.** 17.44.130 Fences and Walls
- **i.** 17.44.180 Off-Street Parking
- **j.** 17.44.190 Access
- **k.** 17.44.200 Signs
- **l.** 17.44.210 Special Regulations
- **m.** 17.44.220 Loading

2. Additional Development Standards that Apply to Each Specific Commercial Parcels

In addition to complying with the development standards for the C-4 Commercial Zone (Highway), each of the three commercial uses must comply with the following additional development standards.

a. Additional Development Standards for Parcel 1

Construction of the mechanical car wash and self-serve vacuum area, with drive-through facilities within Parcel 1 shall be substantially consistent

with the proposed size, site plan and circulation improvements, parking design, and other improvements described in Chapter III. Specific Plan Description, of this Specific Plan. The following additional development standards must also be complied with for Parcel 1:

- Driveway apron along Azusa Avenue shall be 26 feet wide to provide more efficient access and maneuvering in and out of Parcel 1, the overall site, and other existing offsite uses to the south.

- A trash enclosure shall be screened with landscaping located in front of Parcel 1. Said trash enclosure shall be setback a minimum of 20 feet from the front property line and concealed from public view with opulent landscaping. Final design and plans for the trash enclosure and screening will be reviewed and approved administratively by staff.

- The manager of Parcel 1 shall coordinate with the other managers of Parcels 2 and 3 to potentially combine trash pick-up schedules and possibly locate a more centralized area for their trash enclosure(s).

- If a mechanical car wash and self-serve vacuum area with drive-through is constructed within Parcel 1, dedicated parking spaces are not required. If an alternative commercial use is constructed within Parcel 1, the standards in 17.44.180 Off-Site Parking of the CMC must be satisfied.

- The vacuum area shall have canopies. Final design and plans that show the materials, colors, and structure of the canopies shall be reviewed and approved administratively by staff.

- The owner of Parcel 1 shall enter into a reciprocal access, parking, and maintenance agreement with the other legally responsible entities of Parcels 2 and 3 within Planning Area 2, and the legally responsible entity for the Live/Work Townhomes in Planning Area 1. This agreement will also include the easement used by existing offsite uses to the south.

- The legally responsible entities for Parcels 1, 2, and 3 shall coordinate the preparation of a Sign Program for all three commercial uses within Planning Area 2 to ensure consistency and continuity between the commercial uses and the townhome community proposed in Planning Area 1. The Sign Program must be prepared to present the different signs being proposed. Dimensions, sizes, locations, materials, colors, etc. must be shown in the Sign Program. Sign design details that are

not presented in the Sign Program shall revert to Chapter 17.44.200 of the CMC.

b. Additional Development Standards for Parcel 2

Construction of the coffee shop and drive-through facilities within Parcel 2 shall be substantially consistent with the proposed size, site plan and circulation improvements, parking design, and other improvements described in Chapter III. Specific Plan Description, of this Specific Plan. The following additional development standards must also be complied with for Parcel 2:

- Driveway apron along Azusa Avenue shall be 26 feet wide to provide more efficient access and maneuvering in and out of Parcel 2 and the overall site.

- If a coffee shop with drive-through facilities is constructed within Parcel 2, five parking spaces shall be provided within Parcel 2. If an alternative commercial use is constructed within Parcel 2, the standards in 17.44.180 Off-Site Parking of the CMC must be satisfied.

- The manager of Parcel 2 shall coordinate with the other managers of Parcels 1 and 3 to potentially combine trash pick-up schedules and possibly locate a more centralized area for their trash enclosure(s).

- The manager of Parcel 2 shall enter into a reciprocal access, parking, and maintenance agreement with the other managers of Parcels 1 and 3 within Planning Area 2, and the manager for the Live/Work Townhomes in Planning Area 1. This agreement will also include the floating easement used by existing offsite uses to the south.

- The managers for Parcels 1, 2, and 3 shall coordinate the preparation of a Sign Program for all three commercial uses within Planning Area 2 to ensure consistency and continuity between the commercial uses and the townhome community proposed in Planning Area 1. The Sign Program must be prepared to present the different signs being proposed. Dimensions, sizes, locations, materials, colors, etc. must be shown in the Sign Program. Sign design details that are not presented in the Sign Program shall revert to Chapter 17.44.200 of the CMC.

c. Additional Development Standards for Parcel 3

Construction of the sit-down restaurant with drive-through facilities within Parcel 3 shall be substantially consistent with the proposed size, site plan

and circulation improvements, parking design, and other improvements described in Chapter III. Specific Plan Description, of this Specific Plan. The following additional development standards must also be complied with for Parcel 3:

- A fast food-casual restaurant, with indoor sit-down eating area is proposed for construction within Parcel 3. A drive-thru feature is acceptable. Specific Plan Description, of this Specific Plan which describe and present the specific design, architecture, features, and improvements of this particular sit-down restaurant. Should this particular sit-down restaurant not be constructed, the City expects and requires this same quality of design, architecture, and features to be applied to any alternative commercial use within Parcel 3.

- No specific architectural "theme" is required. However, a minimum of three (3) exterior materials will be required (i.e., stacked stone, stucco and ornamental metal, or wood siding, smooth stucco and ornamental glass). In addition, architectural "accent features", such as cloth awnings, decorative/ornamental exterior lighting fixtures, overhead trellis features will be required.

- No "box" or "canister" building identification signs will be allowed.

- Driveway apron along Azusa Avenue shall be 26 feet wide to provide more efficient access and maneuvering in and out of Parcel 3 and the overall site.

- If a sit-down restaurant with drive-through facilities is constructed within Parcel 3, 35 parking spaces shall be provided or made available with shared parking for Parcel 3. If an alternative commercial use is constructed within Parcel 3, the standards in 17.44.180 Off-Site Parking of the CMC must be satisfied.

- The manager of Parcel 3 shall coordinate with the other managers of Parcels 1 and 2 to potentially combine trash pick-up schedules and possibly locate a more centralized area for their trash enclosure(s).

- The manager of Parcel 3 shall enter into a reciprocal access, parking, and maintenance agreement with the other managers of Parcels 1 and 2 within Planning Area 2, and the manager for the Live/Work Townhomes in Planning Area 1. This agreement will also include the floating easement used by existing offsite uses to the south.

- The managers for Parcels 1, 2, and 3 shall coordinate the preparation of a Sign Program for all three commercial uses within Planning Area 2 to ensure consistency and continuity between the commercial uses and the townhome community proposed in Planning Area 1. The Sign Program must be prepared to present the different signs being proposed. Dimensions, sizes, locations, materials, colors, etc. must be shown in the Sign Program. Sign design details that are not presented in the Sign Program shall revert to Chapter 17.44.200 of the CMC.

VI. DESIGN GUIDELINES

Design will play a crucial role in implementing the vision of providing high quality, pedestrian-friendly, mixed-use development within Planning Areas 1 and 2 of the Covina Village Specific Plan Area. The layout of future residential and commercial development, building placement and orientation, the design of public spaces, architectural character, and landscaping all contribute to the "sense of place" that is uniquely Covina. The following Design Guidelines are intended to provide guidance to builders, engineers, designers, architects, City staff, and decision-makers from conceptual design to implementation.

A. Design Goals and Objectives

The following Design Guidelines should be used in conjunction with the development standards in Chapter 5 to regulate and evaluate future residential and commercial developments. While these design guidelines promote quality design, they are not a set of rigid requirements. They are general and illustrative in nature and are intended to encourage creativity and variety in future designs. In some instances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the Design Guidelines are followed to attain the best possible design solutions. It should be noted, that these Design Guidelines are not intended to conflict with those development standards contained in Chapter 5 of this Specific Plan or the City's Zoning Code. The following are general design-related goals and objectives which will be supported by those Design Guidelines contained in this chapter.

i. Facilitate high quality architecture and design.

ii. Ensure compatible and cohesive design between the future townhomes and live/work townhomes in Planning Area 1 and the commercial uses proposed in Planning Area 2.

iii. Contribute to a positive physical image and identity of the City.

iv. Provide for both convenient auto access and safe and attractive pedestrian access.

v. Reinforce and establish a distinct architectural image.

vi. Establish attractive, inviting, imaginative and functional site design.

vii. Facilitate and encourage pedestrian activity and mitigate adverse automotive patterns.

viii. Enhance surrounding neighborhoods, the Covina Village Specific Plan area and the City.

ix. Minimize excessive or incompatible impacts of noise, light, traffic and/or visual character.

x. Integrate stormwater Best Management Practices (BMPs) into the site design.

B. Design Guidelines

The quality of the site design is one of the most important measures of the Specific Plan area's impact on the community and will be given high priority in the review of development proposals for each Planning Area. The following Design Guidelines are intended to establish an expectation of quality development features in the Specific Plan area through architectural theme and site planning and include:

1. Site Planning and Building Orientation
2. Parking and Parking Lot Layout
3. Vehicular Access and Circulation
4. Storage and Loading
5. Pedestrian-Level Elements
6. Landscaping Theme
7. Common and Recreation Areas
8. Walls and Fences
9. Architectural Theme
10. Building Elevations and Facades, Building Form and Massing, Entrances, Windows, and Roofs
11. Quality Materials and Colors
12. Retail, Administrative Office, and Commercial Guidelines
13. Signage Theme and Types
14. Lighting
15. Accessibility
16. Green Building and Sustainable Design

Design Guidelines are provided for each of the aforementioned design-related topics and issues:

1. Site Planning and Building Orientation

Site design and planning are important processes critical to any development that may occur in Covina. A project's site plan will determine how buildings will be placed on a site, where access will be provided, and how structures and spaces are located in relation to each

other and to adjacent off-site uses. In particular, site planning and building orientation have a significant impact on the way people will experience the Specific Plan site and future residential and commercial uses. Visually interesting buildings that are oriented to the street, and the manner in which buildings and project amenities and facilities are sited all help to enhance the site's overall visual character, as well as the visitor's experience. Buildings should be designed and located in such a manner to maximize the use of land, and provide adequate and appealing landscaping and other site amenities.

a. Buildings should be placed and oriented in such a manner as to be sensitive to adjoining residential and commercial land uses, and create a vibrant street edge appearance along Azusa Avenue and Cypress Street.

b. Placement and design of structures should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.

c. Buildings should have a strong presence and encourage activity along street frontages.

d. Buildings should be oriented to the adjacent public streets or internal drive aisles.

e. Entries may face onto Azusa Avenue and Cypress Street.

f. Access for future commercial development should not front onto proposed residential uses.

g. Interior pedestrian linkages between the two Planning Areas should be provided. Building entries that do not front directly onto a street should be connected to a street via a landscaped or decorative hardscaped pedestrian walkway or sidewalk.

2. Parking and Parking Lot Layout

Parking configuration, placement, and access are essential to the function and vitality of the future development being proposed in the Specific Plan. Visibility of parking areas has a significant impact on the visual character of the Specific Plan, when viewed from adjacent off-site areas and streets.

a. Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. Safe pedestrian paths should be provided from all parking areas to each building.

Unobstructed visibility and clear delineations between pedestrian paths and vehicular drive aisles should be provided. The use of landscaping, landscaped planter areas, walkways, overhead canopies, and decorative hardscape (such as hatched concrete) is encouraged.

b. Electric vehicle (EV) charging stations within parking areas should be provided in accordance with City policies.

c. Parking for residential and commercial uses in Planning Area 1 and commercial uses in Planning Area 2 should be separated to the greatest extent possible.

d. All off-street parking stall dimensions shall be designed and constructed in accordance with Title 17 of the CMC.

3. Vehicular Access and Circulation

Since the Specific Plan area is bounded by public streets, the primary mode of access to this area will be by automobile and bus. However, provisions for bicycle storage and access should be provided. Pedestrian movements will result mainly from commercial patrons who drive to the Specific Plan area, exit their automobiles and then access the various commercial businesses; and those residents that will reside in the residential dwellings. Pedestrian activity within the Specific Plan area is encouraged. Therefore, attention should be made to design safe and efficient vehicle circulation and for pedestrian safety. Well-designed access enhances interest along the public street, improves circulation, and minimizes potential conflicts. The following are Design Guidelines associated with vehicular access and circulation:

a. The number of driveway access points onto the public arterials should be kept to a minimum, as proposed in the Conceptual Site Plan. The number, locations and width of driveways shall be subject to the approval of the Planning Commission based on the recommendation of the City Engineer.

b. Parking lots should be designed to ensure that all vehicle movements will occur onsite. No vehicle may enter onto a public street in order to circulate throughout the same parking lot.

c. Site access and internal circulation should be arranged in a logical manner that promote safety, efficiency, convenience and minimize conflict between vehicles and pedestrians.

d. Driveways should be designed to promote safety by providing unobstructed sight lines from surrounding public areas and be well-lit.

e. Site access entries and driveways should be enhanced with special paving, lighting and/or landscape treatments.

f. Driveways should be located to avoid interfering with traffic flow along adjacent streets and located as far from intersections as possible.

4. Storage and Loading

The following are Design Guidelines associated with storage and loading activities:

a. Materials should not be permanently stored outside of residences or buildings. Materials stored inside residences should not displace required parking.

b. For commercial uses, materials should only be stored and loaded in designated areas. These areas should be designated by striping and/or use of decorative bollards.

c. Loading areas or waste disposal areas should be visually screened from views from the public street or areas of high public use. Loading areas should not be visible from any public street. Such visual screening techniques could include "wing walls," decorative trash enclosures, landscaped walls or screening.

d. Delivery truck unloading zones should not obstruct vehicular circulation and parking areas.

e. Loading areas and access should be separated from the primary public access driveway where feasible.

f. Loading area location and design should prevent truck back-up maneuvers from or onto public streets or drive aisles.

g. Commercial loading areas should be placed as far as possible from residential units and be completely screened from adjacent residential development.

5. Pedestrian-Level Elements

Safe pedestrian access is critical to the success of any development. Pedestrian and automobile movements should be considered and integrated into the design of the Specific Plan area. The intent is to reduce traffic-related hazards, while establishing a more pedestrian-inviting image. Pedestrian amenities should also be provided to facilitate pedestrian movements.

a. Minimum four-foot sidewalks should be provided along public streets.

b. Landscaped and/or decorative hardscape should be provided to delineate pedestrian paths within the residential areas, mixed-use areas, and drive aisles. The landscaping and/or decorative hardscape should be marked in a decorative manner that is complementary to the overall design theme. For example, stamped AC paving for crosswalks within drive aisles, overhead canopies, and landscaped walkways should be considered.

c. Minimum four-foot pedestrian walkways should be provided which connect from the public streets and sidewalks to the residences on the site. To encourage internal pedestrian movements, walkways should also connect to onsite common and recreational areas.

d. Internal pedestrian walkways should be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs should be installed to designate pedestrian walkways.

e. Safe, convenient pedestrian paths should be designed between parking areas, commercial uses, and residences.

f. Unobstructed visibility and clear delineations between pedestrian paths and vehicular drive aisles should be provided.

g. Pedestrian access to bus stops should be integrated into the Specific Plan to the greatest extent feasible.

h. Pedestrian activity areas should be visible and accessible from the public street.

i. Pedestrian activity areas should include site amenities such as a recreational area with swimming pool and spa, pool furniture, outdoor BBQ island, shade structure, lawn areas for large gatherings; small pocket, play area with game tables and bench for small gatherings; and paseos with specimen trees and seating for small gathering areas.

j. Pedestrian activity areas should provide a sufficient level of shade for users. Landscaping, canopies or other methods of providing shaded areas should be provided.

6. Landscaping Theme

A Final Landscaping Plan for future development within the Covina Village Specific Plan should be prepared by the parcel owner, prior to any construction. The Final Landscaping Plan is intended to provide a unifying and cohesive design theme for all landscaping improvements to be provided within the Specific Plan for the various future mixed-uses. Landscaping is an integral component of the Specific Plan's overall design by creating an environment that is comfortable, attractive, and complements and enhances the community. The intent of these landscaping guidelines is to ensure uniformity to the site and establish a "sense of place" with both functional and aesthetic considerations. Any landscaping improvement that is not addressed in the Final Landscaping Plan would be subject to those applicable provisions set forth in Title 17 of the CMC. The following landscape Design Guidelines are provided to ensure quality and excellence that will add value to the surrounding community and to create a sustainable environment through responsible design practices, and should be considered with the Final Landscaping Plan.

a. Perimeter trees along public streets should be a minimum 24-inch box. Drought-tolerant shrubbery and ground cover should also be provided to the greatest extent feasible.

b. Plantings should create a year-round visual interest through the use of seasonal color, texture, and heights.

c. Landscaping along Azusa Avenue and Cypress Street should be compatible with adjoining landscaping, subject to the Covina Street Tree Master Plan.

d. All landscaping should be installed prior to issuance of any Certificate of Occupancy for each construction phase.

e. Drought tolerant, California native or naturally-adapted species that minimally rely on year-round irrigation should be utilized.

f. Unless incorporating “bio-swale” style landscaped planters, planters should be constructed with six (6)-inch Portland Cement concrete curbs.

g. The use of decorative permeable concrete and pavers are encouraged within all landscaped areas, pedestrian areas and paved surfaces.

h. Landscaping must be an integral component of the overall project design. Areas not utilized by structures, storage, paved walks, driveways or parking should be landscaped.

i. Landscaping should be maintained in a weed free condition with a combination of trees, shrubs and ground cover.

j. Landscaping should enhance the quality of developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses, and providing shade.

k. Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to create an attractive appearance and to minimize graffiti.

l. Landscaping along public streets should be consistent and formalized to create an attractive and cohesive community identity.

m. Trees and shrub spacing should allow for maintenance access at maturity.

n. Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.

o. Trees and shrubs should not be planted so close together that they create maintenance problems at maturity.

p. Landscaping elements, such as bioswales, that absorb water runoff and provide biotreatment are encouraged where appropriate.

q. Landscaping should be used to separate future commercial businesses from parking areas and to reduce the visual impact of paved surfaces. Landscaping at the base of commercial buildings is encouraged to soften the transition between the building and parking areas.

r. Landscaping should incorporate sustainable design features where feasible. Such features include, but are not limited to, permeable paving, bioswales, and native landscaping to prevent water runoff, reduce solar heat gain, and minimize the need for extensive maintenance.

7. Common and Recreation Areas

Given that the Specific Plan will provide future mixed-use development, common areas that could be enjoyed by both the residential and commercial uses should be proposed. These common areas or outdoor places are people spaces that extend the indoor environment to the outdoors, and contribute significantly to the character and activity levels of a particular place or space. These common areas are created through the clustering of buildings and landscapes to define outdoor space or recreation areas, and can accommodate an array of functions including social gathering, working, dining, leisure, and recreation.

a. Residents should have access to common areas for recreation and social activities.

b. Common areas should be conveniently located to all residential units.

c. Common areas should be designed to be as visible from as many residential units as possible and/or along pedestrian pathways.

d. Common areas should be designed with consideration for solar and shade orientation, inclement weather, public access, safety and security, ease of maintenance, usability, and aesthetic quality to the extent possible.

e. Common areas should not be encroached by any parking, driveway, or right-of-way.

f. Common areas should be sheltered from the noise and traffic of adjacent streets and/or other uses and activities.

g. Common areas should be located away from public streets, parking or entry areas unless physically separated by walls, fencing or dense landscaping.

h. Common areas should be accessible by pedestrian paths from building to building, or from one destination point to another.

i. Common areas should contribute to and connect with each land use within the Specific Plan area.

j. Common activity areas should include site amenities such as a recreational area with swimming pool and spa, pool furniture, outdoor BBQ island, shade structure, lawn areas for large gatherings; small pocket, play area with game tables and bench for small gatherings; and paseos with specimen trees and seating for small gathering areas.

k. Ground surfaces in common areas should maximize permeable surfaces. The use of permeable paving is encouraged to reduce of stormwater runoff. Where it is not possible to provide significant permeable areas on site, collection, storage and re-use of stormwater is encouraged.

l. Common areas should be located and sized to be usable areas and not merely leftover areas.

8. Walls and Fences

A Final Wall and Fence Plan for future development within the Specific Plan should be prepared by the property owner, prior to any construction. The Final Wall and Fence Plan is intended to provide a unifying and cohesive design theme for common and individual walls and fences for the future mixed-use development within the Specific Plan. Walls and fences are essential as a project-wide design element and therefore, must be consistent with the "feel" of the project. Walls and fences are generally used for security purposes, to define ownership, to mitigate nuisances such as noise, and to screen areas from public view. Any wall or fence that is not addressed in the Final Wall and Fence Plan would be subject to those applicable provisions set forth in Title 17 of the CMC. The following Design Guidelines apply to the residential and commercial mixed-uses being proposed by the Specific Plan and should be considered with the Final Wall and Fence Plan:

a. Walls and fences should be architecturally designed and consistent with the overall character of the Specific Plan area.

b. Walls and fences should be painted to match or complement the color of the building. However, if walls were constructed with stone or brick, these particular walls should remain unpainted in order to display the natural color of the materials.

c. Walls and fences should have an articulated design. Articulation could be created by having regularly spaced posts, changes in height, and by using different building materials at the base, posts, or the cap of the fence/wall.

d. Permitted materials for walls should include brick, stucco, stamp or decorative masonry and wrought iron/steel tube fencing. No wood, vinyl and/or chain-linked fences are allowed.

e. Walls and fences should be kept as low as possible while performing their intended function. Walls should be kept to a minimum height to avoid a "fortress" appearance.

f. Avoid extensive, bare, and plain stretches of wall surface**.**

g. The design of the walls and fences should include pilasters, wall caps, crowns, or other architectural features. Pilasters should be spaced every one hundred (100) feet, and at all wall and/or fence corners.

h. The incorporation of vines on walls and fences is encouraged to reduce the heat temperatures and help reduce graffiti.

i. Security fencing and perimeter walls for commercial uses should be decorative and consistent with the architecture of the primary buildings.

9. Architectural Theme

Consistency in architectural style and thematic details will enhance the overall image of the Specific Plan area. It is desirable to achieve a consistent "look" throughout the Specific Plan area. Accordingly, the architectural and design theme and style for the overall Specific Plan, the individual buildings, facilities and residential development that will comprise the Specific Plan area, and common amenities and improvements must be well designed and distinctive. The intent is to have project architecture that is representative of the City and its rich history.

Building architecture should utilize consistent themes that do not conflict in design technique and application. Architectural styles and treatments should not duplicate the design of neighboring facades. Rather, it should be a compatible design concept that embraces mid-century traditional architectural philosophy.

10. Building Elevations and Facades, Building Form, Entrances, Windows, and Roofs

Facades are the external building faces that are visible from a public street or open space. The design of facades often sets the tone for the rest of the building and the neighborhood. The design, rhythm, and composition of facades, achieved through the arrangement of surface articulation, architectural elements, and materials, provide the visual elements that will enhance overall architecture within the Specific Plan area. Well positioned and identified entrances orient the building, create a welcoming public realm, and frame the character of the streetscape. Building massing is the overall shape and size of a building in terms of scale, bulkiness, and relationship to exterior spaces. Care should be taken to articulate the building to create a welcoming public realm and reduce the appearance of undesirable building forms. The site and neighboring conditions are key to developing appropriate massing. The following are Design Guidelines relating to building form and massing, entrances, windows, and roofs, which will define project elevations and facades:

Building Form and Massing

a. Building facades should be well-designed and detailed in a way that makes them appear human in scale and reduces visual mass. Design elements could include varying materials, changes in plane, and vertical elements. Architectural elements and accents should be appropriate for the overall building design and form an integral part of the building.

b. The highest level of articulation should occur on the front facade and facades visible from publicly accessible areas. Blank walls should be avoided and should not face onto pedestrian spaces and streets.

c. Facades should incorporate "human" and intimate scale architectural details and materials, such as arches, trellises, awnings, signage, recessed entries, or transparent storefronts on lower walls.

d. Surface detailing, such as painting of stripes or other symbols, should not serve as a substitute for distinctive massing.

e. All building elevations should have varied architectural treatments comprising of different colors, materials, wall heights and planes, and/or textures.

f. Unique and enhanced treatments that act to unify the site are encouraged, including, but not limited to, trellises and building façade articulation.

g. Design features should be consistent on all elevations of a structure. Four-side architecture should be provided. Side and rear façades should be designed consistently with the architectural style and treatments of the front (primary) façade.

h. Building forms and elevations should be articulated to create interesting roof lines, building shapes, and patterns of shade and shadow while maintaining compatibility with surrounding buildings.

i. Roof materials and colors are important aspects of the overall building design. These elements should be consistent with the desired architectural style and complimentary to adjacent structures.

j. Buildings should be divided into distinct massing elements. Building facades should be articulated with architectural elements and details. Building heights should be at finished grade.

k. To reduce mass and bulk, facades should be "broken" by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, balconies, doors and window bays, and similar design elements.

l. Massing design should include appropriate variation in the footprint, setbacks, wall plane projections and recesses, wall height, and roof form.

m. Building height should be compatible with and transition from the heights of adjacent developments.

n. Massing should consider passive solar and wind orientation to maximize natural daylighting and ventilation.

o. Gutters, scuppers and downspouts should be integrated into the exterior design and not "tacked on." These items must be finished to blend in with the background material or be integrated into the architectural design.

Entrances

a. The size of doors and windows should relate to the scale and proportions of the overall structure. Large, monumental entries are discouraged.

b. Building entries should be attractively designed as an important architectural feature of the building or development.

c. All building entries should have a strong relationship with a fronting street, internal pedestrian walkway and/or common areas as appropriate to the overall design concept.

d. The use of awnings, canopies, and overhangs that fit entrance or window openings are encouraged to provide visual appeal and protection from the weather.

e. All building entrances should adhere to the requirements of the Americans with Disabilities Act (ADA) and have direct at-grade access at ground level.

f. Rear entrances should not be more prominent than the front, primary entrance. Public rear entrances should be visible and easily located.

g. For mixed-use buildings, separate entrances and pedestrian accessible pathways should be provided for residential and non-residential uses.

Windows

a. Windows are a key architectural element for providing rhythm and scale on a facade. Windows provide a building with natural light and fresh air, and frame views. The size of doors and windows should relate to the scale and proportions of the overall architectural style.

b. Windows should maximize desirable natural lighting and air circulation.

c. Shaped window frames and sills should be used and should be proportional to the window that is being framed.

d. For residential developments, windows and doors should be recessed to prevent wall surfaces from being monotonously flat.

e. For commercial uses, ground level facades should have a minimum 50 percent of commercial windows to provide transparency, visual interest, and a safe and active street scene.

f. Windows should allow building users to have "eyes on the street" for natural surveillance.

g. The use of security grilles on windows is discouraged because they communicate a message of high crime and are difficult to integrate into the building design. If security grilles are necessary, they should be placed inside the building behind the window.

Roofs

a. Roof form and design are important to the overall architectural character of the building. Roofs and rooflines should be cohesive in design throughout a building or group of buildings, including accessory buildings. Overly complex and distracting roofs are not encouraged.

b. Roof massing, materials, and design should be consistent with the desired architectural style and complimentary to adjacent structures.

c. Roof pitches and materials should appear residential in character and should consider the prevailing roof types in the neighborhood.

d. The use of light-colored roofing materials or green roofs to reflect heat and reduce cooling in buildings is encouraged.

e. Parapets should have sufficient articulation of detail such as precast treatments, continuous banding or variety in pitch (sculpted).

f. The use of solar panels on roofs is encouraged.

g. Rooftop equipment should be screened and not visible from ground level. Buildings with flat or low-pitched roofs should incorporate parapets, pitched facades or architectural elements designed to screen roof-mounted mechanical equipment and be architecturally compatible with the design of the building facade.

11. Quality Materials and Colors

Appropriately applied color and material choices create interest and support a sense of place in the neighborhood and City. All future development should consider the following Design Guidelines:

a. Materials used for the exterior of any building or facility should be of a quality that is appropriate and consistent with the chosen architectural style. Recommended base materials include: ceramic tile, colored stucco, and brick and stone veneer.

b. Materials such as plywood, rustic wood, plain concrete, sheet pressboard or vinyl siding should be avoided.

c. All building elevations should have varied architectural treatments comprising of different colors, materials, wall heights and planes, and/or textures.

d. Facade treatment materials and architectural elements should be of a good quality, durable, and weather resistant to create buildings that are long lasting and could be adaptively reused over time.

e. Building materials and landscaping should be chosen carefully for their ability to be maintained in a cost-effective manner at the same high quality as when they were originally installed.

f. Buildings should incorporate sustainable design practices. The daylighting of buildings, the use of energy efficient appliances, and incorporating permeable surfaces are some of the ways to reduce energy demand and promote resource conservation.

g. Color should be used to create visual interest and scale.

h. Color and material applications on a facade should be varied to create visual articulation and accentuate architectural details compatible with the architectural character of the building.

i. Materials and colors should be used to imply form changes, particularly for entrances, massing changes, and different uses.

j. Materials and finishes should be durable and weather resistant.

k. Material choice and location should minimize reflective surfaces or glare.

l. Materials and technologies that minimize environmental impacts, reduce energy and resources are encouraged.

12. Retail, Administrative Office, and Commercial Guidelines

The following Design Guidelines should be considered for all commercial uses including retail, office, and other general commercial uses.

a. Building heights should not exceed 36 feet (maximum).

b. Window signage on the first floor should only include text relating to hours of operation, emergency contact, and related information. Window wraps should be discouraged.

c. The use of standardized "corporate" or "franchise" architectural styles is discouraged for commercial buildings.

d. Building entries should provide a prominent sense of entry for easy identification and should not front onto residential uses.

e. The use of architectural projections, columns, entry lobbies or other design elements are encouraged.

f. When possible and appropriate, interior spaces are encouraged to extend into the outdoors, both physically and visually. This could be achieved through awnings and overhangs, outdoor dining spaces or other features.

g. Building siting and design should encourage pedestrian activity.

h. Safe, convenient pedestrian links should be designed between parking areas and businesses.

i. Landscaping should enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses and providing shade.

j. All roof mechanical equipment should be screened from public views. Whenever possible, screening should be accomplished by primary building elements, such as a parapet wall, rather than an add-on screen after the building is constructed.

k. Loading and service areas should be separate from the primary public access and should not face publicly accessible spaces.

l. The use of security grilles on windows is discouraged because they communicate a message of high crime and are difficult to integrate into the building design. If security grilles are necessary, they should be placed inside the building behind the window.

m. Storage, trash, and equipment areas should be screened from publicly accessible spaces and/or neighboring residential uses. Landscaping could be used to screen these areas.

n. Screening should be compatible with the design of adjacent architecture. Trash enclosures should use forms, materials and color applications similar to the primary building(s).

o. Trash and/or storage enclosures should be located so that the doors do not interfere with landscaping and pedestrian and vehicle circulation.

13. Signage Theme and Types

A Final Sign Program for future developments of Planning Area 1 and Planning Area 2, within the Specific Plan, should be prepared by the property owner, prior to any construction. The Final Sign Programs are intended to provide a unifying and cohesive design theme and should identify the various types of signs (including pole signs) that would be installed within the Specific Plan area, location of all signs whether its located on the ground or on the building, materials of the signs, lighting methods, sign design, lettering style, and sign and lettering dimensions. Any sign that is not addressed in the Final Sign Program would be subject to those applicable provisions set forth in Title 17 of the CMC. The following provides guidelines for preparation of the Final Sign Program.

a. Signage should be architecturally integrated into and be complimentary to the overall architectural goals for the Specific Plan area and may include: residential community identification signage; tenant signs; street right of way informational signs; and monument style identification signs.

b. Signs should be appropriately located to identify uses from the public right-of-way.

c. Business identifying features should only be located on the business building.

d. Illuminated signs could be allowed, subject to review and approval by the Director.

14. Lighting

Lighting within the Specific Plan area should be designed to enhance architectural style, contribute to cohesion throughout the Specific Plan area, and provide sufficient illumination to ensure an appropriate level of public safety, without creating off-site nuisance light and glare spillage impacts. The following are Design Guidelines to ensure that these objectives are achieved:

a. Decorative lighting standards within the Specific Plan area should be architecturally consistent and compatible with the primary building architectural theme elements. Lighting should be designed as part of the overall architectural style to enhance the project building's form, colors, and materials.

b. The use of decorative and accent lighting is encouraged to provide a vibrant and creative night-time viewshed of the project.

c. Accent lighting, when provided, should be period appropriate, complement architectural design, and deliberately placed to enhance related architectural features.

d. Light fixtures and structural supports should be architecturally compatible with the adjacent building(s) and may include geometric, streamlined, protecting, or fanciful stylistic designs.

e. Light color and color temperature may include vibrant or bright selections in warm to cool color temperatures. Color and cool color temperature may be selected for a singular, bold enhancement or used sparingly throughout the Specific Plan area to create cohesion against a backdrop of ambient light color and warmer temperature.

f. Lighting should minimize contribution to light pollution. The lighting of full facades or roofs, lights aimed directly at the sky, lights projecting off site, and exposed bulbs are discouraged.

Limited neon lighting is allowable in historic and may be used in limited quantity in new fixtures or signs.

g. All building entrances, vehicle entrances, driveways, parking and service areas, pedestrian entrances, walkways, and activity areas should be properly lighted to maintain a safe environment.

h. Lighting in parking areas should be arranged to prevent direct glare into adjacent residential units.

i. Lighting should be designed with consideration of day and nighttime activities in the area. Lighting should create a nighttime ambiance that complements the adjacent buildings and surrounding areas, and promotes a sense of safety.

j. Pedestrian-scaled lighting for sidewalk and street illumination is encouraged. Lighting should enhance the pedestrian experience at night and should be consistent with the character of the public space.

k. Animated Lighting is not encouraged on a large-scale or near streets but small-scale animated lighting may be used selectively to identify secondary entries or uses.

l. The latest technical and operational energy conservation concepts should be considered in lighting designs.

m. Overhead service wires or exposed conduits should not be used.

n. Bollards are intended to separate pedestrians from vehicular traffic areas and to light sidewalk surfaces. Bollard design should coordinate with other streetscape furnishings. In locations, where emergency access could be necessary, removable bollards are encouraged.

15. Accessibility

The following Design Guidelines ensure that future mixed-use developments proposed within the Specific Plan are provided with sufficient and safe access:

a. Emergency and public safety access should be provided for both Planning Areas 1 and 2.

b. Site access, parking and circulation should be arranged in a logical manner to promote safety, efficiency, convenience and minimize conflict between vehicles and pedestrians.

c. Developments should integrate and encourage use of alternative modes of transportation, such as bicycles, by providing safe, convenient and attractive facilities.

d. Bicycle storage facilities such as decorative racks or lockers should be provided as necessary. Bicycle storage should be easily accessible from the street and the pedestrian routes.

16. Green Building and Sustainable Design

Green building and sustainable design guidelines refer to both a structure and the application of processes that are environmentally responsible and resources-efficient throughout the "life cycle" of a building, structure, and/or project. Life cycle is defined from planning to design, construction, operation, maintenance, renovation, and demolition.

a. Building and site design should strive to integrate sustainable practices that conserve energy and water resources, reduce waste, and reduce the effects of urban heat gain.

b. Buildings should be designed to utilize the environment to the greatest extent, such as utilization of natural daylighting and ventilation.

c. Use of Leadership in Energy and Environmental Design (LEED) building components and achieving LEED certification is encouraged.

d. Use of materials and technologies that minimize environmental impacts, energy, and resources is highly encouraged.

e. Use of photovoltaic cells on roof tops is encouraged.

f. Use of pervious surfaces and paving is encouraged to the greatest extent.

g. Outdoor trash and storage areas should be covered to reduce pollution introduction.

h. Sweeping, vacuuming, or high pressure, low volume devices should be used on outdoor areas instead of spraying or hosing with water.

i. Landscaping should be provided within large paved areas to reduce heat temperatures.

VII. ADMINISTRATION AND IMPLEMENTATION

A. Specific Plan Implementation

The Covina Village Specific Plan was prepared in accordance with Government Code §§ 65451, et seq. Together with the Covina Municipal Code (CMC) and other applicable law, this Specific Plan establishes the development and zoning standards, guidelines, regulations, and requirements for the Specific Plan area. This Specific Plan provides for a unique mix of residential and commercial uses within the Specific Plan area. The City recognizes the Specific Plan area as a special place in the City and therefore, proposes to establish customized development and design regulations and standards that accommodate and respond to the needs of future mixed-use development.

It is intended that all City review and approval requirements and processes be consolidated and streamlined as much as possible. Accordingly, the Development Review processes described in this chapter has been established to streamline and simplify review and approval of future residential and commercial development and design within the Specific Plan area. The Development Review processes provides the City with the opportunity to ensure that future mixed-use development proposals comply with the development and design standards contained in this Specific Plan document and other relevant documents and requirements of the City.

B. Zoning Code Consistency

This Specific Plan takes precedence over the CMC in the event of any conflict and provides the zoning regulations and procedures for the Specific Plan area. In the event of a conflict between the provisions of Title 17 of the CMC and the provisions of this Specific Plan, the provisions of this Specific Plan shall control.

C. Review and Approval Processes and Procedures for Future Mixed-Use Development Within the Specific Plan Area

All buildings and structures shall be designed and developed in conformance with those development standards, guidelines, and provisions contained in this Specific Plan and all other applicable standards contained in the CMC. All development projects shall undergo a Site Plan Review process pursuant to the provisions of CMC Chapter 17.64. In addition, the following describes the procedures for Use Determinations and Appeals for future mixed-use development applications within the Specific Plan area.

1. Site Plan Review Process and Findings for Approval

All development projects within the Specific Plan area are subject to the Site Plan Review procedures set forth in Chapter 17.64, Site Plan Review, of the CMC, which describes a required Pre-Application Conference, Submittal Requirements and

Applications, Approval Authority, Review Process, Approval Conditions, Appeals, and Fees. The Site Plan Review process provides the City with the opportunity to ensure future residential and commercial mixed-use development proposals and supportive infrastructure and utility improvements are provided to comply with the provisions of this Specific Plan, the CMC, and other City plans and programs.

The following findings shall be made to approve any Site Plan Review development proposals~~.~~:

a. The project is consistent with the provisions of this Specific Plan.

b. The project's design and building architecture is complimentary and compatible with other projects within this Specific Plan.

c. The project's building design and architecture incorporates interesting materials, design features, varying building planes, roof lines and accent features.

d. The overall project design and architecture are of high quality and innovative design, use quality construction materials, and creatively use landscape and hardscape materials in order to create a "signature" development for the City.

e. The project is consistent with the City's General Plan.

f. The project will not result in any significant unavoidable adverse environmental impact.

2. Use Determination Process and Findings for Approval

When an unlisted use is proposed within any of the Planning Areas or when classification of an unlisted use is requested, it shall be the duty of the Director of Community Development to determine whether the proposed unlisted use is similar and not more obnoxious or detrimental to the public health, safety and welfare pursuant to Chapter IV (Allowable Uses) of this Specific Plan.

In determining "similarity," the Director of Community Development shall make the following findings:

a. The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the General Plan and the Specific Plan.

b. The proposed use does not adversely impact the public health, safety and/or general welfare of the City's residents.

c. The proposed use will not adversely affect property values.

d. The proposed use shares characteristics common with those similar uses listed in Chapter IV, Allowable Uses of this Specific Plan.

e. The proposed use does not generate more environmental impacts than those similar uses listed in Chapter IV, Allowable Uses of this Specific Plan.

The decision of the Community Development Director shall become final unless appealed to the Planning Commission in accordance with Chapter 17.64.080 of the CMC.

3. Process for Appeals

An applicant may appeal any decision related to the Site Plan Review and Use Determination processes, procedures, and/or approvals pursuant to those provisions described in Chapter 17.64.080 of the CMC.

4. Review and Approval Authority of the Director of Community Development

The Director of Community Development's responsibilities shall include administering, interpreting, and enforcing all requirements of this Specific Plan, including the acceptance of all land use permit applications and approvals of Minor Modifications to the Specific Plan as described in Section C.7. (Minor Modifications) in this chapter below. If deemed necessary, the Director of Community Development may refer matters involving development issues to the Planning Commission, and may consult the City Attorney on questions of interpretation. Any decision of the Director of Community Development may be appealed to the Planning Commission in accordance with those provisions described in Chapter 17.64.080 of the CMC.

5. Review and Approval Authority of the City Planning Commission and City Council

In accordance with Chapter 17.64.050 of the CMC, all Site Plan Review applications shall be approved by the City Planning Commission. Any decision of the Planning Commission, including conditions of approval may be appealed to the City Council in accordance with those provisions described in Chapter 17.64.080 of the CMC.

6. Minor Modifications and Other Amendments to Specific Plan Provisions

The Specific Plan provisions are intended to be flexible and responsive to the needs of the City and future mixed-use development within the Specific Plan area. The Site Plan Review ensures that future residential and commercial development

will comply with those development and design standards contained in this Specific Plan document and other relevant requirements and documents of the City. Therefore, separate design-related approvals are not generally required. This Specific Plan provides for consolidated and streamlined reviews and allows the Community Development Director to make flexible interpretations that should accommodate most future mixed-use development.

It should be noted, however, that this Specific Plan does also provide relief for future developments that could potentially deviate from those standards and provisions contained in this Specific Plan. This Specific Plan allows for Minor Modifications and Other Amendments to the Specific Plan, which are described in the following sections.

7. Minor Modifications

Minor Modifications encompass minor and reasonable deviations or alterations to project plans. The Community Development Director has the authority to approve the following Minor Modifications:

a. Minor Modifications to approved plans that do not create a noticeable difference in the exterior of the building design. Such minor alterations would not include the elimination of approved building materials.

b. Minor Modifications to the Site Plan where it can be demonstrated that such modifications will not substantially alter the locations of structures and uses and will not result in alteration of any plan features such as common areas, number of parking spaces, and/or similar items.

c. Minor Modifications shall not result in a substantial quantifiable alteration to the approved development plan greater than ten percent (10%) in the instances where building size, setback distances, amount of required landscaped area or similar quantifiable distances and building and open spaces sizes are considered. For example, if a Minor Modification for a previously approved setback of five (5) feet is requested, the greatest alteration that may be granted in the Minor Modification is a six (6) inch reduction to the previously approved five (5) foot setback to 4 feet, 6 inches.

d. Minor Modifications to the following development standards that would not significantly affect the overall design and visual quality of the Specific Plan area may be allowed:

    - Building setback deviation: up to ten percent (10%).

- Height of fence or wall deviation: up to ten percent (10%). In commercial zones, a modification of twenty percent (20%) may be allowed.
- Projections into required setbacks up to ten percent (10%).
- Building height increase: up to ten percent (10%).
- Reduction in off street parking requirement: up to ten percent (10%).
- All other dimensional or percentage limitations or requirements: up to ten percent (10%).

e. Technical corrections to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by the Specific Plan with any applicable law.

f. Minor Modifications to design criteria such as paving treatments, architectural details and other related criteria.

g. Minor Modifications to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.

h. Minor Modifications to any portion of the Specific Plan as initiated by the City.

i. Minor Modifications in any internal Specific Plan Area boundary.

j. Any other Minor Modification deemed appropriate by the Director of Community Development.

The Director of Community Development shall make the following findings when approving Minor Modifications:

a. The Minor Modification meets the intent of, and is consistent with, the goals, objectives and policies of the General Plan and the Specific Plan.

b. The Minor Modification does not adversely impact the public health, safety and/or general welfare of surrounding properties or the City's residents.

c. The Minor Modification would not alter any findings contained in the environmental document prepared for the approval.

d. The Minor Modification would not affect the ability to meet infrastructure and service provisions contained in the Specific Plan.

The decision of the Community Development Director shall become final unless appealed to the Planning Commission in accordance with Chapter 17.64.080 of the CMC.

8. Process for Appeals of Minor Modifications

An applicant may appeal any Community Development Director decision related to the Minor Modification process, procedures, and/or approvals pursuant to those provisions described in Chapter 17.64.080 of the CMC.

9. Process for Other Amendments to the Specific Plan

Projects that deviate from those standards and requirements contained in the Specific Plan, which are not considered Minor Modifications, require an Amendment to the Specific Plan. Any Amendment to the Specific Plan requires Planning Commission and City Council approval, pursuant to the provisions of the CMC.

VIII. Provisions for Existing Improvements and Additions

Existing improvements on site must comply with the following:

1. Improvements already operational and site conditions may be maintained, repainted, and repaired without having to conform to the provisions of this Specific Plan.
2. All proposed additions, enlargements and improvements must conform to those development standards and design guidelines described in this Specific Plan.
3. Review and approval of all repairs, additions, improvements, and all other similar activities is required by the Community Development Director.

IX. Environmental Review

A Revised Environmental Impact Report (EIR) was prepared in accordance with CEQA Guidelines and requirements to environmentally analyze and clear the proposed mixed-use development described in this Specific Plan. The Community Development Director will review all future mixed-use development proposals on a case-by-case basis and will make applicable findings to ensure that all future development proposals are consistent with those standards and requirements contained in this Specific Plan document and the analyses and mitigation measures provided by the EIR. As part of the City's review, additional CEQA documentation may be required for each future development proposal, if deemed necessary and appropriate.

X. Special Mixed-Use Development Requirements

This Specific Plan provides for a unique mix of residential, public and commercial uses within the Specific Plan area. The overall intent is to provide flexibility in development requirements to facilitate good mixed-use design and construction. Due to this flexibility, there are Planning Areas that will allow either residential or commercial development to occur. A requirement of this Specific Plan is that, regardless of the Planning Area, any development must comply with those standards and requirements that apply to the proposed use. For example, should commercial development be proposed, said commercial development must comply with those commercial development standards and requirements that have been established in this Specific Plan and the CMC. Should residential development be proposed, said residential development must likewise, comply with those residential development standards and requirements that have been established in this Specific Plan and the CMC.

XI. ATTACHMENTS

Exhibit 1.	Local Vicinity Map
Exhibit 2.	Existing Plan Zoning
Exhibit 3	Existing General Plan Land Use
Exhibit 4.	Proposed General Plan Land Use
Exhibit 5.	Project Planning Area No.'s 1 and 2
Exhibit 6.	Site Plan- Covina Village
Exhibit 7.	Open Space Plan
Exhibit 8.	Schematic Landscape, Wall & Fence, Lighting, Planting and Trash & Hauler Circulation Plans
Exhibit 9.	Quick Quack Car Wash Elevations
Exhibit 10.	Dutch Bros Elevations

Exhibit 1 - Local Vicinity Map

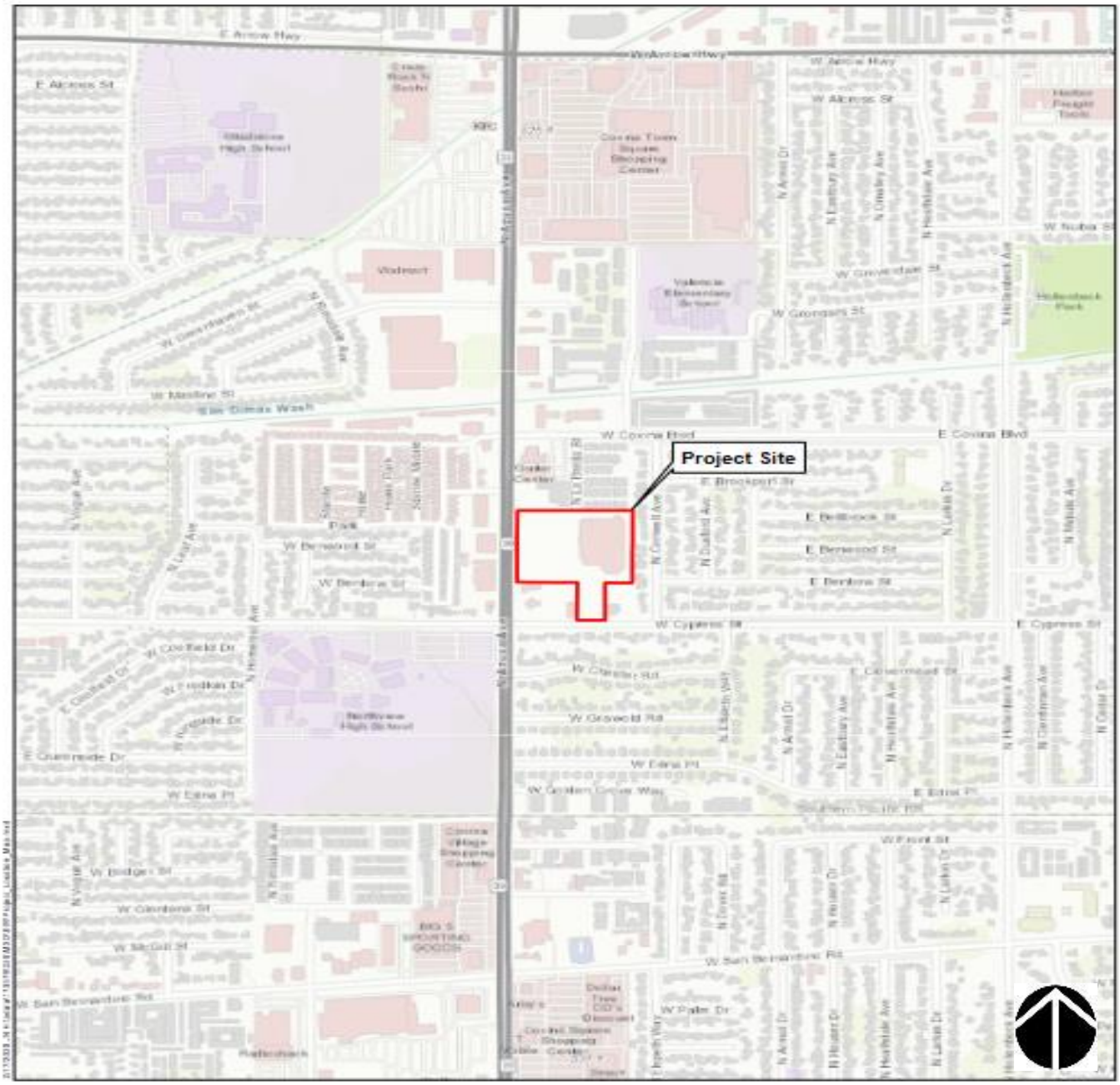


Exhibit 2 - Existing Zone Map

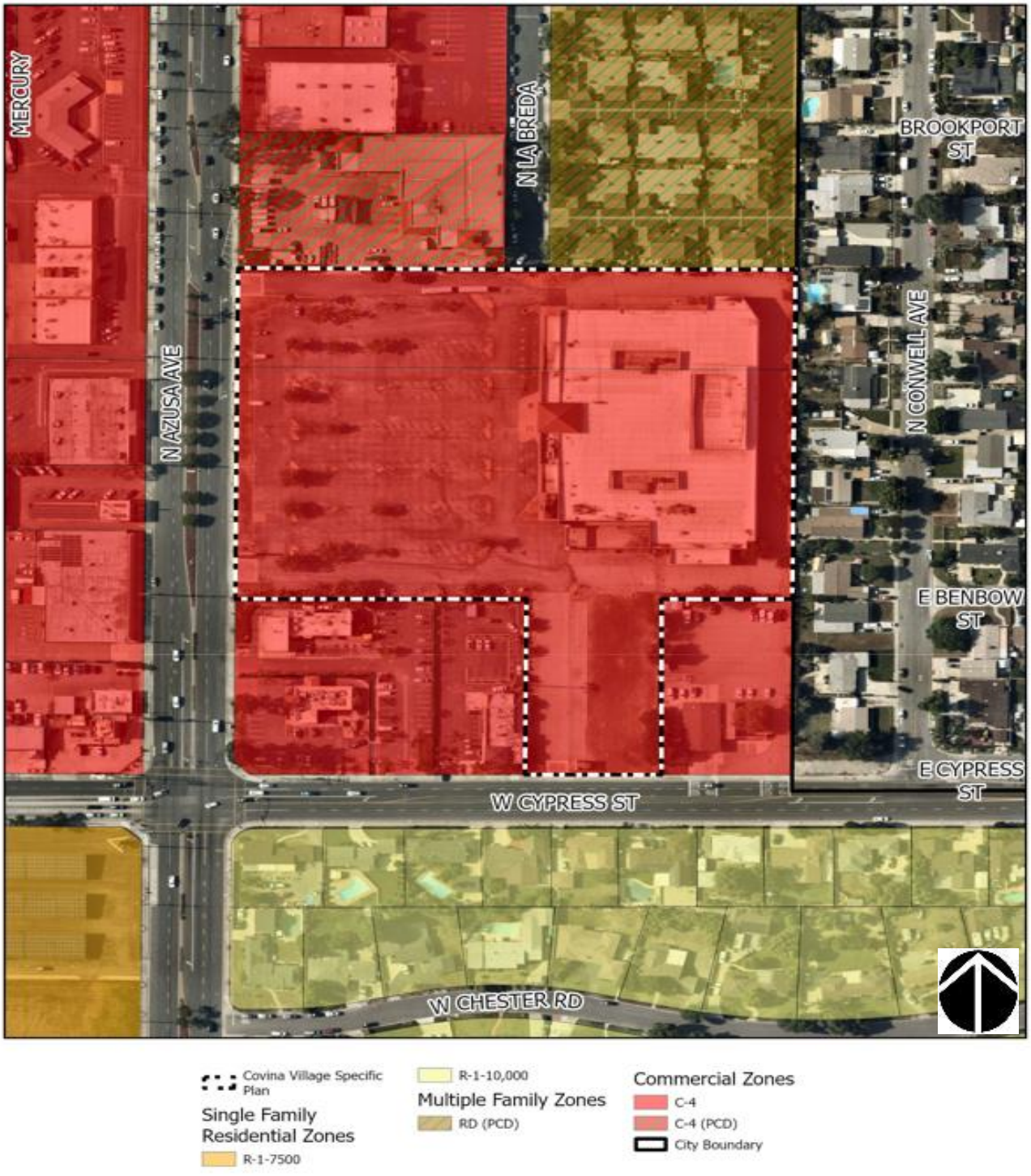


Exhibit 3 - Existing General Plan Land Use

Legend

General Commercial

Exhibit 4 - Proposed General Plan Land Use

Legend

Covina Village Specific Plan

Exhibit 5 - Project Planning Area No.'s 1 and 2

Legend

Planning Area No. 1

Planning Area No. 2

Exhibit 6 - Site Plan – Covina Village

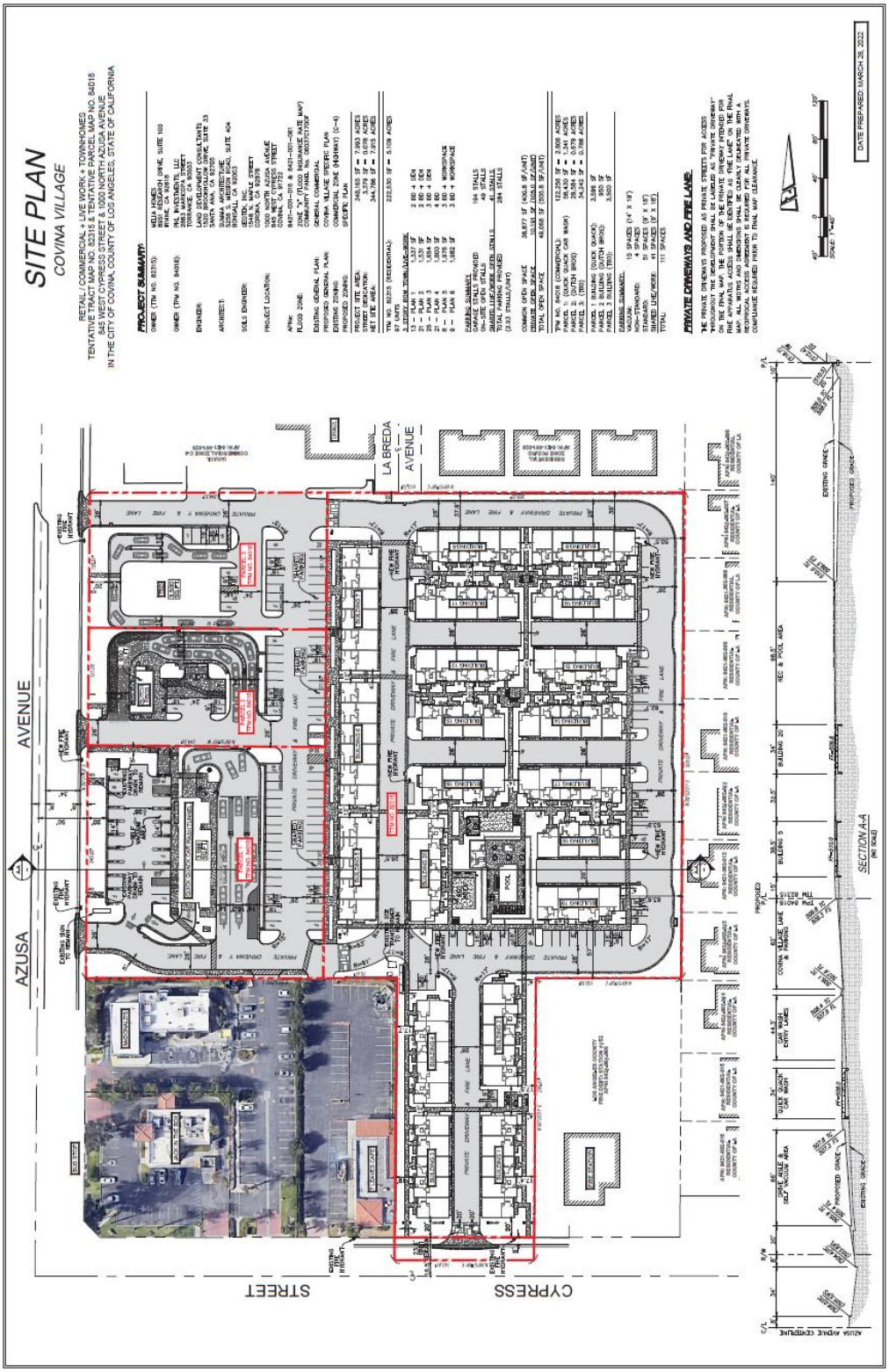


Exhibit 7 - Open Space Plan

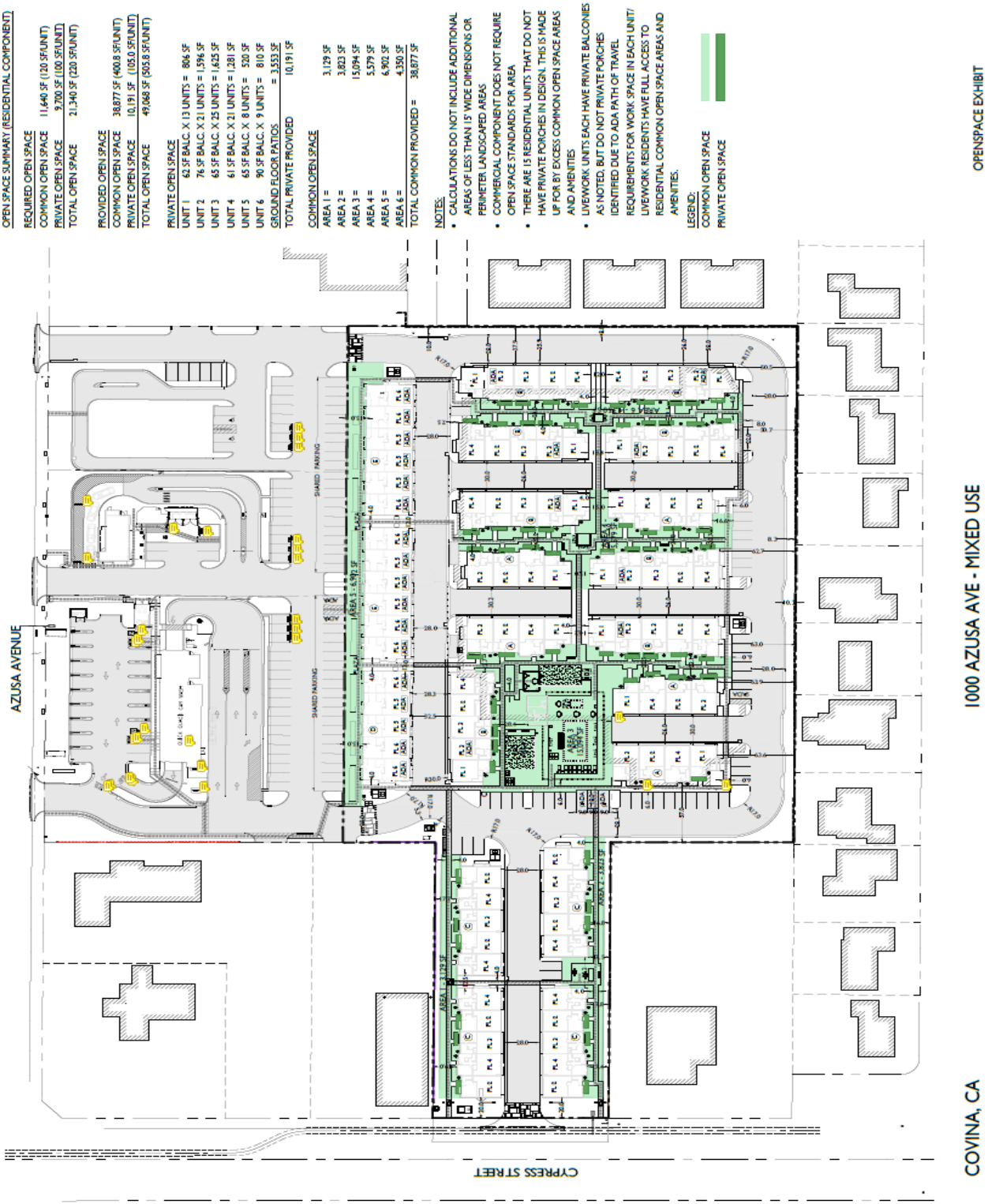


Exhibit 8 - Schematic Landscape, Wall & Fence, Lighting, Planting, and Trash & Hauler Circulation Plans

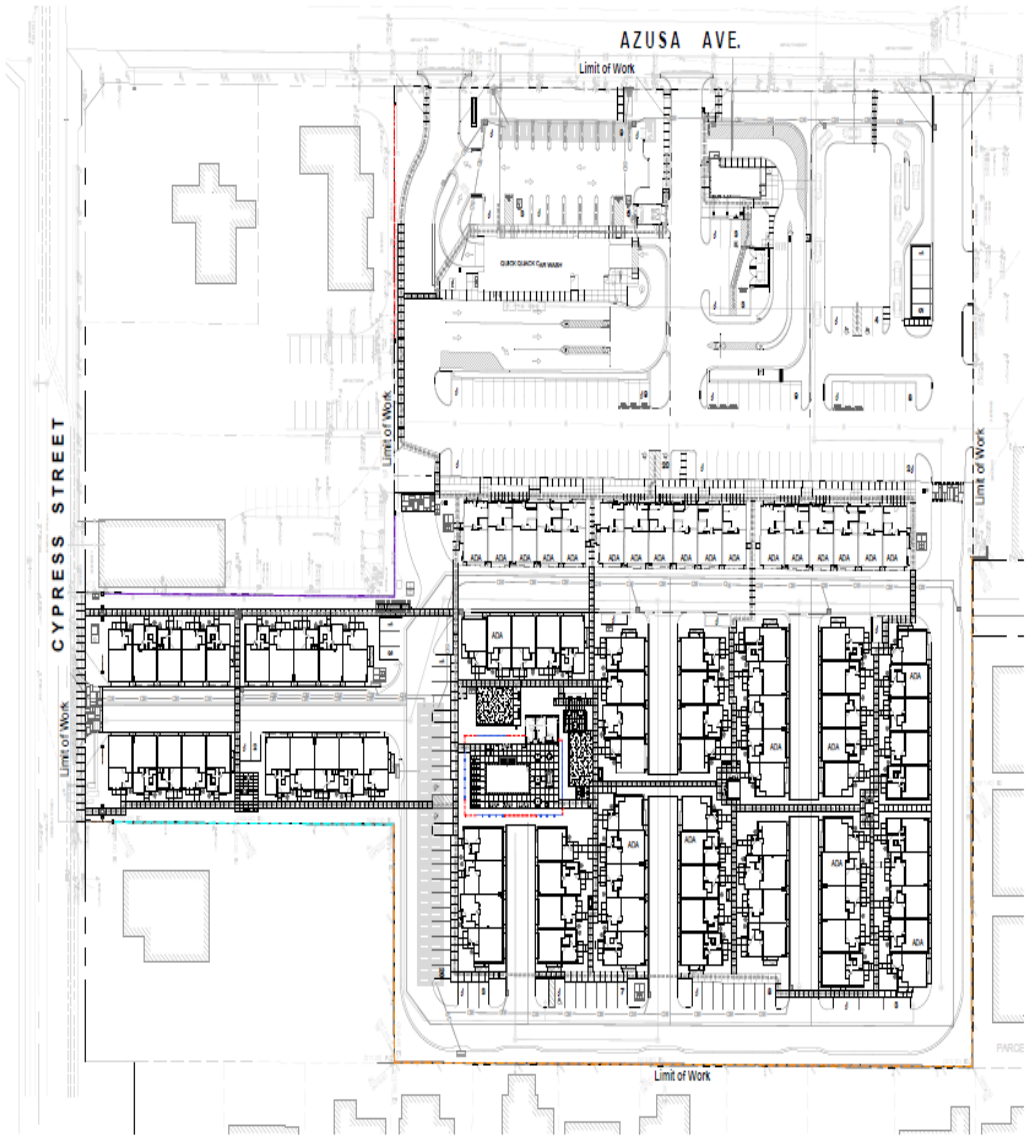
Schematic Landscape Plan

*Conceptual images (provided herein are conceptual and subject to change)

Schematic Enlargement Plan

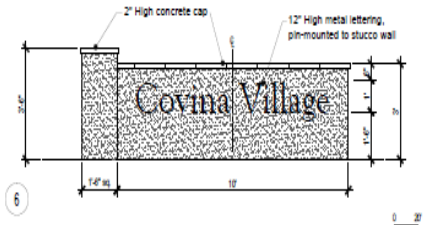
Melia Homes

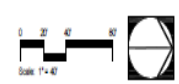
2nd City Submittal | Project No.: MH15-D Date: Mar. 24, 2023 L-2



WALL, FENCE & GATE LEGEND

- Existing – 6'-0" High property line wall, protect in place.
- Existing ±6'-0" High precision property line wall, protect in place. Stucco only on the interior of the wall.
- 1 — 6'-0" High Precision CMU wall (tan block), with 2" high precision CMU cap. Stucco only on the interior of the wall. (tan outside on commercial side.)
- 2 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (natural grey color).
- 3 — 3'-6" High stucco over CMU wall, with 2" high precision CMU cap (natural grey color).
- 4 — 5'-6" High tube steel fence (black paint color).
- 5 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. (4" H). CMU cap (natural grey color).
- Existing commercial pylon to remain in place.
- 6 — 3'-6" High primary entry stucco pilaster & wall with concrete cap (colors / style to match architecture). With 12" high non-illuminated "Covina Village" lettering affixed to face of the wall, for Residential project monument lettering.
- 7 — ±6'-0" High (24" sq.) secondary entry stucco pilaster (colors / style to match primary feature).
- 8 — 5'-6" High metal ADA pedestrian gate (black color).
- ADA path of travel.

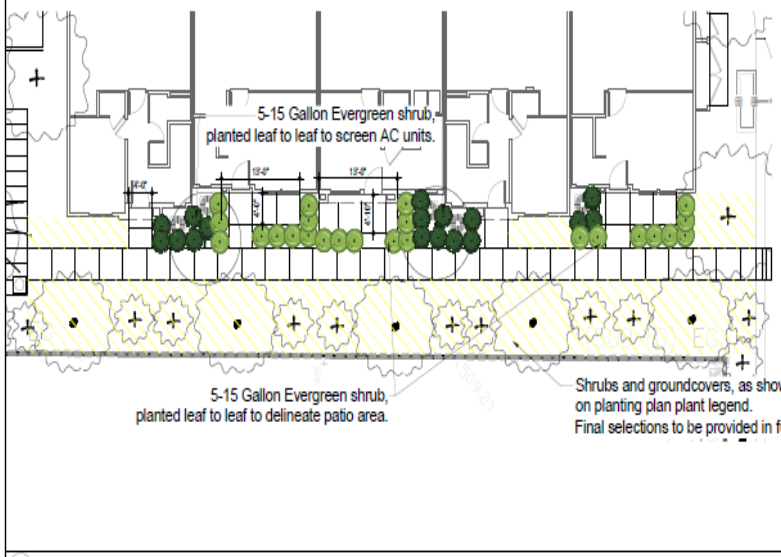




Schematic Wall & Fence Plan

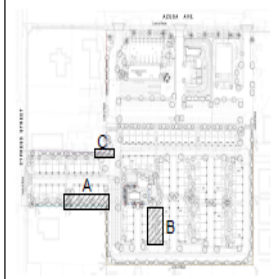
Melia Homes

2nd City Submittal | Project No.: MH15-D Date: Mar. 24, 2023 | L-3



A ENTRY PORCH/HVAC SCREENING EXHIBIT 1

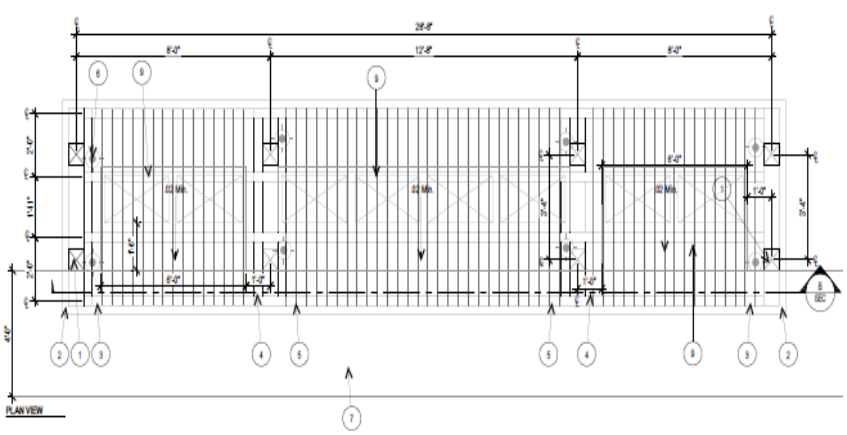
B ENTRY PORCH/HVAC SCREENING EXHIBIT 2

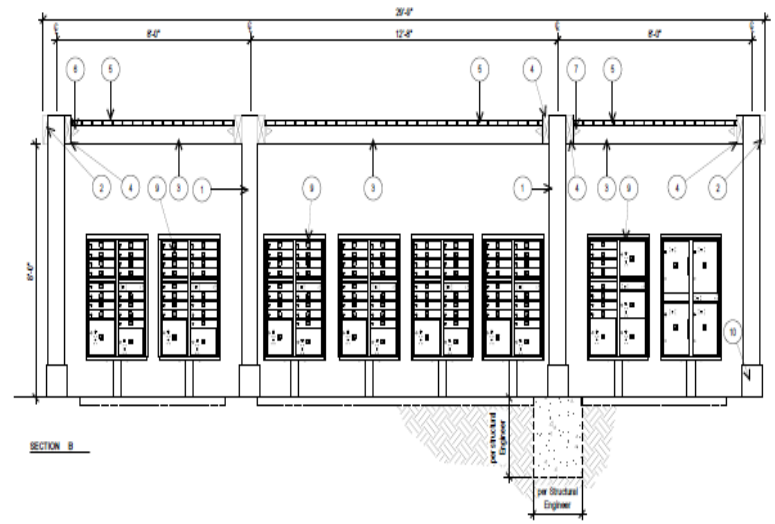


KEY MAP

LEGEND

1. 8x8 wood post.
2. 3x12 wood fascia.
3. 4x8 wood beam.
4. 4X12 wood beam.
5. 2"x6"x6" tongue & groove wood composite board with wood grain pattern facing down-sloped to drain. (RUn a bead of clear silicon at each board seam.)
6. Down light.
7. Adjacent finish surface, per plan.
8. Finish grade.
9. Freestanding CBU Mailbox.
10. 1"x12" Wood plant-on.



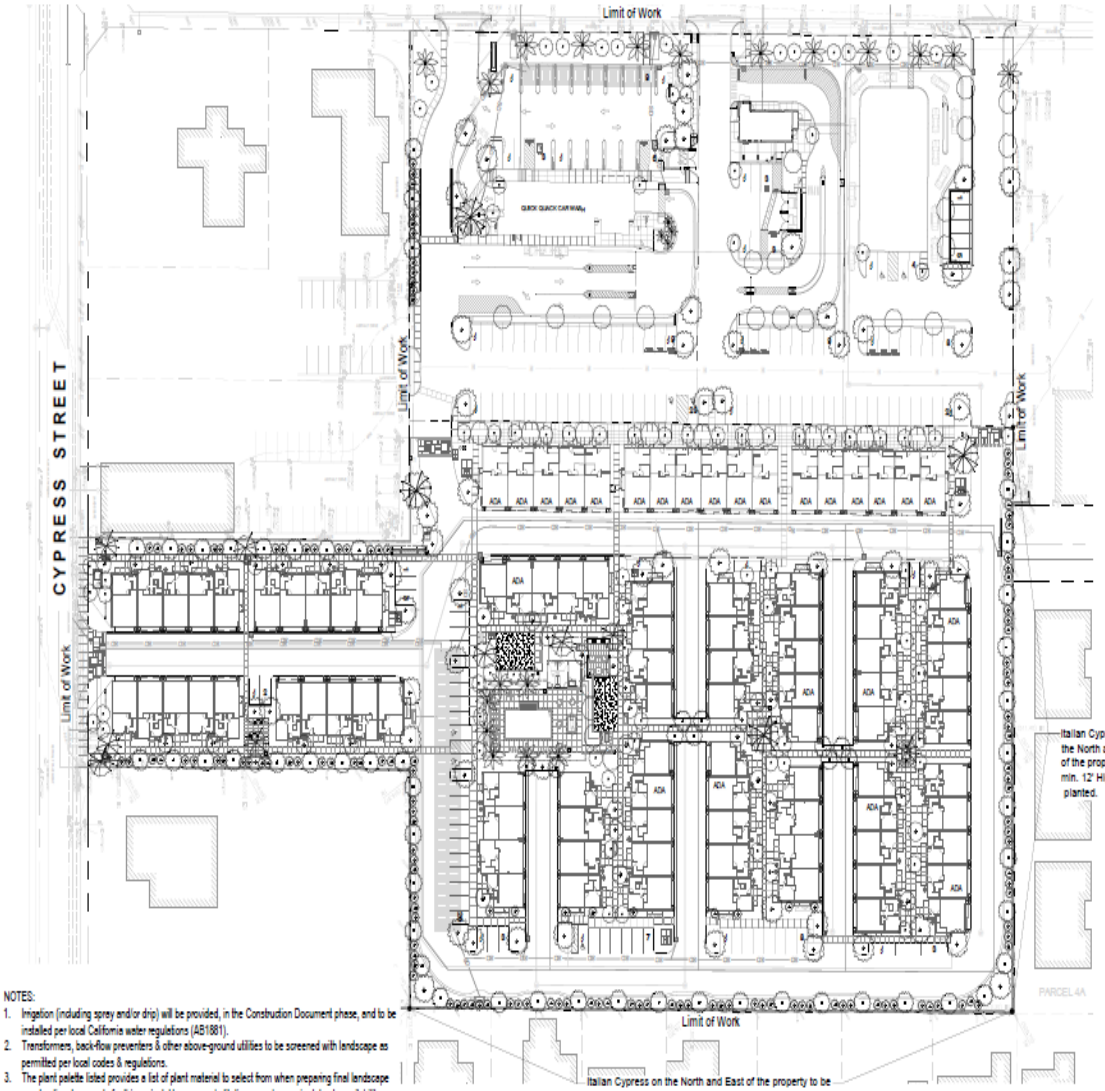


C MAILBOX SHADE STRUCTURE

Schematic Design Detail & Enlargement

Melia Homes

2nd City Submittal | Project No.: MH15-D Date: Mar. 24, 2023 L-4



NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
4. All trees within 5' of hardscape to be installed with deep root barriers.
5. 3" mulch depth, to be planted at shrubs and groundcover areas. Mulch Type: Forest Floor (2" minus).
6. All the planting in narrow north facing area will be shade tolerant.
7. Specimen Olive trees, Magnolia, and Crape myrtle 'Muskogee' are required to be tagged at nursery yard by landscape architect.
8. Substituted (2) 36" box trees for (1) 48" box trees. Residential required: (44) 48" box, provided: (88) 36" box. Commercial required: (12) 48" box, provided (25) 36" box.

Schematic Planting Plan

TREE LEGEND (Commercial)

Symbol	Type/Form	Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	PALMS					
	Vertical	Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Mod.	12
	Vertical	Phoenix roebelenii (Pigmy Date Palm)	Single	10' BT	Low	4
	TREES					
	Specimen	Olive sp. (Fruitless Olive)	Single	B&B 12x12' Canopy	Low	1
	Street	Tristania conferta (Brisbane Box)	Single	24 " Box	Mod.	25
	Vertical	Melaleuca quinquenervia (Paperbark Melaleuca)	Single	24 " Box	Mod.	3
	Medium	Geijera parviflora (Australian Willow)	Single	24 " Box	Mod.	18
	Deciduous Flowering	Lagerstroemia id 'Muskogee' (Muskogee Crepe Myrtle)	Single	36" Box	Mod.	25
	Columnar Flowering	Podocarpus gracilior (Fern Pine)	Single	15 Gal	Mod.	11
					Total =	99

TREE LEGEND (Residential)

Symbol	Type/Form	Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	PALMS					
	Vertical	Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Mod.	7
	TREES					
	Specimen	Olive sp. (Fruitless Olive)	Single	B&B 12x12' Canopy	Low	3
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	9
	Street	Tristania conferta (Brisbane Box)	Single	24 " Box	Mod.	34
	Vertical	Melaleuca quinquenervia (Paperbark Melaleuca)	Single	24 " Box	Mod.	56
	Medium	Acacia stenophylla (Shoestring Acacia)	Single	24 " Box	Low	13
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box 15 Gal	Mod.	41 22
	Deciduous Flowering	Lagerstroemia id 'Natchez' (Natchez Crepe Myrtle)	Single	15 Gal	Mod.	35
	Columnar	Cupressus sempervirens (Italian Cypress)*	Single	36" Box 15 Gal	Low	79 52
					Total =	350
	SHRUBS					
	Vertical Shrubs	Dianella revoluta 'Little Rev' (Little Rev Flax Lily)	Single	15 Gal	Low	380
					Total =	380

COMMERCIAL & RESIDENTIAL SHRUBS and GROUND COVER		WUCOLS (R4)
Anigozanthos	Kangaroo Paw	Low
Agave spp.***	Blue Agave	Low
Aloe spp.	Aloe	Low
Bougainvillea spp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Low
Delosperma spp.	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Grevillea lanigera 'Prostrate'	Prostrate Woolly Grevillea	Low
VINES & ESPALIERS		
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

SHRUBS and GROUND COVER (Cont'd)		WUCOLS (R4)
Hesperaloe parviflora	Red / Yellow Yucca	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel' Hazel™ Spanish Lavender		Low
Stipa (Nassella) pulchra	Purple Needlegrass	Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Rosmarinus o. 'Huntington Carpet'	Rosemary	Low
Westringia spp.	Westringia	Low

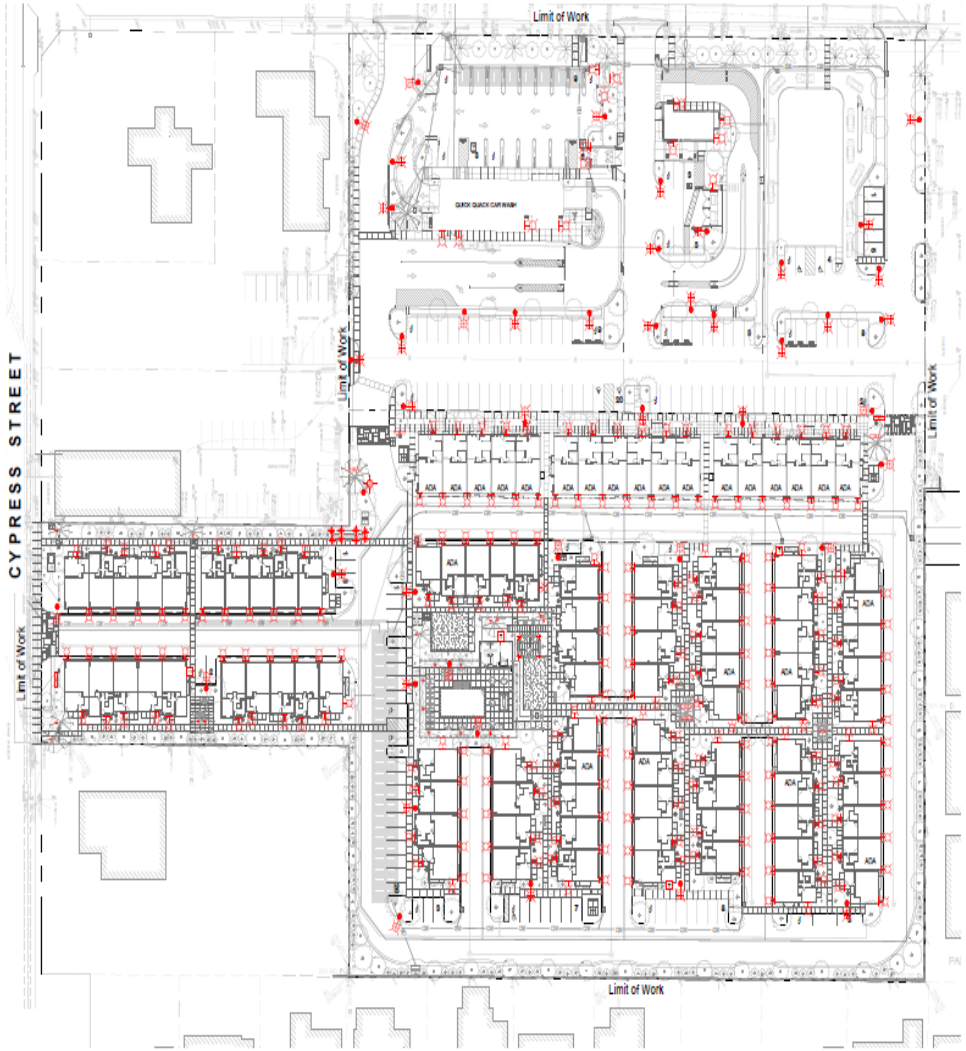
*** Only to be planted away from the pedestrian access.
(Additional shade tolerant plants to be introduced / evaluated for future CD submittal).

0 20 40 80
Scale: 1" = 40'

Melia Homes

2nd City Submittal | Project No.: MH15-0 Date: Mar. 24, 2023

L-5



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire DE Down light ideal for large applications. 9.7" H x 3.0" Dia. Order code: DE, Aluminum Alloy, (BZ) Bronze Metallic, Mini J-Box for 1/2" Threa Lamp: DE-9LED, 10W/10.7VA, 2700K, Beamspread: Spot	12
	FX Luminaire NP Large directional up light ideal for large landscape features. 8.38" H x 2.66" Dia. Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount Lamp: NP-6LED, 8.2W/9.7VA, 2700K, Beamspread: Narrow Flood	20
	FX Luminaire LC Large scale up light used for wide scale elements. 6.5" H x 4.5" W x 3.0" D. Order code: LC, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount Lamp: LC-9LED, 11.2W/13.5VA, 2700K, Beamspread: Very Wide Flood	7
	Area Pole Light, LED - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	45
	EX Transformer - FXLuminaire Stainless Steel 150 W	4
	Evergreen Lighting - 90 LED Series Textured Black, Wall	242

Notes:
A. Shield for directional controlling to prevent glare offsite.
B. Photometric drawing will be finalized at the CD level. Average 1' candle min. and max.

0 20' 40' 80'
Scale: 1" = 40'

Melia Homes

Schematic Lighting Plan

2nd City Submittal | Project No.: MH15-D
Date: Mar. 24, 2023

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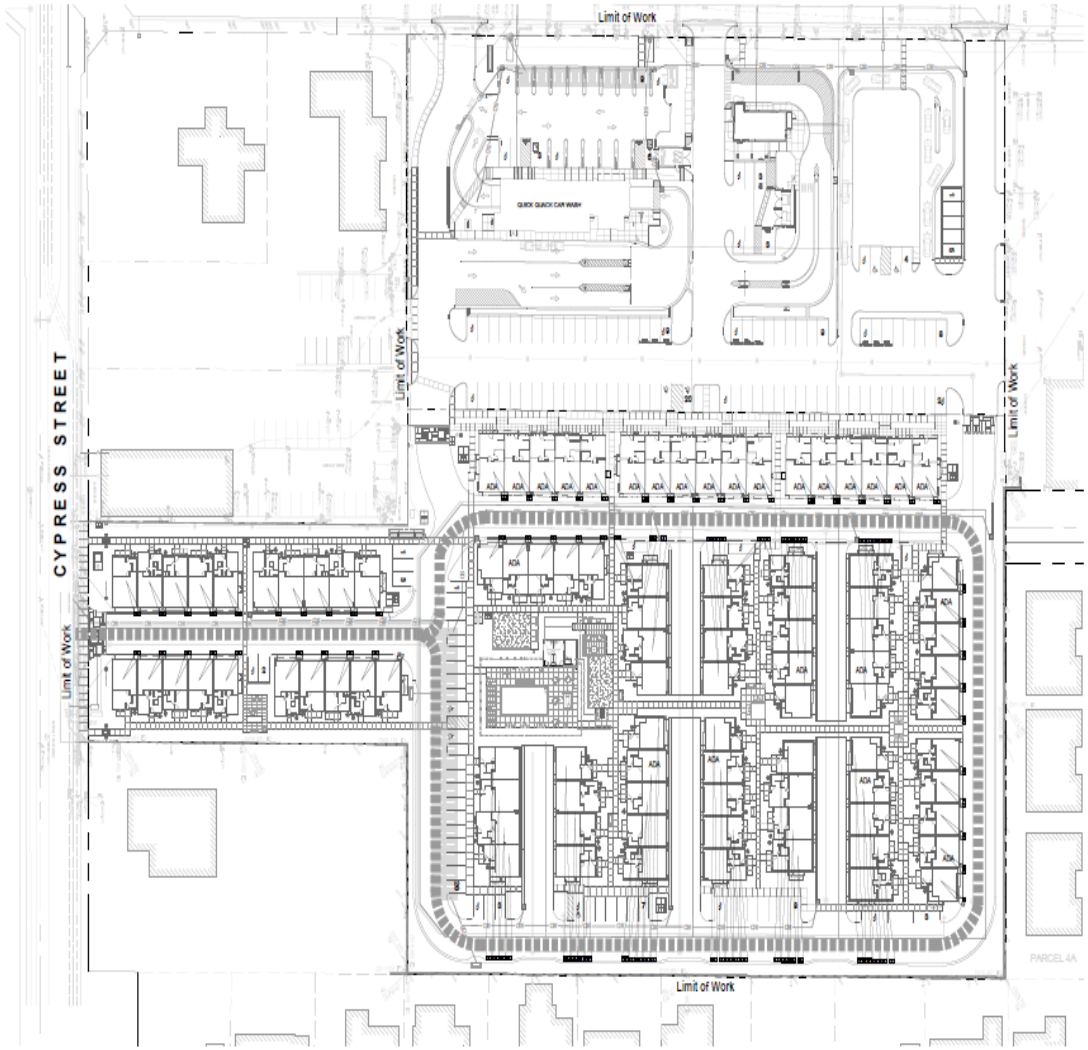


LEGEND

- Regular trash bin.
- Recycle bin.
- Trash hauler path of travel.

Scale: 1" = 40'

Schematic Trash Exhibit & Hauler Circulation Plan

Melia Homes

2nd City Submittal | Project No.: MH15-D
Date: Mar. 24, 2023

L-7

Exhibit 9 - Quick Quack Car Wash Elevations

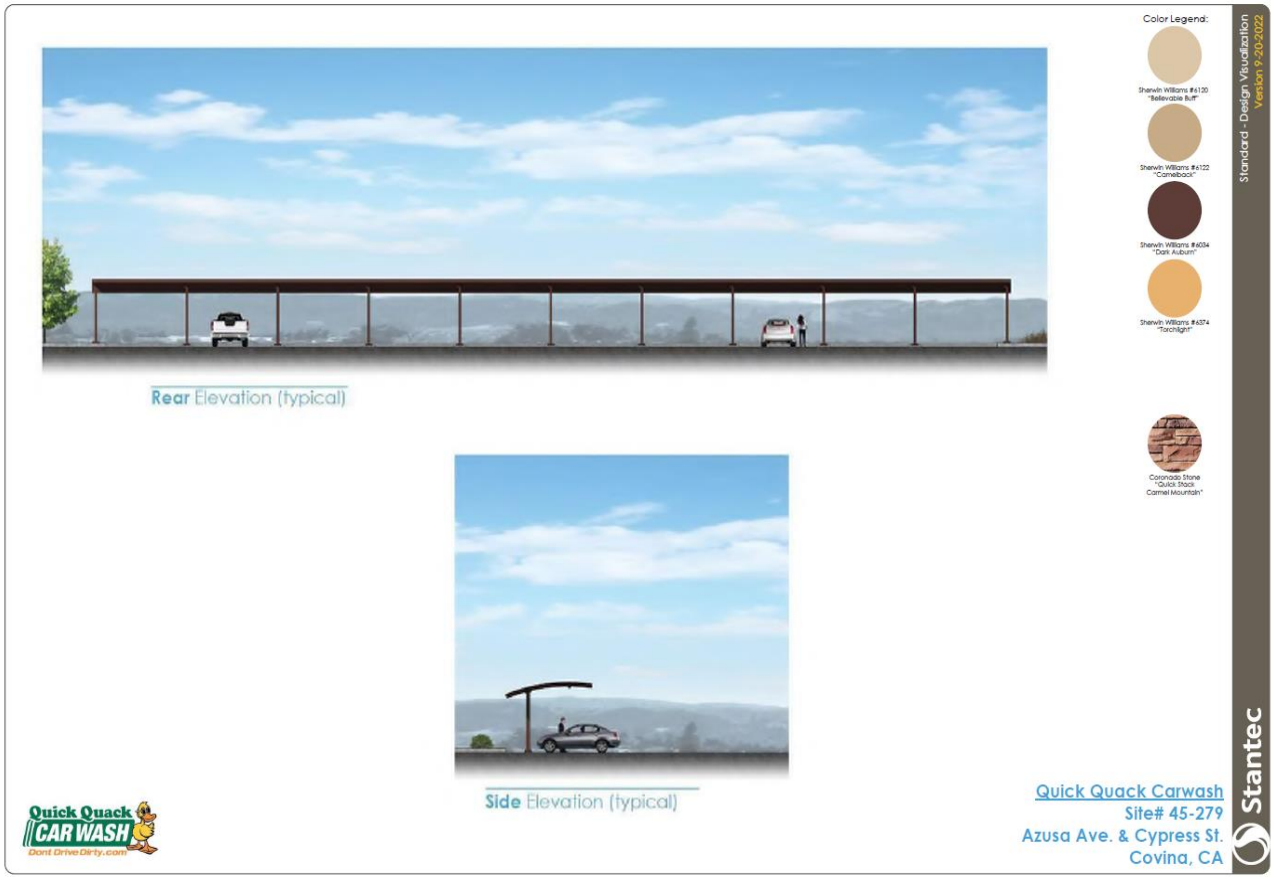
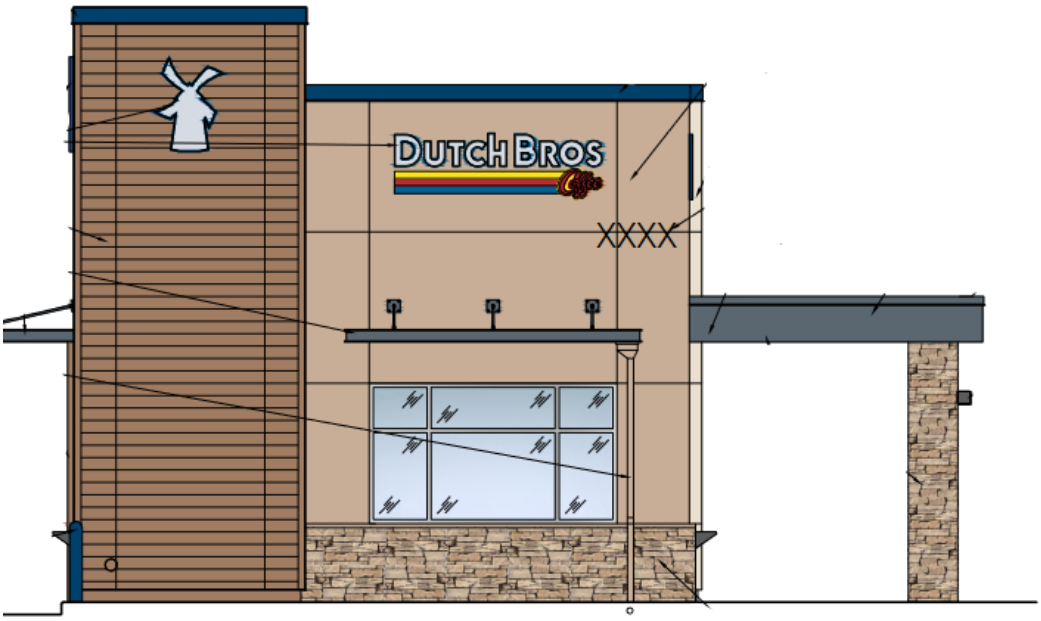
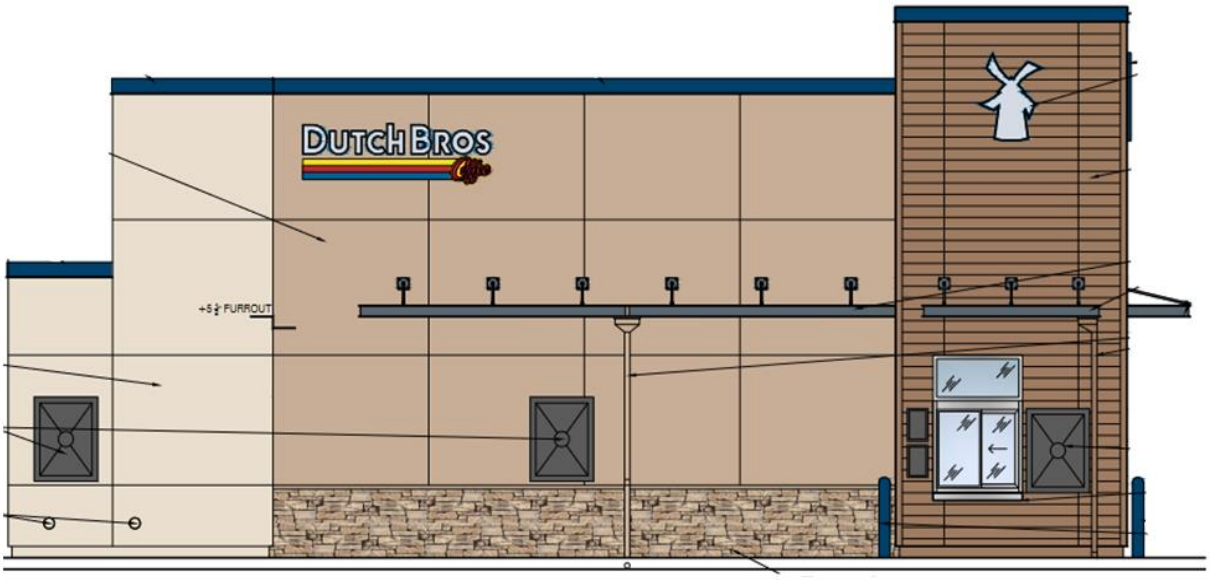

Color Legend:
Sherwin Williams #6120 "Believable Buff"
Sherwin Williams #6122 "Camelback"
Sherwin Williams #6034 "Dark Auburn"
Sherwin Williams #6374 "Torchlight"
Coronado Stone "Quick Stack Carmel Mountain"
Standard - Design Visualization
Version 9-20-2022
Rear Elevation (typical)
Side Elevation (typical)
Quick Quack CAR WASH
Dont DriveDirty.com
Quick Quack Carwash
Site# 45-279
Azusa Ave. & Cypress St.
Covina, CA
Stantec

Exhibit - 10 Dutch Bros Elevations



1 FRONT ELEVATION

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



4 ELEVATION - DRIVE-THRU WINDOW

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

2 ELEVATION - WALK-UP WINDOW

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

"EXHIBIT C"
ORDINANCE NO. 2023-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING ZONE CHANGE (ZCH) 22-7, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINA BY CHANGING THE ZONE DESIGNATION FROM COMMERCIAL HIGHWAY (C-4) ZONE TO "COVINA VILLAGE SPECIFIC PLAN (CVSP) DESIGNATION, WITH TWO (2) PLANNING AREAS: CVSP PLANNING AREA 1 - (TOWNHOME RESIDENTIAL) AND CVSP PLANNING AREA 2 - (COMMERCIAL);" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNs 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1,** to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1,** to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential,** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial,** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315,** to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018,** to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7,** to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8,** to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 23-025 PC** recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 2023-026 PC** recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant

effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, said City Council does hereby find and decide that the ZONE CHANGE (ZCH) 22-7 and Covina Village Specific Plan (SP) 22-1 is consistent with the public interest and with the City's General Plan for the following reasons:

a. The establishment of the Specific Plan is consistent with the General Plan for the City of Covina and with all applicable requirements of State law and other ordinances of the City. The Specific Plan will allow for the proposed infill redevelopment of an approximately 8.0-acre site and divide the site into two Planning Area designations for the development of the following:

- Development of 97 "for sale" multi-family residential units within 20 three-story buildings in Planning Area 1; and

- Development of three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

b. Through the establishment of the Specific Plan and with the Zone Change, the Project site will provide additional multi-family residential and commercial uses to the site. The proposed SP land use designation would provide specific development standards and architectural guidelines for site compatibility with the existing commercial and residential buildings surrounding the development. The proposed Project land use designation would not result in a land use inconsistency.

c. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development is consistent with architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. Thus, the proposed Project

is consistent with Land Use Element Policy 1.1.1.

d. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.4.

e. The project would redevelop the site with similar residential and commercial land uses that would be consistent with existing land use patterns on and adjacent to the site. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.5.

f. The proposed Project involves adaptive office reuse of deteriorating and underutilized buildings. Further, the new housing and commercial/office uses provided by the Project would assist economic development within the City. Therefore, the proposed Project is consistent with Land Use Element Policy 1.1.6.

g. The proposed Project would develop the site with high-density residential uses within an area that already contains high-density residential. Thus, the proposed Project is consistent with Land Use Element Policy 1.2.9.

h. The proposed Project would revitalize the Covina Bowl for adaptive office reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17.

i. The proposed mixed-use development was designed to include setbacks, decorative 6-foot high walls, building orientation design, and landscape buffers between different on and adjacent to the site. The proposed design would shield the existing and proposed residential uses from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Further, the project would be implemented pursuant to the requirements of the municipal code that provide for shielding of light. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.6.

SECTION 3. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Zone Change ZCH 22-7 and rezone the following described real property in the City of Covina, County of Los Angeles, California, subject to the conditions of approval attached as "Exhibit "A" to this Ordinance. as follows:

a. Assessor's Parcel Map numbers 8421-001-016 and 8421-001-061, are rezoned from "C-4 Commercial Highway" to "Covina Village Specific Plan (CVSP) Planning Area 1" for 5.1 acres of the Project site generally located at the eastern larger portion of the parcel and generally bounded by Cypress Street and Azusa Avenue; and

b. Assessor's Parcel Map numbers 8421-001-016 and 8421-001-061, are rezoned from "C-4 Commercial Highway" to "Covina Village Specific Plan (CVSP) Planning Area 2" for 2.8 acres of the Project site generally located at the western larger portion of the parcel and generally bounded by Azusa Avenue.

SECTION 4. Zoning Map Amendment. Based upon the findings contained in Section 2 of this Ordinance, the City Council hereby amends the Official Zoning Map of the City of Covina to change the zoning classification for the properties located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061), changing the zone designations from "Commercial Highway (C-4) zoning to "Covina Village

Specific Plan (CVSP) designations, with two (2) Planning Areas: Planning Area 1 - (Residential) and Planning Area 2 - (Commercial);" as shown in Exhibit "C" and is incorporated herein by this reference as though set forth in full.

SECTION 5. Consistency with General Plan. On _____2023, the City Council adopted Resolution No. 2023-XXX which Resolution amended the Land Use Map of the Covina General Plan to change the land use designations from the General Commercial (GC) designation to the "Covina Village Specific Plan (CVSP)", with two (2) Planning Areas, approximately 8.0 acres. The proposed change in land use designation will accommodate the proposed Covina Village Mixed Use Development. Therefore, the foregoing Specific Plan outlined in this Resolution is consistent with the goals and polices of the General Plan for the City of Covina.

SECTION 6. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 7. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 8. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 9. Effective Date. This Resolution shall be effective upon the effective date of: 1) Ordinance No. 2023-XXXX, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING ZONE CHANGE (ZCH)22-7, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINA BY CHANGING THE ZONE DESIGNATION FROM COMMERCIAL HIGHWAY (C-4) ZONE TO "COVINA VILLAGE SPECIFIC PLAN (CVSP) DESIGNATION, WITH TWO (2) PLANNING AREAS: CVSP PLANNING AREA 1 - (TOWNHOME RESIDENTIAL) AND CVSP PLANNING AREA 2 - (COMMERCIAL);" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNs 8421-001-016 AND 8421-001-061); and 2) Ordinance No. 2023-XXX, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT (DA), PURSUANT TO GOVERNMENT CODE SECTION 65864 ET SEQ., A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COVINA AND PKL, LLC;" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061).

SECTION 10. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 11. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, Mayor

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

_____
FABIAN VELEZ
Chief Deputy City Clerk

Exhibit C.1 -	CVSP Planning Area No.'s 1 and 2

Legend

	CVSP Planning Area No. 1
	CVSP Planning Area No. 2

"EXHIBIT D"
ORDINANCE NO. 2023-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT (DA), PURSUANT TO GOVERNMENT CODE SECTION 65864 ET. SEQ., A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COVINA AND PKL, LLC;" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. General Plan Amendment (GPA) 22-1, to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. Specific Plan (SP) 22-1, to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. Zone Change (ZCH) 22-7, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- Planning Area 1 - CVSP Townhome Residential, will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined

units will be 97 townhomes.

- Planning Area 2 - Commercial, will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. Vesting Tentative Tract Map No. 82315, to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. Vesting Tentative Parcel Map No. 84018, to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. Conditional Use Permit (CUP) 22-7, to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. Conditional Use Permit (CUP) 22-8, to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. Conditional Use Permit (CUP) 22-9, to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. Site Plan Review (SPR) 22-226, for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. Development Agreement (DA), pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 23-025 PC recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-026 PC recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a

Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

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

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, said City Council does hereby find and decide that the Covina Village Specific Plan (SP) 22-1 is consistent with the public interest and with the City's General Plan for the following reasons:

a. The establishment of the Specific Plan is consistent with the General Plan for the City of Covina and with all applicable requirements of State law and other ordinances of the City. The Specific Plan will allow for the proposed infill redevelopment of an approximately 8.0-acre site and divide the site into two Planning Area designations for the development of the following:

- Development of 97 "for sale" multi-family residential units within 20 three-story buildings in Planning Area 1; and

- Development of three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

b. Through the establishment of the Specific Plan and with the Zone Change, the Project site will provide additional multi-family residential and commercial uses to the site. The proposed SP land use designation would provide specific development standards and architectural guidelines for site compatibility with the existing commercial and residential buildings surrounding the development. The proposed Project land use designation would not result in a land use inconsistency.

c. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development is consistent with architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.1.

d. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.4.

e. The project would redevelop the site with similar residential and commercial land uses that would be consistent with existing land use patterns on and adjacent to the site. Thus, the proposed Project is consistent with Land Use Element Policy 1.1.5.

f. The proposed Project involves adaptive office reuse of deteriorating and underutilized buildings. Further, the new housing and commercial/office uses provided by the Project would assist economic development within the City. Therefore, the proposed Project is consistent with Land Use Element Policy 1.1.6.

g. The proposed Project would develop the site with high-density residential uses within an area that already contains high-density residential. Thus, the proposed Project is consistent with Land Use Element Policy 1.2.9.

h. The proposed Project would revitalize the Covina Bowl for adaptive office reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17.

i. The proposed mixed-use development was designed to include setbacks, decorative 6-foot high walls, building orientation design, and landscape buffers between different on and adjacent to the site. The proposed design would shield the existing and proposed residential uses from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Further, the project would be implemented pursuant to the requirements of the municipal code that provide for shielding of light. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.6.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves the Development Agreement (DA), as set forth in Exhibit D.1 and is incorporated herein by this reference as though set forth in full."

SECTION 4. Consistency with General Plan. On _____2023, the City Council adopted Resolution No. 2023-XXX which Resolution amended the Land Use Map of the Covina General Plan to change the land use designations from the General Commercial (GC) designation to the "Covina Village Specific Plan (CVSP)", with two (2) Planning Areas, approximately 8.0 acres. The proposed change in land use designation will accommodate the proposed Covina Village Mixed Use Development. Therefore, the foregoing Specific Plan outlined in this Resolution is consistent with the goals and polices of the General Plan for the City of Covina.

SECTION 5. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 7. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 10. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, Mayor

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

_____
FABIAN VELEZ
Chief Deputy City Clerk

EXHIBIT D.1

Development Agreement (Attached)

NEXT PAGE

RECORDING REQUESTED BY: CITY OF COVINA WHEN RECORDED MAIL TO: City of Covina Attention: City Clerk 125 East College Street Covina, CA 91723	** DRAFT ** 11/2/2023
APN 8421-001-016 and **APN 8421-001-061**	**SPACE ABOVE THIS LINE FOR** **RECORDER'S USE**

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF COVINA, A CALIFORNIA MUNICIPAL CORPORATION
AND
PKL INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made by and between THE CITY OF COVINA, a California municipal corporation (the "City"), on the one hand, and PKL INVESTMENTS, LLC, a California Limited Liability Company ("Developer"), on the other hand. The City and Developer are individually referred to herein as a "Party" and collectively referred to as the "Parties."

RECITALS

This Agreement is made and entered into with regard to the following facts, each of which is acknowledged as true and correct by the Parties to this Agreement.

A. Developer is the legal and beneficial owner of the real property located at 1000 North Azusa Avenue (Assessor's Parcel Numbers 8421-001-016 and 8421-001-061), in the City of Covina, which constitutes the "Property" (as hereafter further defined).

B. Developer desires to allow for the integrated redevelopment of the entire Property, through the adoption by the proposed Covina Village Covina Village Specific Plan (the "Covina Village Specific Plan"). The integrated development contemplated by the Covina Village Specific Plan, is generally referred to as the "Project" (as hereafter further defined).

C. Developer has applied to the City for a development agreement, pursuant to the provisions of the Development Agreement Act (as hereafter defined) and other applicable laws.

D. In anticipation of the Project's development, Developer has made or will make application to the City (in its governmental capacity) for the following certain approvals, entitlements, findings and permits required for the development and construction of the Project, including, without limitation:

(1) an amendment to the Land Use Element of the Covina General Plan (GPA 22-1);

(2) the Covina Village Specific Plan (SP 22-1);

(3) Zoning Code Text Amendment (ZCH 22-7);

(4) Zone Change and Zoning Map Amendment (ZCH 22-7 & GPA 22-1);

(5) Lot Line Adjustment (LLA 23-2) to separate the commercial component to be developed by Developer from the residential component to be entitled and developed separately by Melia Homes, Inc.;

(6) Tentative Parcel Map No. 84018 (TPM 22-2) (the "Parcel Map");

(7) Major Site Plan Review (SPR 22-226);

(8) Conditional Use Permit (CUP 22-7) for an approximately 3,500 square foot drive-through restaurant, on a 34,242 square foot parcel to be occupied by any of the following on the proposed 0.786-acre parcel, a Freddy's Frozen Custard, Joe's Crab Shack, The 908, Bossa Nova, Urban Spoon, Tender Greens, Vino E Cucina, The Nest, Habit, Baja Fresh, Shake Shack, Einstein Bros. Bagels, Western Bagel, Sura Koren BBQ & Tofu House, Crazy Rock'n Sushi, Vino E Cucina, Steak n Shake, Rally's, Fat Burger, Five Guys, Sonic Drive-In, Firehouse Subs, Arby's, King Taco, or Panera Bread;

(9) Conditional Use Permit (CUP 22-8) for an approximately 3,596 square foot drive-through Quick Quack Car Wash, on a proposed 58,430 square foot (1.34-acre) parcel;

(10) Conditional Use Permit (CUP 22-9) for an approximately 950 square foot drive-through Dutch Bros Coffee Shop, on a proposed 29,584 square foot (0.7-acre) parcel;

(11) the certification of an "EIR (as hereafter defined) with respect to the Project and the making of certain associated findings; and

(12) a Development Agreement under the Development Agreement Act.

These twelve (12) above-referenced items shall be collectively referred to as the "Project Approvals".

E. The City Council has specifically considered the advantages and impacts of this Project upon the welfare of the City and believes that the Project will benefit the City.

F. This Agreement eliminates uncertainty in planning and provides for the orderly development of the Project in a manner consistent with the City's Zoning Regulations (as hereafter defined), the Applicable Rules (as hereafter defined) and the General Plan (as hereafter defined).

G. To provide such certainty in planning and orderly development, the City desires, by this Agreement, to provide Developer with assurance that Developer can proceed with development of the Project with the uses, density and other land use characteristics specified in the Project Approvals.

H. To provide the City with assurances that the corresponding benefits associated with the a higher intensity of uses in this "Anchor Location" will be realized (1) at an exceptional level of quality and with the anticipated synergies to the area anticipated by the Project approved under the Covina Village Specific Plan (and related approvals), and (2) the projected future economic benefits to the City from, among other matters, generally applicable tax revenues and Public Benefit Contribution will be realized, the Developer is committing to proceed with the Project pursuant to the terms of this Agreement and as set forth in the Project Approvals.

Developer desires to provide the City with assurances that it will (as further provided below) timely construct, equip and staff the Project and open the same to the public, in the allocated densities of uses provided under the full build-out of the Project as contemplated by the Covina Village Covina Village Specific Plan and at the initial level of quality generally described in the Covina Village Specific Plan and Project Approvals as further supplemented by the Minimum Development Standard (as hereafter defined) and other provisions in this Agreement. The foregoing includes, without limitation the completion and opening of the two drive-through restaurants without material reduction in size and in accordance with the design standards set forth in the Covina Village Covina Village Specific Plan, and having a quality of interior design, materials and finishes consistent with the high design standards of other restaurant locations occupied by any of the following, a Freddy's Frozen Custard, Joe's Crab Shack, The 908, Bossa Nova, Urban Spoon, Tender Greens, Vino E Cucina, The Nest, Habit, Baja Fresh, Shake Shack, Einstein Bros. Bagels, Western Bagel, Sura Koren BBQ & Tofu House, Crazy Rock'n Sushi, Vino E Cucina, Steak n Shake, Rally's, Fat Burger, Five Guys, Sonic Drive-In, Firehouse Subs, Arby's, King Taco, or Panera Bread, as more fully described herein in connection with the definition of the Minimum Development Standard below.

I. Neither Developer nor City would enter into this Agreement, or agree to provide the public benefits and improvements described herein, without the agreement that the Project can and will be developed, during the Term (as hereafter defined) of this Agreement, with the uses, density and other land use characteristics specified in the Project Approvals.

J. The City has determined that, as a result of the development of the Project in accordance with the Project Approvals and this Agreement, substantial benefits will accrue to the public, including but not limited to (i) redevelopment of an anchor location in the City; and (ii) increased City revenues from the payment of sales taxes, and other economic benefits from the Project.

K. On _____, 202___, pursuant to the requirements of the Development Agreement Act, the City Council of the City of Covina (the "City Council") conducted a hearing on Developer's application for this Agreement.

L. The City Council has found and determined that this Agreement is consistent with the City's General Plan (as amended) and all other plans, policies, rules and regulations applicable to the Project.

M. By Resolution No. 23-_____ adopted by the City Council on _____, 202__, the City Council reviewed and certified, after making appropriate findings, the EIR (as hereafter defined) that contemplates this Agreement.

N. On _____, 202__, the City Council adopted Ordinance No. _____ approving this Agreement, and such ordinance became effective on December _____.

AGREEMENT

NOW THEREFORE, pursuant to the authority contained in the Development Agreement Act, as it applies to the City, and in consideration of the mutual promises and covenants herein contained and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. For all purposes of this Agreement, except as otherwise expressly provided herein, or unless the context of this Agreement otherwise requires, the following words and phrases shall be defined as is set forth below:

(a) "All or any portion of the Property" means the entire Property or any portion of the entire Property, including, without limitation, a subdivided parcel which is a portion thereof, any co-tenancy interest in all or any portion thereof and any condominium or air-space parcel from all or any portion of the Property.

(b) "Applicable Rules" means the rules, regulations, ordinances, resolutions, codes, guidelines, and officially adopted procedures and official policies of the City governing the use and development of real property, including, but not limited to, the City's Zoning Regulations and building regulations, adopted as of the Effective Date. Among other matters, the Applicable Rules set forth and govern the permitted uses of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, parking requirements, setbacks, and development standards, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property.

(c) "Building Permit" means a permit issued by the City pursuant to Title 14 of the Covina Municipal Code to authorize construction of a building or other structure. "Building Permit" shall not include a demolition permit, but shall include a foundation permit.

(d) "Business Day" means any day other than a Saturday, Sunday or State of California or Federal holiday on which banks in the City are customarily closed.

(e) "CEQA" means the California Environmental Quality Act (California Public Resources Code Section 21000 *et seq*.), as it now exists or may hereafter be amended.

(f) "Conditions of Approval" shall mean the conditions of approval imposed by the City upon the Project Approvals.

(g) "Commencement of Construction" shall mean the date of issuance of a building permit for the construction of the first building for the Vacant Pad location (identified in the Specific Plan as Pad No. 3).

(h) "Developer Fees" shall mean those fees established, adopted, or imposed by the City pursuant to Section 66000-66008, of the Government Code of the State of California or the California Subdivision Map Act to offset the impact of development on the City's capital facilities. Such fees may include impact fees, linkage fees, exactions, assessments, fair share charges, or other similar impact fees imposed by the City on or in connection with new development. Developer Fees do not mean or include Processing Fees.

(i) "Development Agreement" or "Agreement" means this Agreement.

(j) "Development Agreement Act" means Article 2.5 of Chapter 4 of Division I of Title 7 (Sections 65864 through 65869.5) of the California Government Code (as the same may be amended and/or re-codified from time to time).

(k) "Discretionary Action(s)" or "Discretionary Approval(s)" means an action which requires the exercise of judgment, deliberation or discretion on the part of the City, including any board, agency, commission or department and any officer or employee thereof, in the process of approving or disapproving a particular activity, as distinguished from a Ministerial Permit or Ministerial Approval (as hereafter defined).

(l) "Effective Date" shall mean the date this fully executed Agreement shall mean the date Ordinance No. _____, the ordinance adopting this Development Agreement takes effect following its adoption by the City Council. Said date shall be inserted herein by the City Clerk: _____, 2024.

(m) "EIR" shall mean the final Environmental Impact Report (SCH No. 2020110223) that addresses the Project and was prepared, circulated and certified in accordance with applicable law, including, without limitation, CEQA.

(n) "Force Majeure" means shall mean and include:

(i) Any delay(s) caused by an event beyond the reasonable control of the Party claiming the delay (and despite the good faith efforts of such Party and the lack of such Party's fault) that may prevent the Party from fulfilling the obligations for which it seeks excuse including without limitation all of the following events to the extent that they may prevent the Party claiming delay from fulfilling the obligation from which it seeks to be excused: acts of God; riots; strikes; global pandemic; damage to work in progress by reason of fire, floods, earthquake or other casualties; war; or acts of terrorism; enactment of conflicting state or federal laws or regulations which may interfere with the performance of the subject obligation.

(ii) Force Majeure shall not include any delay attributable to economic hardships or conditions or financial wherewithal.

(iii) If the impacts of two or more of such events shall occur during the same time period, no more than one day of delay shall be attributed to any day which is impacted by two or more such events.

(iv) If a Party believes that an event has occurred which would constitute a Force Majeure event as to an obligation or time period, the affected Party shall be required to give prompt written notice to the other Party of the commencement of the event and its anticipated impact, but in no event later than thirty (30) days after the occurrence of same and the affected Party will use commercially reasonable efforts to minimize the impact of the event and the duration of any associated delay in performance. If Developer fails to provide timely notice as required above, Developer shall not have the right to assert Force Majeure as to the occurrence for which it has failed to provide timely notice as required above. If the City disagrees with any asserted Force Majeure in a notice from the Developer, it shall give written objection to the Developer's notice within thirty (30) days of the City's receipt of the same. If the City fails to timely provide such written objection, the City shall not have the right to later assert that the event did not occur, but the City's failure to object to Developer's assertion that the event occurred shall not limit the City's right to dispute the duration of the impact of that event.

(o) "General Plan" means the General Plan of the City, as it exists as of the Effective Date.

(p) "Minimum Development Standard" means with respect to the initial construction, opening and operations of the two restaurant uses contemplated by the Project Approvals, conformity with the design standards set forth in the Covina Village Specific Plan, and such quality of interior and exterior design, materials and finishes consistent with standards of commercial buildings occupied by any of the following, a Freddy's Frozen Custard, Joe's Crab Shack, The 908, Bossa Nova, Urban Spoon, Tender Greens, Vino E Cucina, The Nest, Habit, Baja Fresh, Shake Shack, Einstein Bros. Bagels, Western Bagel, Sura Koren BBQ & Tofu House, Crazy Rock'n Sushi, Vino E Cucina, Steak n Shake, Rally's, Fat Burger, Five Guys, Sonic Drive-In, Firehouse Subs, Arby's, King Taco, or Panera Bread.

(q) "Ministerial Permit(s)," or "Ministerial Approval(s)" means a permit or approval, including, but not limited to, building permits, demolition permits, foundation permits, grading permits, zone clearances, and certificates of occupancy, which requires the City, including any board, agency, commission or department or any officer or employee thereof, to determine whether there has been compliance with applicable rules, statutes, ordinances, conditions of approval, and/or regulations, as distinguished from an activity which is included in the definition of Discretionary Action or Discretionary Approval.

(r) "Mortgage" means any mortgage, deed of trust, encumbrance, sale leaseback or other security interest encumbering all or any portion of the Property, whether now or hereafter existing, given by Developer for the purpose of securing funds to be used for financing or refinancing

the Property or any portion thereof, financing or refinancing the construction of improvements thereon and/or any other expenditures reasonably necessary and appropriate to develop the Project.

(s) "Mortgagee" means the holder of the beneficial interest under any Mortgage.

(t) "Covina Village Specific Plan" shall be defined as set forth in Recital B.

(u) "Owner" shall be defined as the Developer as of the Effective Date, and following any Transfer, the beneficial and legal owner(s) of the Project, collectively, from time to time.

(v) "Processing Fees" means all processing fees and charges required by the City that are applied uniformly to all construction or development related activity including, but not limited to, fees for land use applications, Building Permit applications, Building Permits, demolition permits, foundation permits, grading permits, hauling permits, encroachment permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy and plan check. Processing Fees shall not mean or include Developer Fees. In addition, any and all fees payable under the current Applicable Rules shall be deemed to be included within the term "Processing Fees" and not to be included within the term "Developer Fees," whether the same are payable upon issuance of a Building Permit, upon connection of a utility or upon issuance of a Certificate of Occupancy or other Ministerial Approval.

(w) "Project" means the development project as described in the final EIR (as hereinafter defined), as modified by the Project Approvals.

(x) "Project Approvals" shall be defined as set forth in Recital D and shall include any Subsequent Project Approvals (as hereafter defined).

(y) "Property" means the real property described in Exhibit A attached hereto.

(z) "Public Benefit Contribution" means the payment from the Developer to the City pursuant to Section 10(d) of this Agreement, which payment may be used by the City for various public projects and programs.

(aa) "Reserved Powers" means the power and authority of the City to enact regulations and/or take Discretionary Action if the same is expressly found by the City to be necessary to protect residents of the City, those employed in the City, or visitors to the City, from a condition that is dangerous to public health or safety or if the same is required to comply with California or federal laws (whether enacted previous or subsequent to the Effective Date of this Agreement). Reserved Powers also include the power and authority of the City to enact regulations, including without limitation, regulations of retail uses and parking, provided that such regulations do not impact the permitted density, height, or square footage of the Project permitted by the Covina Village Covina Village Specific Plan.

(bb) "Subsequent Land Use Regulations" means any change in or addition to the Applicable Rules adopted after the Effective Date of this Agreement, including, without limitation, any change in any applicable general or Covina Village Specific Plan, zoning, subdivision, or building

regulation, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever by the Mayor, City Council, Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project.

(cc) "Subsequent Project Approvals" shall mean further Discretionary Actions or Discretionary Approvals, Building Permit, Ministerial Permits and Ministerial Approvals required to carry out the Project as approved on _____, 202__, including, without limitation, any tentative subdivision map. Following adoption or approval, a Subsequent Project Approval shall become a Project Approval subject to this Agreement.

(dd) "Transfer" means any transaction that directly or indirectly conveys all or any portion of the Property, and which conveyance would be subject to, and not exempt from, documentary transfer tax pursuant to California Revenue and Taxation Code Sections 11911 through 11933, including Los Angeles County Documentary Transfer Tax (Los Angeles County Code, Chapter 4.60), as those taxes existed on the Effective Date of this Agreement. A transaction whereby the possession of all or any portion of the Property is transferred but the seller retains the title as security for the payment of the price shall be deemed a Transfer.

(ee) "Zoning Regulations" shall mean the official zoning regulations of the City adopted as of the Effective Date of this Agreement.

2. Recitals of Premises, Purpose and Intent.

(a) State Enabling Statute. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the Development Agreement Act which authorizes any city to enter into binding development agreements establishing certain development rights in real property with persons having legal or equitable interests in such property. Section 65864 of the Development Agreement Act expressly provides as follows:

"The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and a commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development."

Notwithstanding the foregoing, to ensure that the City remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by

the Legislature, the City accepts restraints on its police powers contained in development agreements only to the extent and for the duration required to achieve the mutual objectives of the Parties.

(b) The Project. The Developer intends to develop the Property as described in the Project Approvals and the final Building Permit plans submitted to the City, subject to the Applicable Rules, the Project Approvals, and the Conditions of Approval. The Parties hereby agree that, for the term of this Agreement, the permitted uses, the density and intensity of use, the maximum height and size of proposed buildings, parking requirements, setbacks, and development standards, provisions for reservation or dedication of land for public purposes and location of public improvements, and the design, improvement, construction and other guidelines, standards and specifications applicable to the development of the Property shall be those set forth in the Project Approvals, the Applicable Rules and this Agreement, including the Conditions of Approval.

3. Property Subject to Agreement. This Agreement shall apply to all of the Property.

4. Application of Agreement. This Agreement shall apply to the development and use of the Property. Such development shall be in accordance with the Project Approvals as the same may lawfully be amended from time to time, other than by initiative, and this Agreement.

5. Term of Agreement.

(a) Initial Term and Extensions. The initial term of this Agreement shall commence on the Effective Date and shall continue for three (3) years ("Term") from the Effective Date. At any time, the Term may be extended by Developer for one year or more, as set forth below, provided that the initial term and any extensions, do not exceed five (5) years. An extension of the Term by Developer shall be effective only upon written request of Developer provided to the City at least ten (10) days before the expiration of the Term (including any previous extension) and a concurrent payment to the City of One Hundred Thousand Dollars ($100,000) for each one-year extension period. If a tract map is approved by the City for the Project, the term of the Development Agreement shall be at least equal to the term of a Tract Map or Parcel Map, even if such requirement imposes an obligation on Developer to exercise an extension to the Development Agreement (and, unless the Agreement is terminated in accordance with the provisions herein, to pay the applicable Extension Fees in connection therewith) and even if such extension extends the Development Agreement term to a duration of more than five (5) years. If there is an extension of the term of the Tract Map or Parcel Map by applicable law, the Developer shall be obligated to exercise an extension of the term of this Agreement (and, unless this Agreement is terminated in accordance with the provisions herein, to pay the applicable Extension Fees in connection therewith) so that the Tract Map's or Parcel Map's term does not exceed the Term of this Agreement.

6. Construction Pursuant to Project Approvals; Construction Phases; Opening; Design.

(a) Covenant to Construct, Open and Initially Operate to Minimum Development Standard. Developer shall cause the Project to be (1) constructed, equipped and furnished and (2) to be opened for business to the public with all inventories and employees reasonably required for the opening and on-going operation of each element of the Project, including without limitation the two restaurant uses and facilities ancillary thereto for a continuous period of not less than one hundred and eighty (180) days. The foregoing (i) construction, equipment, furnishing and initial operation for a

period of one hundred and eighty (180) days shall be substantially in accordance with the Covina Village Covina Village Specific Plan and (ii) such initial operation shall be in accordance with the Minimum Development Standard.

(b) Construction Phases; Commencement of Construction of Improvements. Project construction shall occur in three phases in the following order: (1) Phase 1 shall consist of the construction of an approximately 950 square foot Dutch Bros Coffee drive-through restaurant on the proposed 0.679 acre parcel (identified as "Pad 2" in the Covina Village Covina Village Specific Plan); (2) Phase 2 shall consist of the construction of an approximately 3,500 square foot drive-through restaurant to be occupied by only a Freddy's Frozen Custard, Joe's Crab Shack, The 908, Bossa Nova, Urban Spoon, Tender Greens, Vino E Cucina, The Nest, Habit, Baja Fresh, Shake Shack, Einstein Bros. Bagels, Western Bagel, Sura Koren BBQ & Tofu House, Crazy Rock'n Sushi, Vino E Cucina, Steak n Shake, Rally's, Fat Burger, Five Guys, Sonic Drive-In, Firehouse Subs, Arby's, King Taco, or Panera Bread on the proposed 0.786 acre parcel (identified as "Pad 3" in the Covina Village Covina Village Specific Plan); and (3) Phase 3 shall consist of the construction of an approximately 58,430 square foot drive-through car wash on the proposed 1.341 acre site (identified as "Pad 1" in the Covina Village Covina Village Specific Plan). Developer shall cause the Commencement of Construction of the Phase 1 and Phase 2 of the Project on the Property to occur no later than twelve (12) months from the Effective Date ("Commencement Deadline"), subject to extension for the duration of one or more Force Majeure event(s) occurring after the Effective Date. For the avoidance of doubt, the Commencement of Construction may occur following the issuance of Building Permits for the foundations of Phase 1 and Phase 2 of the Project (only) and shall precede the issuance of Building Permits for vertical construction of Phase 1 and Phase 2 of the Project. In no event shall building permits be issued for Phase 3 of the Project before construction of Phase 1 and Phase 2 are completed and the two drive-through restaurants are fully operating and open for business to the public.

(c) Completion of Construction of Improvements. Developer shall complete Phase 1 and Phase 2 of the Project (as evidenced by a Certificate of Occupancy for Phase 1 and Phase 2 of the Project) and open the two drive-through restaurants for business to the public, as provided in Section 6(a) above, no later than two (2) years from the Effective Date ("Completion Deadline"), subject to extension for the duration of one or more Force Majeure event(s) occurring after the Effective Date. Building Permits for Phase 3 shall not be issued until completion of the construction of Phase 1 and Phase 2 of the Project and the two drive- through restaurants are fully operating and open for business to the public.

(d) Permitted Extensions of Commencement and Completion Deadlines. During the Term of this Agreement including any extensions of the Term permitted under Section 5, Developer may, at its sole election, extend the Commencement Deadline and/or the Completion Deadline, on a month-to-month basis, provided that such extension by Developer shall be effective only upon the payment to the City of Fifty Thousand Dollars ($50,000.00) for each one-month extension period; provided, however, that the maximum aggregate period for any extensions under this Section 6(d) shall not exceed a period of one (1) year. An extension of the Commencement or the Completion Deadline by Developer shall be effective only upon written notice by Developer provided to the City at least ten (10) days before the expiration of the Commencement or the Completion Deadline (as applicable, and including any previous extension) and a concurrent payment to the City of Fifty Thousand Dollars ($50,000.00) for each one-month extension period.

(e) Liquidated Damages.

IF DEVELOPER DEFAULTS ON ANY OF ITS OBLIGATIONS SET FORTH IN SECTION 6(a) THROUGH SECTION 6(d), THEN THE CITY SHALL HAVE THE RIGHT, AT ITS ELECTION IN ITS SOLE, ABSOLUTE AND UNRESTRICTED DISCRETION, TO DECLARE A DEFAULT UNDER THIS SECTION 6, AND TO RECOVER FROM DEVELOPER, AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, THE SUM OF ONE MILLION DOLLARS ($1,000,000.00) CONSISTING OF THE PAYMENT BY DEVELOPER TO THE CITY OF THE $600,000 DEPOSIT FOR THE PUBLIC BENEFIT CONTRIBUTION AND AN ADDITIONAL $400,000. EXCEPT FOR THE ADDITIONAL REMEDIES PROVIDED BELOW IN THIS SECTION 6(e), THE LIQUIDATED DAMAGES SET FORTH IN THIS SECTION SHALL BE THE CITY'S SOLE AND EXCLUSIVE REMEDY IN THE EVENT THAT DEVELOPER DEFAULTS ON ANY OF THE OBLIGATIONS SET FORTH IN SECTION 6(a) THROUGH SECTION 6(d).

THE PARTIES HERETO ACKNOWLEDGE THAT SUCH LIQUIDATED DAMAGES ARE FAIR AND REASONABLE IN LIGHT OF ALL THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, INCLUDING THE PARTIES' ESTIMATION OF THE POSSIBLE RANGE OF DAMAGE TO THE CITY IN THE EVENT OF SUCH DEFAULT OR BREACH BY DEVELOPER, IT BEING AGREED THAT THE DAMAGES TO THE CITY IN SUCH EVENT WOULD BE IMPOSSIBLE TO DETERMINE WITH ACCURACY AND THAT PROOF OF THE AMOUNT OF DAMAGES WOULD BE COSTLY AND INCONVENIENT.

EXCEPT FOR THE CITY'S RIGHT TO TERMINATE THIS AGREEMENT, THE CITY'S RIGHT TO REVOKE THE PROJECT APPROVALS, THE CITY'S RIGHT TO INDEMNITY AND DEFENSE UNDER SECTION 17 BELOW, AND THE CITY'S RIGHT TO REIMBURSEMENT OF ATTORNEYS' FEES AND COSTS UNDER SECTION 25 BELOW, THE CITY AGREES TO LOOK SOLELY TO SUCH LIQUIDATED DAMAGES AS COMPLETE SATISFACTION OF ANY CLAIM WHICH THE CITY MIGHT OTHERWISE HAVE AGAINST DEVELOPER ARISING OUT OF OR DUE TO ANY DELAY IN COMPLETION OR OPENING OR ANY FAILURE OF DEVELOPER TO BUILD AND OPEN THE HOTEL AND TO OPERATE THE SAME FOR THE FOREGOING 180-DAY PERIOD, AND THE CITY IRREVOCABLY WAIVES ANY OTHER REMEDIES FOR SUCH FAILURE OR DELAY. BY SIGNING THIS SECTION WHERE INDICATED BELOW, THE PARTIES EXPRESSLY AFFIRM THEIR AGREEMENT TO THE PROVISIONS OF THIS SECTION.

THE LIQUIDATED DAMAGES UNDER THIS SECTION 6(e) SHALL BECOME DUE UPON WRITTEN NOTICE FROM THE CITY AS PROVIDED IN SECTION 12 BELOW.

FOR THE AVOIDANCE OF DOUBT, IT IS ACKNOWLEDGED, THAT THE LIQUIDATED DAMAGES UNDER THIS SECTION 6(e) ARE NOT APPLICABLE TO, AND DO NOT LIMIT THE RIGHTS AND REMEDIES OF THE PARTIES FOR, THE BREACH OF ANY OBLIGATIONS UNDER THIS AGREEMENT OTHER THAN THE OBLIGATIONS UNDER THIS SECTION 6.

[*Signature Page Follows*]

CITY'S SIGNATURE

CITY OF COVINA,
a municipal corporation

By: _____
WALTER ALLEN III
Mayor

DEVELOPER'S SIGNATURES

PKL INVESTMENTS, LLC, a California
Limited Liability Company

By: _____
Name: [INSERT NAME]
Its: [insert position authorized to bind PKL]

7. Permitted Uses; Density; Building Heights and Sizes; Required Dedications.

(a) Covina Village Specific Plan Uses. The City and Developer hereby agree that the permitted uses of the Property, the density and intensity of such uses, the minimum and maximum heights and sizes of the buildings and improvements to be constructed on the Property, and the reservation and dedication of land for public purposes, if any, required in connection with the development of the Property shall be as set forth in and consistent with the Project Approvals, as they may be lawfully amended from time to time other than by initiative. Developer shall not cause or permit any use of the Property that is not permitted by the Project Approvals, and shall not cause or permit the construction of any building or improvement that exceeds the maximum density, building heights and/or building sizes set forth in or otherwise required by the Project Approvals, as they may be lawfully amended from time to time other than by initiative.

(b) Anchor Use Contemplation; Minimum Development Standard. The intent and purposes of the approval of the higher densities permitted by the Covina Village Covina Village Specific Plan include the anchor role of the Project in the City. Accordingly, at any and all times after the 180-day period referred to in Section 6(a) that the Project is operated to include restaurants, the Owner shall cause the two restaurant portions of the Project to be operated in accordance with the Minimum Development Standard.

8. Developer's Rights and Obligations; Relationship to Certain Other Agreements and Entitlements.

(a) Vested Rights. Subject to Section 9 below, Developer shall have and is hereby vested with the rights, during the Term of this Agreement, to develop the Project in accordance with this Agreement, the Covina Village Covina Village Specific Plan and related Project Approvals, as they may be lawfully amended by Developer from time to time, other than by initiative, all of which are hereby incorporated in this Agreement by reference.

(b) Effect of Failure to Perform. Nothing contained in this Section 8 shall limit the terms of Section 6(e) above or of Section 12 of this Agreement.

9. Changes in Applicable Rules.

(a) Non-Application of Changes in Applicable Rules. The adoption of any Subsequent Land Use Regulations after the Effective Date of this Agreement, or any change in, or addition to, the Applicable Rules (other than changes in Processing Fees and taxes), including, without limitation, any changes in the General Plan or the Zoning Regulations (including any regulation relating to the timing, sequencing, or phasing of the Project or construction of all or any part of the Project), and any changes in Developer Fees (which expression "changes in Developer Fees" includes under this Agreement new or additional Development Fees), adopted after the Effective Date of this Agreement, including, without limitation, any such change by means of ordinance, initiative, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by any board, agency, commission or department of the City, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project shall not be

applied to the Project during the term of this Agreement unless such changes represent an exercise of the City's Reserved Powers. Notwithstanding the foregoing, if within three (3) years of the Effective Date, the Developer has not caused the Commencement of Construction to occur, the Project shall be subject to all changes in Developer Fees adopted by the City between the Effective Date and the occurrence of the Commencement of Construction of the Project.

(b) Changes in Uniform Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Project shall be subject to changes occurring from time to time in the provisions of the City's building, fire, mechanical, plumbing, electrical regulations and similar regulations which are based on the recommendations of a multi-state professional organization and become applicable throughout the City, including, but not limited to, the California Building Code, and other similar or related uniform codes.

(c) Changes Mandated by Federal or California Laws or Regulations. Changes in, or additions to, the Applicable Rules adopted or made operative on or after the Effective Date shall apply to the Project, if such changes or additions are specifically mandated to be applied to developments such as the Project, irrespective of vested rights, by applicable California or federal laws or regulations, provided however that if the City or Developer believes that such a change or addition exists, that Party shall provide the other Party hereto with a copy of such California or federal law or regulation and a statement of the nature of its conflict with the provisions of the Applicable Rules and/or of this Agreement. The City's determination as to the applicability of the change or addition to California or federal laws to the Project shall be final and conclusive; provided, however, that nothing in this Agreement shall deprive Developer of the rights possessed by any other property owner, absent vested rights, to judicially challenge the applicability of the change, the addition to California or federal laws to the Project, or the appropriateness of the application to the Project of the change or addition.

(d) Changes in Processing Fees and Taxes Under Applicable Rules. The Project shall be subject to any increase in taxes and Processing Fees imposed by the City; provided that such a change is applied on a Citywide basis.

10. Developer's Obligations.

(a) Conditions of Approval. Developer shall comply with the Conditions of Approval.

(b) Reimbursement of Project Approval Costs. No later than forty-five (45) days after the later of: (i) the date all parties have executed this Agreement (the "Execution Date"), or (ii) the date the City delivers to Developer an invoice of costs subject to reimbursement pursuant to this Section, Developer shall reimburse the City for all of its costs, to the extent that the Developer has not already advanced the same, to process the Project Approvals and this Agreement, including, without limitation, legal, economic consulting and environmental processing costs related to the Project Approvals and this Agreement.

(c) Processing Fees and Taxes. Developer agrees to pay all taxes and Processing Fees, including City plan check fees, building inspection fees, and permit fees at the rate and amount in effect at the time the Processing Fee or tax is required to be paid.

(d) Public Benefit Contribution. Developer shall pay to the City a Public Benefit Contribution of Six Hundred Thousand Dollars ($600,000). Developer shall pay to the City the Public Benefit Contribution no later the Effective Date. In no event shall the City process and approve the Lot Line Adjustment (LLA 23-2) application until this $600,000 has been paid to and received by the City.

(e) Potential Refund of Public Benefit Contribution. Upon Developer's written request, the City shall refund the Public Benefit Contribution (to the extent previously paid) to the Developer only if the following have occurred: (i) the Public Benefit Contribution shall have been paid prior to the Effective Date of this Agreement and the entry of a final judgment or issuance of a final order or discharge of a writ, after all appeals have been exhausted, directed to the City as a result of any lawsuit filed against City to set aside, withdraw or abrogate the approval of the City Council of this Agreement, the Covina Village Covina Village Specific Plan or any other Project Approvals; or (ii) the two drive-through restaurants (to be built during Phase 2 and Phase 3) of the Project are lawfully operating and open for business to the public for a continuous period of not less than one hundred and eighty (180) days within two (2) years of the Effective Date. If the Developer requests the refund of the Public Benefit Contribution under this Section 10(e)(i): (1) the City shall have the right to terminate this Agreement and to revoke any Project Approvals or Building Permits which remain in effect and (2) Developer shall be deemed to have waived and relinquished any vested rights to develop the Project it may hold or may acquire under any Project Approvals, Building Permits or this Agreement with respect to all or any portion of the Project.

(f) Construction, Opening and Initial Operation. These obligations are described in Section 6 above.

11. Lot Line Adjustment Processing; Issuance of Building Permit; Expedited Permit Processing.

(a) Lot Line Adjustment Processing; Building Permit Issuance. The City shall be under no obligation to process a Lot Line Adjustment for the Property or issue any Building Permit for the Project until: (i) the Public Benefit Contribution has been paid and all the fees and other obligations set forth in Section 10 and due before issuance of such Building Permit have been fully paid or otherwise fulfilled; and (ii) any lender whose lien is prior and superior to any conveyance or covenant required by this Agreement shall have agreed to subordinate its lien to the conveyances and covenants created and required by this Agreement.

(b) Expedited Processing. The City shall accept the Project's Building Permit applications for expedited processing, including but not limited to expedited plan check review, provided that Developer pays the applicable Processing Fee and the actual costs to the City, plus fifteen percent (15%) of the cost of any internal or external expediter directly employed or engaged by the City.

12. Default.

(a) Notice and Cure.

(i) With the exception of a Developer default under Sections 6(a) through (d), which default shall be governed by Section 6(e) and as to which no cure period shall be applicable prior to City's exercise of its rights and remedies, failure by the City or Developer to perform any other term or provision of this Agreement for a period of thirty (30) days from the receipt of written notice thereof from the other shall constitute a default under this Agreement. Each notice under this Section 12(a)(i) shall specify in detail the nature of the alleged default and the manner in which said default may be satisfactorily cured. If the nature of the alleged default is such that it cannot reasonably be cured within such thirty (30) day period, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period.

(b) Termination. Subject to the foregoing, after notice and expiration of the 30-day cure period under Section 12(a) above, should the defaulting party fail to timely cure any default, the notifying party, at its option, shall have all rights and remedies provided by law, subject to any applicable express provisions of this Agreement, and/or may give notice of intent to terminate this Agreement pursuant to Government Code Section 65868. Following such notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65867 and 65868. Following consideration of the evidence presented in said review before the City Council and a determination that a default exists, the Party alleging the default by the other Party may give written notice of termination of this Agreement to the other Party. Upon any such termination, the respective rights, duties and obligations of the Parties hereto shall without further action cease as of the date of such termination except as to duties and obligations that arose prior to the date of such termination and except that if the two drive-through restaurants have been constructed pursuant to the Covina Village Covina Village Specific Plan, then the obligations provided or referenced in Section 13 shall survive such termination.

(c) Monetary Damages Limitation. In no event: (i) shall monetary damages be available against the City for any alleged default or breach by the City, and (ii) shall consequential damages (other than the liquidated damages under Section 6(e) which are a negotiated alternative thereto) be available against Developer or Owner, except in the event that the remedy of specific performance is found by a court of competent jurisdiction to be unavailable to the City for a violation of the covenants with respect to the Minimum Development Standard provided in Section 7(b).

(d) Specific Performance as to Minimum Development Standard. The parties acknowledge and agree that irreparable damage to the City would occur in the event that the provisions of this Agreement the failure of the two drive-through restaurants to meet the Minimum Development Standard as provided in Section 7(b) (if open) were not performed in accordance with their specific terms or were otherwise breached. It is accordingly agreed that the City shall be entitled to an injunction or injunctions to prevent breaches of this Agreement as to such matters and to enforce specifically such terms and provisions hereof. The Parties agree that the remedies at law for any breach or threatened breach, including monetary damages, may be inadequate compensation for any loss and that any defense in any action for specific performance that a remedy at law would be adequate is waived. Any requirements for the securing or posting of any bond with such remedy are waived by the Parties to this Agreement.

13. Certain Perpetual Provisions Extending Beyond the Term.

(a) Compliance with Minimum Development Standard. The obligations with respect to the Minimum Development Standard provided in Section 7(b) a shall run with the land and be of perpetual duration, and the remedies for a violation of the same shall include specific performance under Section 12(d).

14. Transfers of Interests in Property or Agreement.

(a) Prior to completion of construction of the Project and expiration of the 180-day period referenced in Section 6(a), Developer shall have no right to Transfer any interest in the Property or in this Agreement, without the written consent of the City, which may be given or withheld in its sole, absolute and unrestricted discretion; and

(b) After the completion of construction of the Project and expiration of the 180-day period referenced in Section 6(a), Developer may freely Transfer any or all of its interest in the Property and this Agreement, without requirement that the City consent, provided that the transferee assumes all obligations of Developer arising or accruing on and after the transfer date under this Agreement, pursuant to an assignment and assumption agreement reasonably acceptable to the City Attorney.

(c) Upon any Transfer under Section (b) of this Section 14, Developer shall remain liable for all obligations under this Agreement arising or accruing before the date of Transfer, but shall be discharged from any liability and responsibility for obligations arising or accruing on and after the date of Transfer.

15. Mortgagee Protection.

(a) In General. The provisions of this Agreement shall not prevent or limit Developer's right to encumber the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to such portion. The City acknowledges that Mortgagees and other financers may require certain interpretations or modifications of this Agreement and agrees upon request, from time to time, to meet with Developer and representatives of such Mortgagees or other financers to negotiate in good faith any such request for interpretation. The City shall not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement and does not, in the City's sole determination, diminish the City's benefits from this Agreement or increase the risk that the City will fail to receive the same. Any Mortgagee shall be entitled to the rights and privileges set forth in this Section.

(b) Notice of Default to Mortgagee. If a Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, the City shall use its best efforts to provide to such Mortgagee written notification from the City of any failure or default by Developer in the performance of Developer's obligations under this Agreement, which notification shall be provided to such Mortgagee at such time as such notification is delivered to Developer.

(c) Right of Mortgagee to Cure. Any Mortgagee shall have the right, but not the obligation, to cure any failure or default by Developer during the cure period allowed Developer under this Agreement (provided, such lender shall receive a day by day extension to such cure period for

each day a notice of default is not delivered to Mortgagee in accordance with Section 15(b)), plus an additional one hundred twenty (120) days in order to cure such failure or default, if it is reasonably necessary for the Mortgagee to obtain possession of the property to cure, such as by seeking the appointment of a receiver or other legal process. Any Mortgagee that undertakes to cure or attempt to cure any such failure or default shall provide written notice to the City that it is undertaking efforts of such a nature; provided that no initiation of any such efforts by a Mortgagee shall obligate such Mortgagee to complete or succeed in any such curative efforts.

(d) Liability for Past Defaults or Obligations. Subject to the foregoing, any Mortgagee, including the successful bidder at a foreclosure sale, who comes into possession of the Project or the Property or any portion thereof pursuant to foreclosure, deed-in-lieu of foreclosure, shall take such property subject to the terms of this Agreement and in no event shall any such property be released from any obligations associated with its use and development under the provisions of this Agreement, including, without limitation, the payment of any sums due before or after any such actions. Nothing in this Section shall prevent the City from exercising any remedy it may have for a default under this Agreement, provided, however, that in no event shall such Mortgagee or purchaser at a foreclosure sale be personally liable for any defaults or monetary obligations of Developer arising prior to acquisition of possession of such property by such Mortgagee, but any such defaulted obligations shall continue to run with the land.

16. Binding Effect. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, reorganization, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors and assigns. All of the provisions of this Agreement shall constitute covenants running with the land.

17. Indemnification.

(a) Non-liability of Parties. As set forth above, City has determined that this Agreement is consistent with the General Plan and meets all of the legal requirements of State law. The parties acknowledge that:

i. In the future there may be challenges to the legality, validity and adequacy of the Project Approvals, the EIR, and/or this Agreement; and

ii. If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

iii. In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Section 17, neither party shall have liability under this Agreement for any failure of either party to perform its respective obligations under this Agreement under this Agreement as the direct result of a judicial determination resulting from any claim or litigation that on the Effective Date, or at any time thereafter, the Land Use Regulations, the Project Approvals, the EIR or any related CEQA determination for the Project ("CEQA Determination"), this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) Revision of Land Use Regulations. If, for any reason, the Applicable Rules, the Project Approvals (including, without limitation, this Agreement), the EIR, or the CEQA Determination or any part thereof is hereafter judicially determined, as provided above, to not be in compliance with applicable laws or regulations and, if such noncompliance can be cured by an appropriate action otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. If required by a judicial decision, City shall process any of Developer's applications for amendments to any of the Project Approvals, the EIR, the CEQA Determination, and this Agreement, as necessary in response to such judicial decision. The Parties understand and agree that no promise can be made as to any future approval, however, because land use regulations involve the exercise of City's police power and it is settled California law that government may not contract away its right to exercise its police power in the future. *Avco Community Developers Inc. v. South Coast Regional Com*., 17 Cal.3d 785, 800 (1976); *City of Glendale v. Superior Court*, 18 Cal.App.4th 1768 (1993).

(c) Participation in Litigation: Indemnity. To the full extent permitted by law, Developer agrees to and shall fully indemnify, hold harmless, and defend, City and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of this Agreement, any of the other Project Approvals, the EIR or the CEQA Determination. Developer's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to this Agreement, any of the other Project Approvals, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Developer shall reimburse City for any court costs and attorneys' fees that City may be required by a court to pay as a result of such Claim(s). City may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Developer, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Developer. Such participation in the defense of such Claim(s) or the retention of separate counsel by City shall not relieve Developer of its obligations under this Agreement.

(d) City shall promptly provide written notice to Developer of any Claim(s). City shall take all necessary and reasonable steps to provide such notice to Developer in a timely fashion and in a manner that will not result in any substantial prejudice to Developer's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). City acknowledges that Developer desires to provide the defense of any Claim(s) in a cost efficient manner. City and Developer shall coordinate and cooperate in their defense activities, whether City is participating in defense undertaken by Developer or is retaining separate counsel. As used in this Agreement, cooperation does not include City having to take any action or make any decision that City does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires City to exercise its discretion in a particular manner.

(e) Developer may not resolve such Claim(s) without City's prior written consent. In all events, City shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Developer's consent shall be required (and may be granted or withheld in

Developer's discretion) if the resolution of the Claim(s) shall require a payment by Developer or limit Developer's rights under the Project Approvals, including, without limitation, this Agreement. Developer's obligation to pay the cost of any such Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

(f) In the event Developer fails or refuses to reimburse City for its cost to defend any Claim(s), City shall have the right to terminate this Agreement, subject to the notice and cure requirements of Section 12(a) above, and revoke any Project Approvals or Building Permits which remain in effect. Additionally, in the event of any such Claim(s), the Term of this Agreement shall be tolled for the period during which such Claim(s) are proceeding until fully and finally resolved.

(g) In order to ensure compliance with this Section 17, within twenty (20) days after notification by the City of the filing of any claim, action or proceeding to attack, set aside, void or annul this Agreement, any of the Project Approvals or the EIR prepared and adopted for the Project, Developer shall deposit with the City cash in the amount of One Hundred Thousand Dollars ($100,000), guaranteeing indemnification or reimbursement to the City of all costs related to any action triggering the obligations of this Section. If the City is required to draw on that cash to indemnify or reimburse itself for such costs, Developer shall restore the deposit to its original amount within fifteen (15) days after notice from the City. Additionally, if at any time the City Manager determines that an additional deposit or additional security up to an additional One Hundred Thousand Dollars ($100,000) is necessary to secure the obligations of this Section, Developer shall provide such additional security within fifteen (15) days of notice from the City Manager. The City shall cooperate fully in the defense of any such claim or action, but shall have the right to resolve any challenge, in any manner, in its sole discretion, provided, however, Developer's consent shall be required if the resolution of the challenge shall require a payment by Developer or limit Developer's rights under this Agreement.

(h) Hold Harmless: Developer's Construction and Other Activities. Developer shall indemnify, defend, save and hold City and its Agents, as defined in this Section 17 above, and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Developer's or Developer's agents, contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by Developer or by any of Developer's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Developer or any of Developer's agents, contractors or subcontractors. Notwithstanding anything to the contrary in this Section 17, nothing herein shall make Developer liable for the negligence or willful misconduct of City's Agent(s).

(i) Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than City's Default as provided herein and shall continue to be the liability and obligation of Developer, binding upon Developer, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

18. Relationship of the Parties; Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the Development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions

contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the owner of such property.

19. Recordation. The City Clerk shall record a copy of this Agreement with the Registrar-Recorder of the County of Los Angeles no later than ten (10) days after the effective date of the ordinance approving this Agreement. Developer shall reimburse the City for all costs of such recording, if any.

20. No Third-Party Beneficiaries. The only signatories to this Agreement are the City and Developer. There are no third-party beneficiaries and this Agreement is not intended and shall not be construed to benefit or be enforceable by any other person whatsoever other than the successors in interest of the signatories.

21. Advice; Neutral Interpretation. Each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. This Agreement has been drafted through a joint effort of the Parties and their counsel and therefore shall not be construed against either of the Parties in its capacity as draftsperson, but in accordance with its fair meaning.

22. Certificate of Compliance. At any time during the term of this Agreement, any Party or Mortgagee may request any Party to this Agreement to confirm that (i) this Agreement is unmodified and in full force and effect (or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modifications) and that (ii) to the best of such Party's knowledge, no defaults exist under this Agreement or if defaults do exist, to describe the nature of such defaults and (iii) any other information reasonably requested. Each Party hereby agrees to provide a certificate to such lender or other Party within ten (10) Business Days of receipt of the written request therefor.

23. Consideration. The City and Developer acknowledge and agree that there is good, sufficient and valuable consideration flowing to the City and to Developer pursuant to this Agreement as more particularly set forth in the Recitals and Section 2 of this Agreement. The Parties further acknowledge and agree that the exchanged consideration hereunder is fair, just and reasonable.

24. Periodic Reviews.

(a) Annual Reviews. During the Term of this Agreement, the City may conduct annual reviews to determine whether Developer is acting in good faith compliance with the provisions of this Agreement and Government Code Section 65865.1. The reasonable cost of each annual review conducted during the term of this Agreement shall be reimbursed to the City by Developer. Such reimbursement shall include all direct and indirect expenses reasonably incurred in such annual reviews.

(b) Special Reviews. In addition, during the Term of this Agreement, the City Council of the City may order a special periodic review of Developer's compliance with this Agreement at any time. The cost of such special reviews shall be borne by the City, unless such a special review demonstrates that Developer is not acting in good faith compliance with the provisions

of this Agreement. In such cases, Developer shall reimburse the City for all costs, direct and indirect, incurred in conjunction with such a special review.

(c) Procedure for Review. The City's Director of Community Development (the "Community Development Director") shall conduct the review contemplated by this Section 24 to ascertain whether Developer has complied in good faith with the terms and conditions of this Agreement during the period for which the review is conducted. The Community Development Director shall give Developer written notice that any such review has been commenced, and shall give Developer at least twenty (20) days after Developer's receipt of such notice to provide to the Community Development Director such information as Developer deems relevant to such review. In addition, upon the written request of the Community Development Director, Developer shall furnish such documents or other information as requested by the Community Development Director.

(d) Result of Review. If following such a review, the Community Development Director finds good faith compliance by Developer with the terms and conditions of this Agreement, the Community Development Director shall issue to Developer an executed certificate of compliance, certifying Developer's good faith compliance with the terms and conditions of this Agreement through the period of such review. Such certificate shall be in recordable form, and shall contain such information as may be necessary to impart constructive record notice of the finding of good faith compliance hereunder. Developer shall have the right to record such certificate of compliance in the Official Records of the County of Los Angeles.

If, following such a review, the Community Development Director finds that Developer has not complied in good faith with the terms and conditions of this Agreement, the Community Development Director shall specify in writing the respects in which Developer has failed to so comply. The Community Development Director shall provide Developer with written notice of such noncompliance as provided in Section 12 and the City may follow the default procedures as set forth in Section 12.

(e) Effect on Default. Nothing in this Section 24 shall be interpreted to prevent the City from providing Developer with a notice of default hereunder at any time, including any time other than during a periodic review under this Section 24, or from terminating this Agreement pursuant to the provisions of Section 12 following any event of default by Developer.

25. Future Litigation Expenses.

(a) Payment of Prevailing Party. If the City or Developer brings an action or proceeding (including, without limitation, any motion, order to show cause, cross-complaint, counterclaim, third-party claim or arbitration proceeding) by reason of default, breach, tortious act, or act or omission, arising out of this Agreement, the prevailing party in such action or proceeding shall be entitled to its costs and expenses of suit including, but not limited to, reasonable attorneys' fees and expert witness fees.

(b) Scope of Fees. Attorneys' fees under this Section shall include attorneys' fees on any appeal and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action. In addition to the foregoing award of attorneys' fees to the prevailing party, the prevailing party in any lawsuit shall be entitled to its

attorneys' fees incurred in any post-judgment proceedings to collect or enforce the judgment. This provision is separate and several and shall survive the merger of this Agreement into any judgment on this Agreement.

26. Headings. The section headings used in this Agreement are for convenient reference only and shall not be used in construing this Agreement. The words "include," "including" or other words of like import are intended as words of illustration and not limitation and shall be construed to mean "including, without limitation."

27. Amendment. This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the Parties or their successors in interest, as follows:

(i) City and Developer, by mutual agreement, may terminate or amend the terms of this Agreement, and the amendment or termination shall be accomplished in the manner provided under California law for the enactment of Development Agreement amendments.

(ii) Except as may be otherwise agreed to by the Parties, no amendment of this Agreement shall be required in connection with any Subsequent Project Approval except a Subsequent Project Approval proposed by initiative. Any Subsequent Project Approval issued after the Effective Date of this Agreement other than by initiative automatically shall be incorporated into this Agreement and vested hereby.

28. Alterations. No alteration, amendment or modification of this Agreement shall be valid unless evidenced by a written instrument executed by the parties hereto with the same formality as this Agreement, and made in the manner required by the Development Agreement Act.

29. Waiver. The failure of either Party hereto to insist in any one or more instances upon the strict performance of any of the covenants, agreements, terms, provisions or conditions of this Agreement, or to exercise any election or option herein contained, shall not be construed as a waiver or relinquishment for the future of such covenant, agreement, term, provision, condition, election or option, but the same shall continue and remain in full force and effect. No waiver by any Party hereto of any covenant, agreement, term, provision or condition of this Agreement shall be deemed to have been made unless expressed in writing and signed by an appropriate official or officer on behalf of such Party.

30. Severability. If any article, section, subsection, term or provision of this Agreement, or the application thereof to any party or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of the article, section, subsection, term or provision of this Agreement, or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining article, section, subsection, term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, except that if any provision of Section 6 or Section 10 is held invalid or unenforceable before a Certificate of Occupancy is issued for the Project, then this entire Agreement shall be void and unenforceable and of no further force and effect except that the liquidated damages under Section 6 shall survive, except to the extent that such provisions have been found to be invalid or unenforceable.

31. Extensions of Time; Force Majeure, Performance by any Party of its obligations hereunder (other than for payment of money) shall be excused or extended, as the case may be, during any period of Force Majeure as defined in Section 1 above, except as otherwise expressly provided in this Agreement.

32. Notices. All notices, disclosures, demands, acknowledgments, statements, requests, responses and other communications (each, a "Communication") to be given under this Agreement shall be in writing, signed by a signatory hereto (or an officer, agent or attorney of such party) giving such Communication, and shall be deemed effective (i) upon receipt if hand delivered or sent by overnight courier service; or (ii) upon delivery or the date of refusal if sent by the United States mail, postage prepaid, certified mail, return receipt requested, in either case addressed as follows:

To PKL: PKL
[insert contact name and address]

With Copy to: General Counsel
[insert contact name and address]

To the City: City Manager
City of Covina
125 E. College Street
Covina, CA 91723

With Copy to: City Attorney
Richards Watson Gershon
c/o Candice K. Lee, City Attorney, City of Covina
350 South Grand Avenue, 37th Floor
Los Angeles, CA 90071

Any signatory hereto may from time to time, by notice given to the other signatories hereto pursuant to the terms of this Section 32 change the address to which communications to such signatory are to be sent or designate one or more additional persons or entities to which communications are to be sent.

33. Applicable Law. This Agreement shall be governed and construed in all respects by the laws of the State of California with the venue of the Los Angeles County Superior Court.

34. Time is of the Essence. Time is of the essence of this Agreement and every term or performance hereunder.

35. Entire Agreement. This Agreement supersedes any prior understanding or written or oral agreements between the Parties hereto respecting the within subject matter and contains the entire understanding between the Parties with respect thereto.

36. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

37. Compliance With Law. Notwithstanding any provision of this Agreement, the Parties agree to comply with all federal, state and local laws and to act in good faith and reasonably in carrying out the terms of this Agreement.

38. Authorization. Each person executing this Agreement represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this Agreement on behalf of the Party for which execution has been made.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the ___ day of _____, 2023

CITY OF COVINA,
a California municipal corporation

_____
Walter Allen III
Mayor

ATTEST:

_____(SEAL)
Fabian Velez
Chief City Clerk

PKL INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
a California corporation

By: _____
Name:
Its:

APPROVED AS TO FORM:

_____
Candice K. Lee
City Attorney

APPROVED AS TO CONTENT:

_____
Christopher Marcarello
City Manager

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

Exhibit "A"
Legal Description of Property

Real property in the City of Covina, County of Los Angeles, State of California, described as follows:

THOSE PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STA TE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 21, 1877, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 16.5 FEET OF SAID WEST HALF WITH A LINE WHICH IS PARALLEL WITH AND 150.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF TRACT NO. 18938, AS PER MAP RECORDED IN BOOK 496, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE NORTH 00° 21' 56" EAST 290.41 FEET TO A LINE WHICH IS PARALLEL WITH AND 290.4 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE; THENCE ALONG LAST DESCRIBED PARALLEL LINE SOUTH 89. 57' 39" WEST 243.32 FEET TO A LINE WHICH IS PARALLEL WITH AND 220.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF AZUSA AVENUE, 100 FEET WIDE; THENCE PARALLEL WITH SAID EASTERLY LINE, SOUTH 00° 27' 53" WEST 290.41 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 57' 39" EAST 243. 79 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THE WESTERLY 100 FEET THEREOF;

TOGETHER WITH THE SOUTHERLY 150 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND;

TOGETHER WITH THE SOUTH 200 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 306.90 FEET OF SAID LAND;

TOGETHER WITH THE NORTHERLY 150 FEET OF THE SOUTHERLY 300 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506. 90 FEET OF SAID LAND.

EXCEPTING THEREFROM THOSE PORTIONS LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF AZUSA AVENUE, 50.00 FOOT HALF WIDTH, AS SHOWN THE MAP OF TRACT NO. 34224, FILED IN BOOK 895, PAGES 56 THROUGH 58 OF MAPS, RECORDS OF SAID COUNTY, WITH THE NORTH LINE OF THE SOUTHERLY 306.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ALONG SAID NORTH LINE, NORTH 89° 57' 39" EAST 244.51 FEET TO THE POINT OF BEGINNING: THENCE LEAVING SAID NORTH LINE, PARALLEL WITH SAID EAST LINE OF AZUSA AVENUE, NORTH 00° 27' 53" EAST 500.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHERLY 806.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 3 OF TRACT NO. 23421, AS SHOWN ON A MAP FILED IN BOOK 780, PAGE 18 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE TERMINUS POINT OF THIS DESCRIPTION.

ALSO EXCEPTING ALL OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY HEREINABOVE DESCRIBED WITHOUT THE RIGHT OF

SURFACE ENTRY, AS RESERVED BY A.S.D., A CALIFORNIA LIMITED PARTNERSHIP, IN THE DEED RECORDED JULY 19, 1985 AS INSTRUMENT NO. 85-828960.

THE ABOVE LEGAL DESCRIPTION IS FOR THE SOLE PURPOSE OF THIS REPORT AND MAY NOT BE CONSIDERED FOR USE IN ANY POLICY OF TITLE INSURANCE TO BE ISSUED BY THIS COMPANY, AND IS SUBJECT TO CHANGE AT ANY TIME.

APN: PORTIONS OF 8421-001-061 AND 8421-001-016

LEGAL DESCRIPTION

Real property in the City of Covina, County of Los Angeles, State of California, described as follows:

TENTATIVE PARCEL MAP NO. 84018, BEING A DIVISION OF THE FOLLOWING:

THOSE PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 21, 1877, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 150 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND;

TOGETHER WITH THE SOUTH 200 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 306.90 FEET OF SAID LAND;

TOGETHER WITH THE NORTHERLY 150 FEET OF THE SOUTHERLY 300 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, LYING NORTHERLY OF THE NORTHERLY LINE OF SOUTHERLY 506.90 FEET OF SAID LAND.

EXCEPTING THEREFROM THOSE PORTIONS LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF AZUSA AVENUE, 50.00 FOOT HALF WIDTH, AS SHOWN THE MAP OF TRACT NO. 34224, FILED IN BOOK 895, PAGES 56 THROUGH 58 OF MAPS, RECORDS OF SAID COUNTY, WITH THE NORTH LINE OF THE SOUTHERLY 306.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ALONG SAID NORTH LINE, NORTH 89°57'39" EAST 244.51 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, PARALLEL WITH SAID EAST LINE OF AZUSA AVENUE, NORTH 00°27'53" EAST 500.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHERLY 806.90 FEET OF SAID PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 3 OF TRACT 23421, AS SHOWN ON A MAP FILED IN BOOK 780, PAGE 18 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE TERMINUS POINT OF THIS DESCRIPTION.

EXCEPT ALL OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY HEREINABOVE DESCRIBED WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY A.S.D., A CALIFORNIA LIMITED PARTNERSHIP, IN THE DEED RECORDED JULY 19, 1985 AS INSTRUMENT NO. 85-828960 OF OFFICIAL RECORDS

NOTE: THE ABOVE LEGAL DESCRIPTION IS FOR THE SOLE PURPOSE OF THIS REPORT AND MAY NOT BE CONSIDERED FOR USE IN ANY POLICY OF TITLE INSURANCE TO BE ISSUED BY THIS COMPANY AND IS SUBJECT TO CHANGE AT ANY TIME.

APN: 8421-001-016 (PTN) and 8421-001-061 (PTN) (Referenced for informational purposes only)

"EXHIBIT E"
RESOLUTION NO. 2023-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO APPROVE VESTING TENTATIVE TRACT MAP NO. 82315, TO SUBDIVIDE AND RECONFIGURE 5.1-ACRES OF A COMBINED 8.0-ACRE SITE FOR CONDOMINIUM PURPOSES, TO ALLOW FOR THE CONSTRUCTION OF 97 FOR-SALE MULTI-FAMILY RESIDENTIAL UNITS WITHIN 20 THREE-STORY BUILDINGS, A POOL AND RECREATION AREA WITHIN THE COVINA VILLAGE SPECIFIC PLAN PLANNING AREA 1 - TOWNHOME RESIDENTIAL, LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061) WITHIN THE PROJECT BOUNDARIES

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1,** to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1,** to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential,** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.
- **Planning Area 2 - Commercial,** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315,** to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018,** to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7,** to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8,** to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. Conditional Use Permit (CUP) 22-9, to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff

determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft REIR for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 23-025 PC** recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, the Planning Commission found that there is no substantial evidence that the Project will have a significant effect upon the environment and adopted **Resolution No. 23-025 PC** recommending that the City Council certify the Final REIR, approve a Mitigation Monitoring and Reporting Program for the Project and adopt findings pursuant to CEQA.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 2023-026 PC** recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, said City Council does hereby find and decide, with regards to Vesting Tentative Tract Map (VTTM) 82315 and pursuant to Covina Municipal Code (CMC) Section 16.08.140 provides that the Planning Commission recommend approval to the City Council, if the following findings are made:

Vesting Tentative Tract Map (TTM) 82315:

1. The proposed subdivision is consistent with the General Plan and all applicable codes and regulations.

Facts: The Vesting Tentative Tract Map (VTTM) proposes development of residential lots, parkways, on-street parking, private drives, curb, gutter, sidewalk and storm drain improvements, wet and dry utilities and related infrastructure improvements. The residential component of the development Project encompasses the residential development 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. Although, implementation of the proposed Project includes a General Plan Amendment to change the site's land use designations from General Commercial to Covina Village Specific Plan (CVSP), the same types of land uses would continue to occur on site, and include high density residential uses. The proposed CVSP land use designation would provide specific development standards and architectural guidelines for the site compatibility with surrounding development. The proposed Project land use designation would not result in a land use inconsistency. The proposed Project would implement additional multi-family housing and commercial uses within an area developed with similar uses. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.13. The proposed mixed-use development was designed to include setbacks, decorative 6-foot high walls, building orientation design, and

landscape buffers between different on and adjacent to the site. The proposed design would shield the existing and proposed residential uses from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Further, the project would be implemented pursuant to the requirements of the municipal code that provide for shielding of light. Thus, the proposed Project would be consistent with Land Use Element Policy 2.1.6. A Lot Line Adjustment (LLA 23-2) will be processed administratively to separate the residential component of the Project to be developed separately by Melia Homes LLC.

2. The design and improvements of the proposed subdivision are consistent with the General Plan.

Facts: The residential development will consist of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas (Land Use Element Policy 1.2.14.) The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development references is consistent with the Covina Design Guidelines, architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. (Land Use Element Policy 1.1.1.) The project would redevelop the site with similar residential and commercial land uses that would be consistent with existing land use patterns on and adjacent to the site. (Land Use Element Policy 1.1.5.) The new housing use provided by the Project would assist economic development within the City. (Land Use Element Policy 1.1.6.) The Project, with its design, improvements and conditions of approval, will be consistent with the General Plan.

3. The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

Facts: The proposed Vesting Tentative Tract Map encompasses the residential component of the development Project, involving the consolidation of two (2) parcels (APNs: 8421-001-016 and 8421-001-06), forming one lot to allow the residential development of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas (Land Use Element Policy 1.2.14.) Vehicular site access to the residential uses would be located from an existing driveway along Cypress Street, which would be widened and relocated to the east to provide right turns in, right turns out, and left turns to into the site. The residential community will have a private internal street network to provide vehicular access to all homes and to function as a fire lane for access by fire-fighting apparatus and crews. Additional vehicular site access to the residential parcel would also be from two existing driveways and one new right-in/right-out driveway located along Azusa Avenue. Upon approval of the General Plan Amendment, Covina Village Specific Plan, Zone change, and the implementation of conditions of approval and mitigation measures, the Project would be physically suitable for the type and proposed density of development proposed by the vesting tentative tract map.

4. **The design of the subdivision and proposed improvements, with conditions of approval will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Facts: The Project site is approximately 5.1 acres in size to be developed for residential townhomes, in a predominantly urban location with an existing townhome community to the north and a single-family neighborhood to the east, with commercial uses to the west and south. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development references is consistent with the Covina Design Guidelines, architectural compatibility on the site, provide sufficient parking, and adequate open space, which would further community goals, objectives, and policies. (Land Use Element Policy 1.1.1.) The Project site is currently developed with an approximately 81,333 square foot former grocery store that was constructed in 1991 and vacated in November 2012. The property shows signs of deterioration due to years of vacancy and decline in maintenance. The site is not designated fish or wildlife habitat nor is it located nearby to any such territory. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. **The design of the subdivision and the type of improvements are not likely to cause serious public health problems.**

Facts: The residential development will consist of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The 17 proposed live/work units consist of a single dwelling unit with both a commercial/office and a residential component that is occupied by the same resident. There are two floor plans proposed within the live/work component. The Live/Work unit shall be the primary dwelling of the occupant and the Dominant Use is "Live" (Residential), while the Secondary Use is "Work" activities. The Live/Work element townhomes as part of those proposal are intended to serve partially as a transition and buffer element between Retail/Commercial and Townhomes on the mixed -use site. The proposed architectural style is characterized as Contemporary for the live/work residential units and Transition Contemporary style for the residential townhomes. Each type will complement the other with stucco exteriors, incorporated elements of brick veneers and horizontal architectural siding, with contemporary shed, flat and low pitch roofs. The architectural designs include elements such as decorative outlookers, decorative metal elements, corbels, decorative metal and wood projecting awnings and other appropriate architectural element styling. Each building's design integrates multiple unit plans arranged in manner to include articulation of wall planes and forms to provide breaks in each building mass. Proposed townhomes are comprised of 4 plan types, that are grouped in 3 different building types (A, B & C), with an overall building height of 38'-7-1/2". Proposed live/work townhomes are grouped in 2 different building types (E & D), with an overall height of 37'-1". The townhome units will offer two to four bedrooms, with optional den space and workspaces and loft spaces. Each residential unit would have three levels, including a two-car garage, with maximum unit heights up to 38 feet and one-half inches. Thoughtful design consideration and sensitivity along the east and north boundaries were taken to protect adjacent homes' privacy. In these more sensitive perimeter areas, the developer (Melia Homes) has limited third floor windows to primarily

clearstory and non-egress windows where possible. Vehicular site access to the residential uses would be located from an existing driveway along Cypress Street, which would be widened and relocated to the east to provide right turns in, right turns out, and left turns into the site. The residential community will have a private internal street network to provide vehicular access to all homes and to function as a fire lane for access by fire-fighting apparatus and crews. Additional vehicular site access to the residential parcel would also be from two existing driveways and one new right-in/right-out driveway located along Azusa Avenue. These vehicular access points would also be shared between the proposed residential and commercial uses. The overall subdivision design, the proposed uses and the types of improvements together with the Conditions of Approval will ensure the development is in harmony with surrounding land uses and will not cause serious public health problems.

6. **The design of the subdivision provides for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.**

Facts: The design of the subdivision provides for both passive and natural heating and cooling opportunities. The residential development with 97 "for-sale" condominium townhouse units will have operable windows for passive and natural heating. The residential development will require compliance with Title 24 of the Uniform Building Code.

7. **Focusing on the design of the subdivision and the type of improvements to be required, the Project will not conflict with easements acquired by the public at large for access through or the use of the subdivision or with the design of alternate easements that are substantially equivalent to those previously acquired by the public.**

Facts: The proposed "Covina Village Project" includes a mixture of residential and commercial land uses on an approximately 8.0-acre site. The residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. A Tentative Tract Map (No. 82315) for condominium purposes is proposed to accommodate the residential uses, and a proposed Tentative Parcel Map (No. 84018) would subdivide the proposed commercial area into three parcels. The combined site development would be required to comply with conditions of approval provided by Azusa Light & Water (ALW) and install a new Class 350 ductile iron public water main in Azusa Avenue, from the norther property line to Cypress Street and in Cypress Street from Azusa Avenue to the eastern property line. ALW will provide potable water service to an on-site, underground water distribution system to serve all interior plumbing fixtures and for all outdoor irrigation applications for the proposed commercial and residential sites. Wastewater generated within the residential and commercial areas would be discharged into an existing 8-inch sewer main located along the Azusa Avenue frontage, then into another collection sewer to the west that is

maintained by the Los Angeles County Sewer Maintenance District. Stormwater runoff from throughout the site would be collected via curb and gutters, catch basins, and subsurface storm drains. The on-site flows would be conveyed to two proposed subsurface water quality treatment basins located within the commercial and residential portions of the project site, then discharged into the Los Angeles County Department of Public Works' (LACDPW) 69-inch storm drain system located within Cypress Street. Electrical energy would be provided throughout the residential units and commercial buildings via a connection to Southern California Edison's facilities, located in the adjacent commercial properties along Cypress Street. A portion of each home's electrical demand would be met with on-site solar photovoltaic panels, pursuant to California's 2022 Building Energy Efficiency Standards (Title 24, Parts 6 and 11 of the California Code of Regulations), which took effect on January 1, 2023. The project would install heat pumps for part of the heating, ventilation, and air conditioning system. Natural gas service would be provided to all homes and the commercial buildings via a connection to Southern California Gas Company's transmission main lines, located in Cypress Street and/or Azusa Avenue. The project would also install underground cables to enable connections within the commercial and residential areas to telecommunications services from a local provider of such services.

8. The Project with its subdivision design is consistent with the city's parkland dedication requirements (Quimby Act – Chapter 16.28 CMC).

Facts: As a condition of approval of a tentative or final tract map for a residential subdivision, the subdivider shall be required to pay an impact fee, offer for dedication parkland in lieu thereof or both, at the sole and exclusive option of the city, in an amount to be determined. (Covina Municipal Code Chapter 16.28). Park Quimby Fees shall be paid at the time of issuance of a building permit for each lot in a subdivision. In the event of a dedication requirement, the sub-divider shall make an irrevocable offer of dedication to the city at the time of recordation of the final map. The Applicant shall contact the Director or his designee for calculation of the Quimby Fee, prior to issuance of any permits for the Project. The following calculations determined the total Quimby fee. The formula is based on CMC Section 16.28.040 through Section 16.28-090.

9. The Applicant has demonstrated that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7.

Facts: The proposed project does not require construction or expansion of a utility system, because the sewer system (LACSD sewer lines and San Jose Creek Water Reclamation Plant), stormwater drainage system Los Angeles County Department of Public Works and the City of Covina), water supply system (Azusa Light and Water Department), have adequate capacity to serve the project. The proposed development would be required to comply with conditions of approval provided by Azusa Light & Water (ALW) and install a new Class 350 ductile iron public water main in Azusa Avenue, from the norther property line to Cypress Street and in Cypress Street from Azusa Avenue to the eastern property line. ALW shall provide potable water service to an on-site, underground water distribution system to serve all interior plumbing fixtures and for all outdoor irrigation applications for the proposed commercial and residential sites.

SECTION 3. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Vesting Tentative Tract Map (TTM) 82315, to subdivide and reconfigure 5.1-acres of a combined 8.0-acre site for condominium purposes, to allow for the construction of 97 for-sale multi-family residential units within 20 three-story buildings, a pool and recreation area within the Covina Village Specific Plan (CVSP) Planning Area 1 - Townhome Residential project boundaries, subject to all conditions contained in "Exhibit E.1" attached herein and incorporated by this reference.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 5. Effective Date. This Resolution shall be effective upon the effective date of Ordinance No. 2023-XXXX:

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING ZONE CHANGE (ZCH)22-7, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINA BY CHANGING THE ZONE DESIGNATION FROM COMMERCIAL HIGHWAY (C-4) ZONE TO "COVINA VILLAGE SPECIFIC PLAN (CVSP) DESIGNATION, WITH TWO (2) PLANNING AREAS: CVSP PLANNING AREA 1 - (TOWNHOME RESIDENTIAL) AND CVSP PLANNING AREA 2 - (COMMERCIAL);" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNs 8421-001-016 AND 8421-001-061),
>
> And Ordinance No. 2023-XXX:
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> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT (DA), PURSUANT TO GOVERNMENT CODE SECTION 65864 ET. SEQ., A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COVINA AND PKL, LLC;" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061)

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, Mayor

ATTEST:

FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

CERTIFICATION

I, Georgianna Nicole Alvarez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

FABIAN VELEZ
Chief Deputy City Clerk

ATTACHMENT E.1

CONDITIONS OF APPROVAL
FOLLOWED BY MMRPS

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.

"EXHIBIT F"
RESOLUTION NO. 2023-XXXX CC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVE VESTING TENTATIVE PARCEL MAP NO. 84018 FOR THE DEVELOPMENT OF 2.8-ACRES OF A COMBINED 8.0-ACRE SITE INTO THREE SEPARATE COMMERCIAL PARCELS WITHIN THE COVINA VILLAGE SPECIFIC PLAN (CVSP), PLANNING AREA 2 - COMMERCIAL, LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061) WITHIN THE PROJECT BOUNDARIES.

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1,** to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1,** to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential,** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential

component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial,** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315,** to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018,** to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7,** to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8,** to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft REIR for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 23-025 PC** recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, the Planning Commission found that there is no substantial evidence that the Project will have a significant effect upon the environment and adopted **Resolution No. 23-025 PC** recommending that the City Council certify the Final REIR, approve a Mitigation Monitoring and Reporting Program for the Project and adopt findings pursuant to CEQA.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted **Resolution No. 2023-026 PC** recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation

Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, said City Council does hereby find and decide, with regards to Vesting Tentative Parcel Map (VTPM) 84018 and pursuant to Covina Municipal Code (CMC) Section 16.08.140 provides that the Planning Commission recommend approval to the City Council, if the following findings are made:

Vesting Tentative Parcel Map (TPM) 84018:

1. **The proposed subdivision is consistent with the General Plan and all applicable codes and regulations.**

   Facts: Within the proposed Covina Village Specific Plan (CVSP), Planning Area 2 – Commercial Area, the proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. Although, implementation of the proposed Project includes a General Plan Amendment to change the site's land use designations from General Commercial to Covina Village Specific Plan (CVSP), the same types of land uses would continue to occur on site, and include high density residential uses. The proposed CVSP land use designation would provide specific development standards and architectural guidelines for the site compatibility with surrounding development. A Lot Line Adjustment (LLA 23-2) would also be processed administratively to separate the commercial component of the Project to be developed separately by PKL, LLC. The proposed Project land use designation would not result in a land use inconsistency (Land Use Element Policy 2.1.13.) The proposed Project would also implement additional commercial uses and multi-family housing within an area developed with similar uses. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers (Land Use Element Policy 1.1.4.) The proposed Project would revitalize the vacant site for adaptive reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17.

2. **The design and improvements of the proposed subdivision are consistent with the General Plan.**

Facts: Current site conditions consist of a former Albertsons grocery store that was constructed in 1991 and vacated in November 2012. The former grocery store is 81,333 square feet in size, a box-shaped structure approximately 44 feet in height. The site has a vast surface parking lot area with numerous small landscape planters, mature trees. The property shows signs of deterioration due to years of vacancy and decline in maintenance. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development references is consistent with the Covina Design Guidelines, architectural compatibility on the site, provides sufficient parking, and adequate open space, which would further community goals, objectives, and policies. (Land Use Element Policy 1.1.1.) The proposed Project would also implement additional commercial uses and multi-family housing within an area developed with similar uses. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers (Land Use Element Policy 1.1.4.) The proposed Project would revitalize the vacant site for adaptive reuse through private development. Thus, the proposed Project is consistent with Land Use Element Policy 1.3.17. The Project would assist economic development within the City. (Land Use Element Policy 1.1.6.) The Project, with its design, improvements and conditions of approval, will be consistent with the General Plan.

3. **The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.**

Facts: The proposed "Covina Village Project" includes a mixture of residential and commercial land uses on an approximately 8.0-acre site. The residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. A Tentative Tract Map (No. 82315) for condominium purposes is proposed to accommodate the residential uses, and a proposed Tentative Parcel Map (No. 84018) would subdivide the proposed commercial area into three parcels. Project includes a General Plan Amendment to change the site's land use designations from General Commercial to Covina Village Specific Plan (CVSP), the same types of land uses would continue to occur on site, and include high density residential uses. The proposed CVSP land use designation would provide specific development standards and architectural guidelines for the site compatibility with surrounding development. A Lot Line Adjustment (LLA 23-2) would also be processed administratively to separate the residential and commercial components of the Project to

be developed separately by Melia Homes LLC and PKL LLC. The proposed Project land use designation would not result in a land use inconsistency (Land Use Element Policy 2.1.13.) The proposed Project would also implement additional commercial uses and multi-family housing within an area developed with similar uses. The Project would provide new commercial space and multi-family residences that would accommodate growth and serve existing and future residents, workers, and shoppers (Land Use Element Policy 1.1.4.) The proposed Project would revitalize the vacant site for adaptive reuse through private development and as such, the proposed subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

4. The design of the subdivision and proposed improvements, with conditions of approval will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Facts: The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. The proposed Project would redevelop the site pursuant to the proposed Specific Plan that provides specific development criteria to ensure the new development references is consistent with the Covina Design Guidelines, architectural compatibility on the site, provide sufficient parking, and adequate open space, which would further community goals, objectives, and policies. (Land Use Element Policy 1.1.1.) The Project site is currently developed with an approximately 81,333 square foot former grocery store that was constructed in 1991 and vacated in November 2012. The property shows signs of deterioration due to years of vacancy and decline in maintenance. The site is not designated fish or wildlife habitat nor is it located nearby to any such territory. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Facts: The proposed "Covina Village Project" includes a mixture of residential and commercial land uses on an approximately 8.0-acre site. The residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. A Tentative Tract Map (No. 82315) for condominium purposes is proposed to accommodate the residential uses, and a proposed Tentative Parcel Map (No. 84018) would subdivide the proposed commercial area into three parcels. The combined site development includes a General Plan Amendment to change the site's land use designations from General Commercial to Covina Village Specific Plan (CVSP), the same types of land uses would continue to occur on site,

and include high density residential uses. The proposed CVSP land use designation would provide specific development standards and architectural guidelines for the site compatibility with surrounding development. The overall subdivision design, the proposed uses and the types of improvements together with the Conditions of Approval will ensure the development is in harmony with surrounding land uses and will not cause serious public health problems.

6. The design of the subdivision provides for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.

Facts: The design of the subdivision provides for both passive and natural heating and cooling opportunities. The commercial development will require compliance with Title 24 of the Uniform Building Code and California Green Building Standards.

7. Focusing on the design of the subdivision and the type of improvements to be required, the Project will not conflict with easements acquired by the public at large for access through or the use of the subdivision or with the design of alternate easements that are substantially equivalent to those previously acquired by the public.

Fact: The proposed "Covina Village Project" includes a mixture of residential and commercial land uses on an approximately 8.0-acre site. The residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. A Tentative Tract Map (No. 82315) for condominium purposes is proposed to accommodate the residential uses, and a proposed Tentative Parcel Map (No. 84018) would subdivide the proposed commercial area into three parcels. The combined site development would be required to comply with conditions of approval provided by Azusa Light & Water (ALW) and install a new Class 350 ductile iron public water main in Azusa Avenue, from the norther property line to Cypress Street and in Cypress Street from Azusa Avenue to the eastern property line. ALW will provide potable water service to an on-site, underground water distribution system to serve all interior plumbing fixtures and for all outdoor irrigation applications for the proposed commercial and residential sites. Wastewater generated within the residential and commercial areas would be discharged into an existing 8-inch sewer main located along the Azusa Avenue frontage, then into another collection sewer to the west that is maintained by the Los Angeles County Sewer Maintenance District. Stormwater runoff from throughout the site would be collected via curb and gutters, catch basins, and subsurface storm drains. The on-site flows would be conveyed to two proposed subsurface water quality treatment basins located within the commercial and residential portions of the project site, then discharged into the Los Angeles County Department of Public Works' (LACDPW) 69-inch storm drain system located within Cypress Street. Electrical energy would be provided throughout the residential units and commercial buildings via a connection to Southern California Edison's facilities, located in the adjacent commercial

properties along Cypress Street. A portion of each home's electrical demand would be met with on-site solar photovoltaic panels, pursuant to California's 2022 Building Energy Efficiency Standards (Title 24, Parts 6 and 11 of the California Code of Regulations), which took effect on January 1, 2023. The project would install heat pumps for part of the heating, ventilation, and air conditioning system. Natural gas service would be provided to all homes and the commercial buildings via a connection to Southern California Gas Company's transmission main lines, located in Cypress Street and/or Azusa Avenue. The project would also install underground cables to enable connections within the commercial and residential areas to telecommunications services from a local provider of such services.

8. **The Project with its subdivision design is consistent with the city's parkland dedication requirements (Quimby Act – Chapter 16.28 CMC).**

Facts: The proposed subdivision is a non-residential subdivision. Therefore, Parkland Dedication Requirements do not apply.

9. **The Applicant has demonstrated that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7.**

Facts: The proposed project does not require construction or expansion of a utility system, because the sewer system (LACSD sewer lines and San Jose Creek Water Reclamation Plant), stormwater drainage system Los Angeles County Department of Public Works and the City of Covina), water supply system (Azusa Light and Water Department), have adequate capacity to serve the project. The proposed development would be required to comply with conditions of approval provided by Azusa Light & Water (ALW) and install a new Class 350 ductile iron public water main in Azusa Avenue, from the norther property line to Cypress Street and in Cypress Street from Azusa Avenue to the eastern property line. ALW shall provide potable water service to an on-site, underground water distribution system to serve all interior plumbing fixtures and for all outdoor irrigation applications for the proposed commercial and residential sites.

SECTION 3. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Vesting Tentative Parcel Map (TPM) 84018, a proposal to develop 2.8-acres of a combined 8.0-acre site into three separate commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 – Commercial project boundaries, subject to all conditions contained in "Exhibit F.1" attached herein and incorporated by this reference.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 5. Effective Date. This Resolution shall be effective upon the effective date of Ordinance No. 2023-XXXX:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING ZONE CHANGE (ZCH)22-7, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINA BY CHANGING THE ZONE DESIGNATION FROM COMMERCIAL HIGHWAY (C-4) ZONE TO

"COVINA VILLAGE SPECIFIC PLAN (CVSP) DESIGNATION, WITH TWO (2) PLANNING AREAS: CVSP PLANNING AREA 1 - (TOWNHOME RESIDENTIAL) AND CVSP PLANNING AREA 2 - (COMMERCIAL);" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNs 8421-001-016 AND 8421-001-061),

And Ordinance No. 2023-XXX:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT (DA), PURSUANT TO GOVERNMENT CODE SECTION 65864 ET. SEQ., A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COVINA AND PKL, LLC;" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061)

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, Mayor

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Georgianna Nicole Alvarez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution No. 23-XXXX_was duly adopted by the City Council of the City of Covina at a regular meeting held on the _____ day of _____, 2023, by the following vote:

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

Dated:

FABIAN VELEZ
Chief Deputy City Clerk

ATTACHMENT F.1

CONDITIONS OF APPROVAL,
FOLLOWED BY MMRPs

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.

"EXHIBIT G"

RESOLUTION NO. 2023 – XXXX CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. (CUP22-7) TO ALLOW FOR THE DEVELOPMENT OF QUICK QUACK CAR WASH, A SELF-SERVICE MECHANICAL CARWASH USE (PAD 1) WITHIN THE COVINA VILLAGE SPECIFIC PLAN (CVSP) PLANNING AREA 2, GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1**, to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1**, to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential**, will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with

each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial**, will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315**, to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018**, to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7**, to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8**, to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 23-025 PC recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-026 PC recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the _____, 2023 public hearing, the staff report, the oral presentation, and related documents submitted to the City Council prior to and at the public hearing, the City Council hereby finds and determines with regards to Conditional Use Permit No. 22-7, and pursuant to Covina Municipal Code Section 17.62.120, that:

I. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood.**

   Facts: As described within the staff report and illustrated on attached architectural plans dated March 28, 2023 (Attachment 2) the proposed project complies with all required Covina Village Specific Plan development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for a self-service car wash facility, and is comparable with other nearby uses in the neighborhood. The subject site abuts commercial uses to the north, west and south, with Live/Work units intended to serve partially as a transition and buffer element between Retail/Commercial and Townhomes on a mixed-use project site. The Project Site is within an established area characterized by mixed-use commercial and residential uses that conforms well to surrounding neighborhood infrastructure and support services. Existing perimeter boundary walls along the east and north boundaries around the project site will remain. New 6-foot tall block walls are proposed along the project site's southerly boundary, along the common interior property line at the southwest interface with the proposed residential units. Therefore, as proposed, this criterion has been met.

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

   Facts: Primary vehicular site access to the commercial parcel would be located from three driveways located along Azusa Avenue. The proposed site improvements will provide adequate ingress and egress to the subject site and improve path of travel, facilitating adequate vehicle maneuvering on site. The site is located within an established area characterized by commercial uses that conform well to surrounding neighborhood infrastructure and support services with access to major streets and freeway system. Therefore, as proposed, this criterion has been met.

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

   Facts: The proposed use is located within a newly established mixed-use development project area characterized by uses that conform well to surrounding neighborhood

infrastructure and support services. The proposed site improvements satisfy all required development standards as previously stated in the staff report and illustrated on the attached architectural plans (Attachment 2) for a self-service car wash facility, as it relates to project location, site access locations, building location, parking layout, on-site vehicle maneuvering, and proposed perimeter block walls, thereby having no adverse effects to abutting properties. Therefore, as proposed, this criterion has been met.

4. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare. Such conditions include the following:**

   The operation of an automated self-service carwash facility is conditionally permitted within the Covina Village Specific Plan. The Project design would include lighting of parking lots, entry-ways, and pedestrian common areas for site security purposes. Therefore, as proposed, this criterion has been met.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves Conditional Use Permit (CUP) 22-7, subject to all the Conditions of Approval set forth in Exhibit G.1, attached herein and incorporated herein by this reference as though set forth in full."

SECTION 4. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This Resolution and Conditional Use Permit (CUP) 22-7 shall not go into effect until the certificates of occupancy are issued for the two drive-through restaurants for CUP 22-8 and CUP 22-9 and those two drive- through restaurants are fully operating and open for business to the public.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____

WALTER ALLEN, MAYOR

ATTEST:

FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

ATTACHMENT G.1

CONDITIONS OF APPROVAL,
FOLLOWED BY MMRPs

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.

"EXHIBIT H"

RESOLUTION NO. 2023 – XXXX CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. (CUP22-8) TO ALLOW FOR THE DEVELOPMENT OF A DUTCH BROS. COFFEE SHOP WITH DRIVE-THROUGH (PAD 2) IN PLANNING AREA 2, WITHIN THE COVINA VILLAGE SPECIFIC PLAN (CVSP) PLANNING AREA 2, GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1**, to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1**, to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential**, will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with

each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial**, will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315**, to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018**, to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7**, to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8**, to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 23-025 PC recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-026 PC recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the _____, 2023 public hearing, the staff report, the oral presentation, and related documents submitted to the City Council prior to and at the public hearing, the City Council hereby finds and determines with regards to Conditional Use Permit No. 22-8, and pursuant to Covina Municipal Code Section 17.62.120, that:

I. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood.**

   Facts: As described within the staff report and illustrated on attached architectural plans dated March 28, 2023 (Attachment 2) the proposed project complies with all required Covina Village Specific Plan development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for a coffee shop with drive through, and is comparable with other nearby uses in the neighborhood. The subject site abuts commercial uses to the north, west and south, with Live/Work units intended to serve partially as a transition and buffer element between Retail/Commercial and Townhomes on a mixed-use project site. The Project Site is within an established area characterized by mixed-use commercial and residential uses that conforms well to surrounding neighborhood infrastructure and support services. Existing perimeter boundary walls along the east and north boundaries around the project site will remain. New 6-foot tall block walls are proposed along the project site's southerly boundary, along the common interior property line at the southwest interface with the proposed residential units. Therefore, as proposed, this criterion has been met.

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

   Facts: The proposed use is located within a newly established mixed-use development project area characterized by uses that conform well to surrounding neighborhood infrastructure and support services. The proposed site improvements satisfy all required development standards as previously stated in the staff report and illustrated on the attached architectural plans (Attachment 2) for a coffee shop with drive through, as it relates to project location, site access locations, building location, parking layout, on-site vehicle maneuvering, and proposed perimeter block walls, thereby having no adverse effects to abutting properties. Therefore, as proposed, this criterion has been met.

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

Facts: The proposed use is located within a newly established mixed-use development project area characterized by uses that conform well to surrounding neighborhood infrastructure and support services. The proposed site improvements satisfy all required development standards as previously stated in the staff report and illustrated on the attached architectural plans (Attachment 2) for a coffee shop with drive through, as it relates to project location, site access locations, building location, parking layout, on-site vehicle maneuvering, and proposed perimeter block walls, thereby having no adverse effects to abutting properties. Therefore, as proposed, this criterion has been met.

4. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare. Such conditions include the following:**

   Facts: The operation of a coffee shop with drive through is conditionally permitted within the Covina Village Specific Plan. The Project design would include lighting of parking lots, entry-ways, and pedestrian common areas for site security purposes. Therefore, as proposed, this criterion has been met.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves Conditional Use Permit (CUP) 22-8, subject to all the Conditions of Approval set forth in Exhibit H.1, attached herein and incorporated herein by this reference as though set forth in full."

SECTION 4. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This Resolution shall be effective upon adoption.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____

WALTER ALLEN, MAYOR

ATTEST:

FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

ATTACHMENT H.1

CONDITIONS OF APPROVAL,
FOLLOWED BY MMRPs

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.

"EXHIBIT I"

RESOLUTION NO. 2023 – XXXX CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. (CUP22-9) TO ALLOW FOR THE DEVELOPMENT OF A RESTAURANT WITH A DRIVE-THROUGH (PAD 3) IN PLANNING AREA 2, WITHIN THE COVINA VILLAGE SPECIFIC PLAN (CVSP) PLANNING AREA 2, GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1**, to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1**, to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential**, will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with

each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial**, will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315**, to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018**, to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7**, to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8**, to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 23-025 PC recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-026 PC recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the _____, 2023 public hearing, the staff report, the oral presentation, and related documents submitted to the City Council prior to and at the public hearing, the City Council hereby finds and determines with regards to Conditional Use Permit No. 22-9, and pursuant to Covina Municipal Code Section 17.62.120, that:

I. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood.**

   Facts: As described within the staff report and illustrated on attached architectural plans dated March 28, 2023 (Attachment 2) the proposed project complies with all required Covina Village Specific Plan development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for a restaurant with drive through and is comparable with other nearby uses in the neighborhood. The subject site abuts commercial uses to the north, west and south, with Live/Work units intended to serve partially as a transition and buffer element between Retail/Commercial and Townhomes on a mixed-use project site. The Project Site is within an established area characterized by mixed-use commercial and residential uses that conforms well to surrounding neighborhood infrastructure and support services. Existing perimeter boundary walls along the east and north boundaries around the project site will remain. New 6-foot tall block walls are proposed along the project site's southerly boundary, along the common interior property line at the southwest interface with the proposed residential units. Therefore, as proposed, this criterion has been met.

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

   Facts: Primary vehicular site access to the commercial parcel would be located from three driveways located along Azusa Avenue. The proposed site improvements will provide adequate ingress and egress to the subject site and improve path of travel, facilitating adequate vehicle maneuvering on site. The site is located within an established area characterized by commercial uses that conform well to surrounding neighborhood infrastructure and support services with access to major streets and freeway system. Therefore, as proposed, this criterion has been met.

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

   Facts: The proposed use is located within a newly established mixed-use development project area characterized by uses that conform well to surrounding neighborhood

infrastructure and support services. The proposed site improvements satisfy all required development standards as previously stated in the staff report and illustrated on the attached architectural plans (Attachment 2) for a restaurant with drive through, as it relates to project location, site access locations, building location, parking layout, on-site vehicle maneuvering, and proposed perimeter block walls, thereby having no adverse effects to abutting properties. Therefore, as proposed, this criterion has been met.

4. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare. Such conditions include the following:**

   The operation of a restaurant with drive through is conditionally permitted within the Covina Village Specific Plan. The Project design would include lighting of parking lots, entry-ways, and pedestrian common areas for site security purposes. Therefore, as proposed, this criterion has been met.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves Conditional Use Permit (CUP) 22-9, subject to all the Conditions of Approval set forth in Exhibit I.1, attached herein and incorporated herein by this reference as though set forth in full."

SECTION 4. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This Resolution shall be effective upon adoption.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, MAYOR

ATTEST:

_____
FABIAN VELEZ

Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

ATTACHMENT I.1

CONDITIONS OF APPROVAL,
FOLLOWED BY MMRPs

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
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			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.

"EXHIBIT J"

RESOLUTION NO. 2023 – XXXX CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN REVIEW (SPR 22-226) TO ALLOW FOR THE DEVELOPMENT OF 97 "FOR SALE" MULTI-FAMILY RESIDENTIAL UNITS, OF WHICH 17 UNITS WILL BE LIVE/WORK UNITS, WITHIN 20 THREE STORY BUILDINGS, THREE COMMERCIAL PADS TO ACCOMMODATE FUTURE COMMERCIAL USES WITH DRIVE-THROUGH CAPABILITIES WITHIN PLANNING AREA 2, AND ASSOCIATED SITE IMPROVEMENTS., WITHIN THE COVINA VILLAGE SPECIFIC PLAN (CVSP) PLANNING AREAS 1 AND 2, AT THE PROPERTY GENERALLY LOCATED AT 1000 N. AZUSA AVENUE STREET (APNS, 8421-001-016 AND 8421-001-061)

WHEREAS, PKL, LLC and Melia Homes, LLC have an equitable interest in the real properties that currently includes two (2) parcels: 1000 N. Azusa Avenue, formerly Albertsons Grocery Store, APNs: 8421-001-016 and 8421-001-061, with a combined total of approximately 8.0 acres, designated for the development of multi-family residential and commercial uses.

WHEREAS, in December 2022, City of Covina ("City" or "COVINA"), Melia Homes LLC and, PKL, LLC have been working to consider developing the Project Site into the Covina Village Mixed-Use Development, which includes a Specific Plan that would divide the Project site into two (2) Planning Areas and guide infill redevelopment of an approximately 8.0-acre site. The proposed Specific Plan would replace the existing Commercial Highway (C-4) zoning district with Covina Village Specific Plan (CVSP) designations with new residential land uses permitted under CVSP Townhome Residential - Planning Area 1, and maintain the existing commercial land uses that are permitted by the current zoning designations to under CVSP Commercial - Planning Area 2 designations. In addition to the Covina Village Specific Plan, the proposed Project includes the development of the plan area requesting approval of a Vesting Tentative Tract Map, Vesting Tentative Parcel Map and Major Site Plan Review to allow the construction and operation of a mixed-use development that includes the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three-story buildings in Planning Area 1 and, the development of three (3) commercial pads for a, 3,596 square-foot Automated Self Service Car Wash (Pad 1), a 950 square-foot drive-through Dutch Bros. Coffee Shop (Pad 2) and, a 3,500 square-foot drive-through restaurant (Pad 3 – TBD) in Planning Area 2.

WHEREAS, the Project necessitates the following land use discretionary entitlements:

a. **General Plan Amendment (GPA) 22-1**, to amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to "Covina Village Specific Plan" (CVSP).

b. **Specific Plan (SP) 22-1**, to establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

c. **Zone Change (ZCH) 22-7**, to amend the Official Zoning Map changing the zoning designation for an 8.0-acre project site from the existing Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

- **Planning Area 1 - CVSP Townhome Residential**, will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

- **Planning Area 2 - Commercial**, will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant with drive-through.

d. **Vesting Tentative Tract Map No. 82315**, to reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units (97 total units), within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (APNs 8421-001-016 and 8421-001-061).

e. **Vesting Tentative Parcel Map No. 84018**, to subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

f. **Conditional Use Permit (CUP) 22-7**, to allow for the development of Quick Quack Car Wash, a self-service mechanical carwash use (Pad 1) in Planning Area 2.

g. **Conditional Use Permit (CUP) 22-8**, to allow for the development of a Dutch Bros. Coffee Shop with a drive-through (Pad 2) in Planning Area 2.

h. **Conditional Use Permit (CUP) 22-9,** to allow for the development of a restaurant with a drive-through (Pad No. 3) in Planning Area 2.

i. **Site Plan Review (SPR) 22-226,** for the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings, in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

j. **Development Agreement (DA),** pursuant to Government Code Section 65864 et seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement.

WHEREAS, in 2020, a Draft Environmental Impact Report ("Draft EIR") was prepared for the original project referred to as the "Covina Villas Project," which consisted of a Mixed-Use Project for the development of sixty-one Single Family detached homes and a retail component consisting of four buildings, of which two would be designed to accommodate fast/food drive-through businesses, and two for general retail/commercial tenants. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the Draft EIR was published in the San Gabriel Valley Tribune and released for a 45-day public comment period beginning on August 27, 2020 and ending on October 12, 2020. However, the Cypress Villas Project EIR was not certified due to changes to the project scope.

WHEREAS, the Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs., § 15000, et seq., the City staff determined that a Draft Revised Environmental Impact Report ("REIR") was necessary to evaluate the potential environmental effects of the Project.

WHEREAS, the City subsequently contracted for the independent preparation of a Draft Revised Environmental Impact Report (the Draft REIR) for the Project, including all necessary technical studies and reports in support of the Draft REIR.

WHEREAS, the Draft REIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: Aesthetics, Air quality, Greenhouse Gas Emissions, Population and Housing, and Public services. With the incorporation of mitigation measures identified in the Draft REIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: noise, transportation and traffic, tribal cultural resources, and utilities and service system. A Cumulative Impact Analysis was also conducted in the following categories: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities and Services Systems, and determined no additional mitigation measures are required. Therefore, no significant and unmitigable impacts have been identified in the Draft REIR.

WHEREAS, the Notice of Completion and Availability of the Draft REIR was published in the San Gabriel Valley Tribune on August 3, 2023 and the Draft REIR was released for a 45-day public comment period beginning on August 3, 2023 and ending on September 18, 2023.

WHEREAS, on November 14, 2023, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Draft REIR. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 23-025 PC recommending that the City Council certify the REIR, make appropriate environmental findings, and adopt a Mitigation Monitoring and Reporting Program for the Project.

WHEREAS, following consideration of the entire record of information received at the public hearing, and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-026 PC recommending that the City Council approve General Plan Amendment (GPA) 22-1, Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), (CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement.

WHEREAS, on _____, 2023, the City Council of the City of Covina considered the Project, the REIR and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the REIR and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. XX- XXXX REIR, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution No. XX-XXXX___ and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on _____, 2023, the City Council of the City of Covina held a duly noticed public hearing to consider the Project including General Plan Amendment (GPA) 22-1, Specific

Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Tentative Parcel Map 84018, Conditional Use Permit No's (CUP 22-7), CUP 22-8), and (CUP 22-9), Site Plan Review (SPR) 22-226, and a Development Agreement, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the entire record, and reviewing SPR 22-226 and the Project, and considering all oral and written information regarding SPR 22-226 and the Project presented before and at the Planning Commission's hearing on November 14, 2023, the Planning Commission hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 14, 2023 meeting, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the meeting, the Planning Commission hereby finds and determines as follows:

I. Findings for Site Plan Review (CMC Section 17.64.070)

CMC Section 17.64.070 provides that the Planning Commission shall not approve or conditionally approve a site plan unless it finds the following:

1. **All provisions of Title 17 of the Covina Municipal Code are complied with.**

Facts: With the adoption of the related applications, specifically General Plan Amendment (GPA) 22-1, Covina Village Specific Plan (SP) 22-1, Zone Change (ZCH) 22-7, Vesting Tentative Tract Map 82315, Vesting Tentative Parcel Map 84018, and Site Plan Review (SPR) 22-226, the proposed development for will be consistent with all applicable sections of the Covina Village Specific Plan and General Plan. The Covina Village Specific Plan will supersede the development and design standards contained in the City General Plan and Zoning Code and constitutes the zoning standards, requirements and guidelines for the Specific Plan area. The proposed new development will provide for the orderly redevelopment of vacant, prominent disused commercial property within the City in a manner that addresses the community's needs for residential development. This Specific Plan will also provide additional development and design standards and guidelines, which will ensure that each future component of the Specific Plan areas is creatively and sensitively site planned and developed with high quality architectural treatments and features, site amenities and infrastructure. Due to the unique nature of the proposed development project, and the absence of an existing Covina Zoning Designation that would address the mixture of proposed uses and development concept, the preparation of a Specific Plan was determined to be the best methodology. The goals of the Covina Village Specific Plan are primarily to provide new residential, commercial, and office development

opportunities to revitalize the plan area and encourage the development of properties within the plan area that accommodate a range of land uses to meet evolving market demands, and provide a more flexible regulatory procedure by which the objectives of the City's General Plan and Zone Code can be realized. As such, as presented, the proposed development meets and exceeds the setback requirements, the parking and loading, and open space requirements as described within this staff report and, as analyzed and illustrated on the project plans (Attachment 2.) All proposed development standards for Site Plan Review, as described under CMC 17.64 (Site Plan Review) and outlined within the Covina Village Specific Plan comply and have been met. The development of a mixed commercial and residential use will increase the number of housing units and residents in the area, stimulating development on vacant infill and under-utilized properties, and improve public infrastructure, facilities, and services to support new development as stated under the Covina Village Specific Plan. Therefore, this criterion has been met.

2. **The design elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect to surrounding properties: buildings, structures and improvements; vehicular ingress, egress and internal circulation; setbacks; building height; location of service; walls; and landscaping**.

Facts: The Covina Village Specific Plan, General Plan, Design Guidelines, and other associated regulations listed above, contain design –related polices to ensure the city recognize the need to reuse and revitalize the area by adding new housing, maintaining and continuing to accommodate new retail and mixed-use development. The proposed development conforms to the Covina Village Specific Plan, Covina Design Guidelines and the transportation demand management regulations in the following ways: the building design is compatible with existing development in terms of character, style, materials, form, and mass; the building design is 3 stories in height with enclosed residential parking and surface parking. Vehicular site access to the residential uses would be located from an existing driveway along Cypress Street, which would be widened and relocated to the east to provide right turns in, right turns out, and left turns into the site. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. The development would construct new private streets, curb, gutter, sidewalk, and storm drain improvements, wet and dry utilities, and related infrastructure improvements. The proposed new development will also provide for the orderly redevelopment of vacant, prominent disused commercial property within the City in a manner that addresses the community's needs for residential development. This Specific Plan will also provide additional development and design standards and guidelines, which will ensure that each future component of the Specific Plan area is creatively and sensitively site planned and developed with high quality architectural treatments and features, site amenities and infrastructure. As such, as presented, the proposed development meets and exceeds the setback requirements, the parking and loading, and open space requirements as described within this staff report and, as analyzed and illustrated on the project plans attached as Exhibit 5. All proposed development standards for Site Plan Review, as described under CMC 17.64 (Site Plan Review) and outlined within the Covina Village Specific Plan are in compliance and have been met. The development of a mixed commercial and residential use will increase the number of housing units and residents in the area, stimulating development on vacant infill and under-utilized properties, and improve public infrastructure, facilities, and services to support new development as stated under the Covina Village Specific Plan. Therefore, this criterion has been met.

3. **The project design conforms to the Covina General Plan, the design guidelines, transportation demand management regulations, and any specific plans or guidelines applicable to the project;**

Facts: The Covina Village Specific Plan, General Plan, Design Guidelines, and other associated regulations listed above, contain design –related polices to ensure the city recognize the need to reuse and revitalize the area by adding new housing, maintaining and continuing to accommodate new retail and mixed-use development. The proposed development conforms to the Covina Village Specific Plan, Covina Design Guidelines and the transportation demand management regulations in the following ways: the building design is compatible with existing development in terms of character, style, materials, form, and mass; the building design is 3 stories in height with enclosed residential parking and surface parking. Vehicular site access to the residential uses would be located from an existing driveway along Cypress Street, which would be widened and relocated to the east to provide right turns in, right turns out, and left turns into the site. Primary vehicular site access to the commercial parcels would be located from three driveways located along Azusa Avenue. The development would construct new private streets, curb, gutter, sidewalk, and storm drain improvements, wet and dry utilities, and related infrastructure improvements. The proposed new development will also provide for the orderly redevelopment of vacant, prominent disused commercial property within the City in a manner that addresses the community's needs for residential development. This Specific Plan will also provide additional development and design standards and guidelines, which will ensure that each future component of the Specific Plan area is creatively and sensitively site planned and developed with high quality architectural treatments and features, site amenities and infrastructure. As such, as presented, the proposed development meets and exceeds the setback requirements, the parking and loading, and open space requirements as described within this staff report and, as analyzed and illustrated on the project plans attached as Exhibit 5. All proposed development standards for Site Plan Review, as described under CMC 17.64 (Site Plan Review) and outlined within the Covina Village Specific Plan are in compliance and have been met. The development of a mixed commercial and residential use will increase the number of housing units and residents in the area, stimulating development on vacant infill and under-utilized properties, and improve public infrastructure, facilities, and services to support new development as stated under the Covina Village Specific Plan. Therefore, this criterion has been met.

4. **The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located;**

Facts: Presently, the project site consists of 7.99 acres of land, with remnant improvements from a former Albertsons grocery store that was constructed in 1991 and vacated in November 2012. The former grocery store is 81,333 square feet in size and 44 feet in height. The property shows signs of deterioration due to years of vacancy and decline in maintenance. The proposed "Covina Village Project" includes a mixture of residential and commercial land uses on an approximately 8.0-acre site. The residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, (totaling 97 units), and common recreational areas that include a swimming pool and spa, an outdoor BBQ island, shade structures and lawn areas for large gatherings, a small pocket play area with game tables, paseos with trees and seating areas. The proposed commercial development would be located along the western 2.8 acres of the project site, fronting Azusa Avenue, consisting of a 3,396 square foot, self-service, mechanical drive-through car wash (Quick Quack Car Wash), a 950 square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500 square-foot restaurant with drive-through. The subject site is surrounded by commercial and near-by residential development. The design of the new residential development shall. The project design proposed is harmonious, consistent and complete within itself and visually compatible with neighboring structures and the area in which it is located Therefore, this criterion has been met.

5. **The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;**

Facts: The proposed development, on a vacant and underutilized lot will sustain the desirability and stability of the neighborhood and community in that the new development will contribute to the attractiveness of the site versus current site conditions consisting of continued site deterioration and blighted structure, as well as, continued transient nuisance. The development of a mixed commercial and residential use will increase the number of housing units and residents in the community, stimulating development on vacant infill and under-utilized properties, and improve public infrastructure, facilities, and services to support new development. Therefore, this criterion has been met.

6. **Proposed lighting is so arranged as to reflect lighting away from adjoining properties;**

Facts: The proposed Project shall install new exterior lighting onsite for security, to accent the landscaping, and to light signage, walkways, and parking areas. The new lighting will be focused on the site, shield off-site areas, and shall follow lighting regulations in Municipal Code, Section 17.28.430. The proposed project will include exterior wall-mounted lighting that will be directed or illuminated away from neighboring properties. Accent lighting of buildings, trees, or other landscape features will accentuate those individual features with no spillover beyond the façade of the building or tree and be fully shielded and mounted as close as possible to the architectural feature of the building or tree being illuminated. A detailed lighting plan will be submitted for review for compliance with the applicable safety, security, and design related provisions of the Zoning Code and Design Guidelines. Therefore, this criterion has been met.

7. **Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;**

Facts: A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names. Therefore, this criterion has been met.

8. **Utility and street improvements pursuant to CMC Sections 17.64.120 and 17.64.130.**

Facts: All new utility service lines that are installed to serve the new building development shall be placed underground. Utility service lines include service for electricity, telephone communications, and cable television. The Applicant shall make all necessary arrangements with the serving utility company to provide underground services. All new street improvements that do not exist adjacent to the proposed new development shall be constructed at ultimate alignment and grade, and in accordance with current City standards and specifications. Street improvements include: curb, gutter, cross-gutter, sidewalk, drive approaches; street and alley pavement and base materials; street trees; street signs; street lights; drainage facilities; fire hydrants; utility relocations; and appurtenant facilities. The Applicant shall comply with any other utility and/or street improvements

required by the Department of Public Works (Engineering, Traffic, and Environmental Services). Therefore, as conditioned, this criterion has been met.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council of the City of Covina hereby approves SITE PLAN REVIEW (SPR) 22-226, as set forth in Exhibit J.1 and is incorporated herein by this reference as though set forth in full."

SECTION 4. Consistency with General Plan. On _____2023, the City Council adopted Resolution No. 2023-XXX which Resolution amended the Land Use Map of the Covina General Plan to change the land use designations from the General Commercial (GC) designation to the "Covina Village Specific Plan (CVSP)", with two (2) Planning Areas, approximately 8.0 acres. The proposed change in land use designation will accommodate the proposed Covina Village Mixed Use Development. Therefore, the foregoing Specific Plan outlined in this Resolution is consistent with the goals and polices of the General Plan for the City of Covina.

SECTION 5. City Manager Authorization. The City manager is hereby authorized and directed to take all steps necessary to implement the General Plan related amendments described herein.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 7. Effective Date. This Resolution shall be effective upon the effective date of: 1) Ordinance No. 2023-XXXX,

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING ZONE CHANGE (ZCH)22-7, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINA BY CHANGING THE ZONE DESIGNATION FROM COMMERCIAL HIGHWAY (C-4) ZONE TO "COVINA VILLAGE SPECIFIC PLAN (CVSP) DESIGNATION, WITH TWO (2) PLANNING AREAS: CVSP PLANNING AREA 1 - (TOWNHOME RESIDENTIAL) AND CVSP PLANNING AREA 2 - (COMMERCIAL);" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNs 8421-001-016 AND 8421-001-061);

And Ordinance No. 2023-XXX:

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT (DA), PURSUANT TO GOVERNMENT CODE SECTION 65864 ET SEQ., A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COVINA AND PKL, LLC;" FOR THE PROPOSED COVINA VILLAGE MIXED USE DEVELOPMENT ON AN APPROXIMATELY 8.0-ACRE SITE GENERALLY LOCATED AT 1000 N. AZUSA AVENUE (APNS 8421-001-016 AND 8421-001-061).

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Block of Original Resolutions.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2023.

City Council of Covina, California

BY: _____
WALTER ALLEN, MAYOR

ATTEST:

_____
FABIAN VELEZ
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
CANDICE K. LEE, City Attorney

Exhibit J.1

CONDITIONS OF APPROVAL,
FOLLOWED BY MMRPs

NEXT PAGE

EXHIBIT "A" TO RESOLUTION CC 2023-XXX

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NO. 82315 VESTING TENTATIVE PARCEL MAP NO. 84018 AND SITE PLAN REVIEW (SPR) 22-226: APNS: 8421-001-016 and 8421-001-061.

Development Application(s):

1. **Resolution CC 2023-XXX, approving General Plan Amendment (GPA) 22-1:** To amend the Covina General Plan Land Use Map changing the land use designations from General Commercial (GC) to Covina Village Specific Plan (CVSP).

2. **Resolution CC 2023-XXX, approving Specific Plan (SP) 22-1**: To establish custom development standards, corresponding to the proposed "Covina Village Specific Plan (CVSP)" with 5.1-acres designated for "CVSP Planning Area 1 – Townhome Residential", and 2.8-acres designed for "CVSP Planning Area 2 - Commercial."

3. **Resolution CC 2023-XXX, approving Zone Change (ZCH) 22-7**: To amend the Official Zoning Map changing the zoning designation for a 7.99-acre project site from the existing General Commercial Highway (C-4) Zone to the "Covina Village Specific Plan (CVSP)" Planning Areas:

    - **Planning Area 1: CVSP Townhome Residential (PA 1)** will allow for: (a) 80 attached townhomes at market rate for-sale; and (b) 17 live/work attached townhome units with each being single dwelling units consisting of both commercial/office and a residential component that is occupied by the same resident. Total combined units will be 97 townhomes.

    - **Planning Area 2: Commercial (PA 2)** will allow for three commercial pads to accommodate future commercial uses with drive-through capabilities. Anticipated uses to be served by these pad areas include a self-service drive-through mechanical car wash and self-serve vacuum areas (Quick Quack), a walk-up coffee shop with drive-through (Dutch Bros. Coffee) and, a restaurant pad with drive-through.

4. **Resolution CC 2023-XXX, approving Vesting Tentative Tract Map No. 82315**: To reconfigure 5.1-acres for condominium purposes, to allow for the construction of 80 for-sale multi-family residential units and 17 live/work units, within 20 three-story buildings, a pool and recreation area within the Covina Village Planning Area 1 - Townhome Residential 1, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

5. **Resolution CC 2023-XXX, approving Vesting Tentative Parcel Map No. 84018**: To subdivide 2.8-acres into three commercial parcels within the Covina Village Specific Plan (CVSP), Planning Area 2 - Commercial, located at 1000 N. Azusa Avenue (portions of APNs 8421-001-016 and 8421-001-061).

6. **Resolution CC 2023-XXX, approving Conditional Use Permit No.s (CUP) No. 22-7, (CUP) No. 22-8 and (CUP) No. 22-9**: To allow for the development of two drive-through facilities in the commercial areas and a self-service mechanical carwash.

7. **Resolution CC 2023-XXX, approving Site Plan Review (SPR) 22-226: F**or the development of 97 "for sale" multi-family residential units, of which 17 units will be live/work units, within 20 three story buildings in Planning Area 1, three commercial pads to accommodate future commercial uses with drive-through capabilities within Planning Area 2, and associated site improvements.

8. **Ordinance CC 2023-XXX, approving Development Agreement (DA): P**ursuant to Government Code Section 65864 et. seq., a development agreement between the City of Covina and PKL, LLC, is required for the orderly development of the overall project, under the terms and conditions as set to forth in this agreement

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ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. TIME LIMITS:

1. **Vesting Tentative Tract Map 82315:** Approval of this Vesting Tentative Tract Map (VTTM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

2. **Vesting Tentative Parcel Map 84018**: Approval of this Vesting Tentative Tract Map (VTPM) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the VTTM under applicable laws.

3. **Site Plan Review (SPR) 22-226:** Approval of this Site Plan Review (SPR) will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of six years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the SPR under applicable laws.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein, within 10 calendar days from the date of approval.

2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolutions CC 2023-XXX shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.

    a) Notice of Determination Processing fee
    b) EIR fee

5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the EIR or the CEQA Determination. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to the Project, the EIR or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA. Applicant shall reimburse CITY for any court costs and attorneys' fees that CITY may be required by a court to pay as a result of such Claim(s). CITY may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Applicant, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Applicant. Such participation in the defense of such Claim(s) or the retention of separate counsel by CITY shall not relieve Applicant of its obligations under these indemnity related conditions of approval.

6. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Agreement, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.

7. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such

Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

8. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of **fifty thousand dollars ($50,000)**, satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees', whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.

10. All indemnity provisions, as set forth above, shall survive termination of the project and shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through an executed Reimbursement Agreement. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc.

12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.

15. Approval of the VTTM, VTPM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations.

C. VESTING TENTATIVE TRACT MAP (VTTM) NO. 82315

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

   The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation shall be completed prior to issuance of building permits for any units. The application is responsible for the cost incurred by the City to Annex the development to the CFD. The cost of the annexation process is approximately $3,500.

   Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

3. The Project shall be subject to Park (Quimby) Impact fees in accordance with Covina Municipal Code Title 16, Section 16.28.

4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production lots/dwelling units and no less than 1 building with a cluster of five (5) units for each phase except the model home complex within the Project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.

5. Street names for the private drive aisles for the Project shall be submitted to Community Development Department, for review and approval prior to recordation of the Tract Map.

6. The design of the private street names signs and the placement/display of building addresses numbers shall be in accordance with City Standards, subject to Director of Community Development, City Engineer and Building Official review and approval, prior to issuance of building permits.

7. Street trees shall be provided along W. Cypress Street at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

8. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

D. PARCEL MAP (VTPM) NO. 84018

1. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Parcel Map.

2. Non-residential (commercial and office uses) Development Impact Fees for the Project shall be paid, prior to issuance of any permits for the Project. The Applicant shall contact Director or his designee for calculation of the Non-residential Development Impact Fees, prior to issuance of any permits for the Project.

3. Street trees shall be provided along N. Azusa Avenue at the rate of 1 tree for every 20 linear feet of street frontage and within a tree well to the minimize of 4 feet by 4 feet . The tree species shall be subjected to Director and City Engineer review and approval.

4. Reciprocal access easements shall be provided ensuring access to all parcels of Vesting Tentative Parcel Map No. 84018 and Vesting Tentative Tract Map No. 82315 by C C & R's or by deeds, and shall be recorded concurrently with the map prior to issuance of building permits or final map approval whichever comes first. All required easements shall be delineated on the final map.

5. All other conditions of approval including Mitigations, Monitoring and Reporting Program (MMRP) shall apply.

E. SITE DEVELOPMENT

1. Reciprocal parking agreements, landscaping and site maintenance agreement for all parcels ensuring joint maintenance of all common drives, parking and landscaping area shall be provided by C C & R's or deeds, and shall be recorded prior to or concurrent with the final parcel map. All required easements shall be delineated on the final map.

2. Future pedestrian gates between the commercial development and the residential development are not permitted. Future vehicular gates for the residential development are not permitted.

3. The Project Site shall be developed and maintained in accordance with Covina Village Specific Plan, and the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

4. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

5. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

6. A separate Uniform Sign Program shall be required for Covina Village Specific Plan (CVSP) Planning Area 1 (Townhome Residential) and Planning Area 2 (Commercial). Each Sign Program shall be submitted for Director of Community Development or his designee for review and approval prior to issuance of building permits. The residential component of the Uniform Sign Program (CVSP Planning Area 1) shall include sign criteria such as but not limited to placement of private street name signs, low-file ground mounted directory signs and display of building addresses. The commercial buildings (CVSP Planning Area 2) shall include sign criteria for tenant(s) display of wall signs for business names.

7. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits

8. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

9. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

10. Applies to VTTM 82315: Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).

11. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.

12. Applies to VTTM 82315: The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and

addresses of its officers on or before January 1 of each and every year and whenever said information changes.

13. Applies to VTTM 82315: Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.

14. Applies to VTTM 82315: Model Home complex for the Project shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.

15. Applies to VTTM 82315: The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase, prior to issuance of building permits.

16. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

17. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

18. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

19. Grading
    a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
    d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
    e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.

2. Applies to VTTM 82315 and VTPM 84018 separately: Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscape and planter areas shall conform to applicable standards and requirements of the Azusa Light and Water or the City's Water Efficient Landscape Regulations whichever is more restrictive and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. Applies to VTTM 82315: Final design of the recreation facilities including but not limited to the recreation building, kiosk for US Mail Boxes, any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of the first building permit for the production units.

4. Applies to VTTM 82315 and VTPM 84018 separately: Final design of fences, walls, and landscaped screening along the Project Site boundary and ground level patio areas shall be submitted to the Director of Community Development for review and approval, prior to issuance of any building permits for production units.

5. Applies to VTPM 84018: Provide a hedgerow of evergreen shrubs to screen the parking and drive-thru lanes and along the setback area off Azusa Avenue, and at a rate of one (1) five-gallon size shrub at 3 feet on center.

G. CONSTRUCTION MITIGATION AND MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation and management plan to mitigate noise as well as other construction-related impacts. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
    b. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).

c. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
d. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
e. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
f. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation and management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

APPLICANT SHALL CONTACT THE SPECIAL PROJECTS DIVISION, AT (626) 384-5443, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

H. SPECIAL PROJECTS DIVISION, COMMUNITY DEVELOPMENT

1. Ninety-seven (97) units proposed, with a Tentative Tract Map and Tentative Parcel Map. Community Facility District (CFD), Development Impact Fees (DIFs) and Quimby fees apply. No net-increase in commercial square footage added due to offset by demolition of existing commercial space therefore, no additional fees for the commercial portion of the Project. DIFs for the residential portion of the Project shall total $412.153.00. Fees must be paid prior to issuance of Certificate of Occupancy or final inspection, whichever is first. Quimby Act fees shall total $536,068.00. Quimby Act fees must be paid at time or prior to issuance of building permit for each subdivision. Project must annex all units into the CFD. Annexation cost is $ 3,500.00. Annual CFD rate shall be $57,217.39 for fiscal year 2022-2023. Project must annex into CFD prior to issuance of building permits.

APPLICANT SHALL CONTACT THE BUILDING & SAFETY DIVISION AT 626-384-5460, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

I. BUILDING AND SAFETY DIVISION

1. Submit 4 (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. Submit 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with

the above-mentioned plans. All calculations must bear an original signature from the documented author.

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

4. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

6. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 626-384-5490, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

J. PUBLIC WORKS - ENGINEERING DIVISION, CONDITIONS APPLY TO BOTH VESTING TENTATIVE PARCEL MAP NO. 84018 AND VESTING TENTATIVE TRACT MAP NO. 82315:

1. All public and private improvements (exterior streets, interior streets, drainage facilities, medians, landscaped areas, etc.) shown on the plans and/or Tentative Map shall be constructed to City Standards. Interior drive aisle and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, v-gutters, ADA ramps, striping, signing, drive approaches, lights, and sidewalks.

2. Prior to issuance of any permits, the applicant shall submit Precise Paving and Drainage Plans for both the retail and the residential portions of the project showing building footprints, pad elevations, finished grades, drainage improvements, retaining walls, erosion control measures, site lighting, signing & striping, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.

3. Prior to the issuance of Grading Permits, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

4. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

5. Due to construction, the Applicant shall be responsible for any repairs within the limits of the Project Site development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.

6. The applicant shall construct a 0.20' cold plane and AC overlay for the north half of Cypress Street and the east half of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

7. The applicant shall reconstruct the public sidewalk and install 36"-box street trees on the north side of Cypress Street and the east side of Azusa Avenue within the limits of the development to the satisfaction of the City Engineer and Director of Public Works.

8. A Final Parcel Map (Retail) and Final Tract Map (Residential) prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.

9. A preliminary title report and subdivision guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.

10. In accordance with applicable provisions under the Subdivision Map Act and under City Subdivision Ordinance (CMC Chapter 16), the Applicant shall submit a preliminary subdivision guarantee relating to specified improvements if grants, dedications, or offers of dedication are to be made by certificate on the Final Map. A final subdivision guarantee will be required at the time of filing of the Final Map with the Los Angeles County Recorder.

11. The Applicant shall execute a Subdivision Improvement Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney in accordance with

applicable bonding provisions under the Subdivision Map Act and under City's Subdivision Ordinance (CMC Chapter 16) to guarantee construction of the identified public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.

12. The Applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.

13. The Applicant shall provide a Monumentation Bond in an amount sufficient to guarantee the setting of monumentation specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

14. All easements that are intended to exist on the Project Site at the time of the Final Map recordation must be accounted for on the approved TTM. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the TTM in lieu of its location.

15. The Applicant shall dedicate on TPM No. 84018 reciprocal ingress & egress and utility easements for TTM No. 82315, APN's 8421-001-016 and 8421-001-061.

16. The Applicant shall dedicate on the Final Map a shared parking easement as shown on TPM 84018 for the benefit of TTM 82315 and TPM 84018.

17. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the reasonable satisfaction of the City Engineer and in accordance with all applicable federal, state and local laws and regulations and City's Subdivision Ordinance (CMC Chapter 16). The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed on-site storm drain improvements shall be privately maintained by each property owner.

18. The applicant shall connect all proposed storm drain improvements from the project to the existing Los Angeles County Flood Control District 69" storm drain (BI 0519) and obtain a connection permit from the Los Angeles County Flood Control District prior to the commencement of any underground storm drain construction.

19. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

20. The Applicant shall install sewer improvements for the proposed Project in accordance with City Standards and to the satisfaction of the City Engineer.

21. The Applicant shall dedicate on the Final Map a 10-foot wide sanitary sewer easement to the City of Covina for the proposed public sewer improvements.

22. Prior to issuance of any building permits, the Applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

23. Prior to issuance of any building permits, the Applicant shall verify that the proposed Project has been annexed into the Los Angeles County Sanitation District.

24. The Applicant shall install water improvements for the proposed Project in accordance with Azusa Light and Water Department, and to the satisfaction of the Azusa Light and Water Department Engineer.

25. The Applicant shall obtain a Demolition Permit from the Building and Safety Department prior to removing any existing structure on the property.

26. The Applicant shall construct a raised concrete median and striping improvements on Cypress Street within the limits of the development in order to restrict left turns onto eastbound Cypress Street from the proposed project driveway. The median treatment shall be rock cobble and installed to the satisfaction of the City Engineer and the Director of Public Works. The Applicant shall also install a R3-2 "No Left Turn" sign at the exit driveway for the proposed project.

27. The Applicant shall process a Lot Line Adjustment to separate the proposed project into the Parcel Map (Retail) and the Tract Map (Residential) to the satisfaction of the City Engineer.

28. The Applicant shall submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

    a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)

    b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

29. Prior to issuance of any building permits for production units, all Project utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including

facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

K. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION AT 626-384-5480, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Applicable to Residential & Commercial Development:

1. A Final LID Plan must be prepared, submitted for review, and approved by the City prior to the issuance of a grading permit.

2. LID BMP Maintenance – Applicant shall identify the parties responsible for the long-term operation and maintenance of all LID and other structural BMPs for the life of the project and a funding mechanism for such operation and maintenance. A Maintenance Covenant Agreement (MCA) shall be executed by the property owner and recorded with the LA County Recorder's office prior to approval of the LID Plan. The MCA document will be provided by the Environmental Services Division.

3. Inspections – During active construction and before the issuance of a Certificate of Occupancy, the applicant shall accommodate the following inspections:

   - Inspections will be performed monthly to ensure all construction site best management practices are being implemented. Corrective actions must be addressed as instructed by the inspector.
   - A verification inspection will be performed for all LID and other structural BMPs prior to backfill, and at project completion. The verification inspections will ensure all mechanisms have been constructed and installed in conformance with the approved plans and specifications.

Applicable to Commercial Development:

4. Trash Enclosure – When the vacant (restaurant) parcel is designed, the site plan must include a dedicated trash enclosure. Please follow the City's trash enclosure specifications.

L. POLICE DEPARTMENT – CONTACT COVINA POLICE AT 626-384-5623, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. When applicable, the owner or operator shall contract with a security company for security personnel or hire security personnel as employees.

   a. If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.

   b. In the event the owner or operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must

be licensed and in good standing with the State of California through their time of employment.

2. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.

3. Wayfinding signage shall be provided and shall have lighting as well. The condition of approval shall be accomplished on or before opening.

4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. The condition of approval shall be accomplished on or before opening.

5. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

6. The owners, operators, or managers shall develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

7. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

8. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

9. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.

10. Rolling driveway gates, automated access points, and any pedestrian access gate, as well as pool gates, shall have a keypad installed with current access code provided to Police Dispatch at (626) 384-5808. For any planned or future pedestrian access gates, we will require a keypad be installed. PD will need code access, as we do not have access to knox box keys. We would like to see exterior LED lighting at gate access point(s) to improve visibility.

11. All landscaping should follow the two-foot, six-foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies be adequately maintained. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained. For the Cypress trees proposed on the conceptual planting plan, they should not be planted in succession, or so close in proximity to one another as to create a wind or visual screen.

M. LOS ANGELES COUNTY FIRE DEPARTMENT

TENTATIVE TRACT MAP (TTM) NO. 82315
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

4. Provide verification from a licensed engineer indicating the proposed 96" diameter perforated CMP subsurface infiltration basins complies with the County of Los Angeles Fire Code requirements that the fire apparatus access road is designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

TENTATIVE PARCEL MAP (TPM) NO. 84018
FINAL MAP REQUIREMENTS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

3. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the clearance the Final Map.

4. A reciprocal access easement agreement is required for all lots that share access for emergency response. The required reciprocal access easement agreement shall be submitted to the Fire Department for review and approval prior to the Final Map clearance for recordation.

5. The Final Map shall be submitted to our office for review and approval prior recordation.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT 626-384-5450, FOR COMPLIANCE WITH THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP:)

N. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR REVISED DRAFT EIR (SCH NO. 2019120104)

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan (MMRP) when approving or carrying out a project when a Revised Draft Environmental Impact Report (SCH No. 2019120104) identifies measures to reduce potential adverse environmental impacts. As lead agency for the Project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared a Revised Draft Environmental Impact Report RDEIR in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the RDEIR is to identify any potentially significant impacts associated with the proposed Project and incorporate mitigation measures into the Project as necessary to eliminate the potentially significant effects of the Project or to reduce the effects to a level of insignificance.

(ADD MMRP – NEXT PAGE)

MITIGATION MONITORING AND REPORTING PROGRAM

1. Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d). Public Resources Code Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." State CEQA Guidelines Section 15074(d)requires that a public agency "adopt a program for reporting or monitoring on the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

The City of Covina is the Lead Agency for the Project and therefore is responsible for adopting, administering, and implementing the MMRP. According to State CEQA Guidelines Section 15097, a public agency may also delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) (consisting of the Revised Draft EIR and Final EIR) has been prepared to address the environmental impacts of the Project. The evaluation of impacts in the EIR applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor the implementation of mitigation measures identified for the Project in the EIR, including those articulated in Appendix A of the EIR (Initial Study and Notice of Preparation).

2. Administrative Procedures and Enforcement

The MMRP is required to be enforced throughout all phases of the Project. The Project applicant is responsible for implementing each mitigation measure and is obligated to provide certification to the appropriate monitoring and/or enforcement agency that each mitigation measure has been implemented. The Project applicant is required to maintain records demonstrating compliance with each mitigation measure, and such records shall be made available to the City upon request.

3. Mitigation Monitoring and Reporting Program

The MMRP is provided below.

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Cultural Resources						
Mitigation Measure V-1: If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of a qualified archaeologist; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; and evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			
Geology and Soils						
Mitigation Measure VII-1: In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.	During construction	City of Covina Community Development Department	The City of Covina Community Development Department shall review: the project applicant's retention of qualified paleontologist by project contractor; redirection of work within 25 feet if suspected prehistoric or historical archaeological deposits are discovered; evaluation of deposits and avoidance or mitigation of impacts if deposits are eligible. The Community Development Department shall conduct periodic site inspections to ensure project			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
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			development is occurring in accordance with this measure.			
Noise						
Mitigation Measure 3.4-1: To reduce noise impacts due to construction, the project applicant must demonstrate, to the satisfaction of the City of Covina Community Development Director, that the project complies with the following: • Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays. The project construction supervisor shall ensure compliance with the note and the City of Covina shall conduct periodic inspection at its discretion. • During all project construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site. • The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the site (i.e., to the center) during all project construction. • Prior to the approval of the grading permit, construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City	During pre-construction and construction	City of Covina Community Development Department, Building and Safety Division	The City of Covina Community Development Department shall review and approve the project applicant's haul route and plans indicating that noise-generating construction activities shall only occur between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays, per Covina Noise Ordinance Section 9.40.110. Monitoring shall also include review that equipment is properly muffled and located and supervision is conducted by the construction supervisor. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
receives a complaint, appropriate corrective action shall be implemented and a report of the action provided to the reporting party. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, with no activity allowed on Sundays or public holidays). Further, the contractor shall submit proposed haul routes that avoid residential streets, for approval by the Director of Public Works, prior to any truck haul activities.						
Transportation						
Mitigation Measure 3.7-1: Queuing Contingency Plan. In the event that the Dutch Bros. Coffee queue reaches the drive-through lane capacity (23 vehicles), employees shall use cones and temporary signage to close off the driveway inbound access and use signage to direct customers to alternate access points; this shall provide for additional vehicle capacity on-site to prevent queues from affecting circulation along Azusa Avenue. This can be accomplished by directing inbound customers to enter at the southern Quick Quack Car Wash driveway and allowing the queue to form in the drive aisle where the live/work shared parking spaces are located.	During operation	City of Covina Community Development Department and Code Enforcement	Dutch Bros. Coffee shall submit a contingency plan for city to review. The onsite manager shall be responsible to execute and monitor this plan. The onsite manager shall also monitor for use of cones and signage such that queuing in the drive aisle shall be located in the drive aisle near the live/work shared parking spaces.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Tribal Cultural Resources						
Mitigation Measure 3.8-1: Tribal Cultural Resources Mitigation Plan. **a. Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. **b. Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant	During pre-construction and construction	City of Covina Community Development Department	The City of Covina Community Development Department shall confirm the project applicant's retention of a qualified Native American Monitor; and written confirmation to the Kizh Nation stating completion of ground-disturbing activities, or determination and written notification by Kizh Nation to the Project applicant that the site has a low potential for impacting tribal cultural resources; reporting of any human remains discoveries to the County Coroner. The Community Development Department shall conduct periodic site inspections to ensure project development is occurring in accordance with this measure and compliance actions such as the construction continued at a 150-foot buffer from discovery; preservation in place and/or adequate treatment of discovery; curation or offering of verified material; reburial/repatriation of human remains; and documentation of data recovery and final report submittal to Tribe and NAHC.			

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5(f)). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
c. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. d. **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). e. **Kizh-Gabrieleño Procedures for burials and funerary remains:** If the Gabrieleño Band of Mission Indians-Kizh Nation is designated MLD, the following treatment measures shall be						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. **f. Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall						

Mitigation Measures	Mitigation Monitoring: Period of Implementation	Mitigation Monitoring: Monitoring Responsibility	Mitigation Monitoring: Monitoring Procedure	Reporting: Comments	Reporting: Date	Reporting: Initials
be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. **g. Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						

City of Covina Covina Village Project Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	**Period of Implementation**	**Monitoring Responsibility**	**Monitoring Procedure**	**Comments**	**Date**	**Initials**
Utilities and Service Systems						
Mitigation Measure 3.9-1: The project applicant shall prepare and submit a Final Low Impact Development Plan for review and approval during building plan check in accordance with Covina Municipal Code Section 8.50.120.	During pre-construction and building plan check	City of Covina Public Works Engineering Department and Building and Safety Division	The Public Works Engineering Department and Building and Safety Division shall review and approve the Final LID Plan prepared by the project applicant.			

End of Mitigation Monitoring and Reporting Program.