



CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY JOINT MEETING
AGENDA

Tuesday, July 16, 2024, 7:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

IMPORTANT NOTICE

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum Channel 29 and Frontier Channel 42. To view from the website, scroll down on the home page and click "City Meetings", once on the page, click the highlighted word next to Video Library under the City Council Meeting Agendas and Minutes header. A live banner will appear at the start of the meeting.

Public Comments: *During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.*

In Person: *To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.*

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Pages

CLOSED SESSION

CLOSED SESSION - WILL NOT BE HELD

JOINT MEETING—OPEN SESSION 7:30 PM

CALL TO ORDER

Council/Agency/Authority Members: Walter Allen, III, Patricia Cortez, Hector Delgado,
Mayor Pro Tem/Vice Chair Victor Linares, and Mayor/Chair John C. King

ROLL CALL

PLEDGE OF ALLEGIANCE

Led by Mayor King

INVOCATION

Given by Police Chaplain Ron Butler

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR PUBLIC COMMENTS

The public is invited to comment on Consent Calendar items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

CC 1. Minutes

9

Staff Recommendation:

Approve the Minutes of the July 2, 2024, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

CC 2. Payment of Demands

15

Staff Recommendation:

Approve Payment of Demands in the amount of \$2,993,361.85.

CC 3. Professional Services Agreement with El Dorado Climbing for the Design, Build, and Installation of a Rock-Climbing Facility as a Component of the Covina Recreation Village Project

21

Staff Recommendation:

Authorize the City Manager to enter into a Professional Services Agreement

with El Dorado Climbing with a compensation amount not to exceed \$160,000.

CC 4. Resolution CC 2024-51, A Request to Amend the Fiscal Year 2024-2025 Operating Budget to Fund Annexation Services for Stormwater Covina Community Facilities District No. 2022-1 - Stormwater 63

Staff Recommendation:

Adopt **Resolution CC 2024-51** amending the operating budget for fiscal year 2024-2025 to fund Annexation Services for Community Facilities District No. 2022-1 – Stormwater.

CC 5. Covina Skate Park Project – Project No. P2207 – Final Acceptance and Filing Notice of Completion 67

Staff Recommendation:

1. Accept the work performed by Spohn Ranch, Inc; and
2. Authorize the City Clerk to file a Notice of Completion for the Covina Skate Park Project – Project No. P2207.

CC 6. Resolution CC 2024-52 to Amend the Fiscal Year 2024/2025 Capital Improvement Program to Increase Funding for the Hollenbeck Park Urban Greening Revitalization Project – Project No. P2403 71

Staff Recommendation:

Adopt **Resolution CC 2024-52** to appropriate \$252,800 from available Quimby Fees Fund – Fund Balance to the Hollenbeck Park Urban Greening Revitalization Project (Account No. 2604-3400-55200-P2207) to provide additional project funding necessary to complete the Hollenbeck Park Urban Greening Revitalization Project.

CC 7. Professional Services Agreement with Robert Half 75

Staff Recommendation:

Approve Professional Services Agreement with Robert Half.

CC 8. Covina Skate Park – Purchase and Installation of Solar Lighting 99

Staff Recommendation:

1. Approve plans and specifications for new solar lighting equipment at the Covina Skate Park;
2. Award a contract for the purchase and installation of solar lighting equipment to Siterep Construction Services, Inc. as the lowest responsive and responsible bidder in the amount of \$51,413 and authorize the City Manager to execute the contract; and
3. Adopt **Resolution CC 2024-59** to reflect a transfer of \$56,413 from the General Fund into the Parks CIP Fund for the purchase and installation of solar lighting equipment at the Covina Skate Park; and
4. Authorize a project contingency amount of \$5,000 to cover the cost of unforeseen construction expenses.

CC 9. FY 2024 Police Department Budget Increase Resulting from the 2021 State Homeland Security Grant Funding Award 127

Staff Recommendation:

1. Adopt **Resolution CC 2024-61** to increase the Police Department's 2024-25 budget by \$85,460 resulting from the 2021 Homeland

Security Grant award and

2. Approve the purchase of cyber security equipment and software as well as staff training offered through the reimbursable State of California FY 2021 Homeland Security Grant Program (SHSP) in an amount not to exceed \$85,460.

CC 10. Notice of Termination of Expired Lease Agreement for City-Owned Property at 114 E. Italia Street 131

Staff Recommendation:

That the City Council receive and file this report.

CC 11. Designating Certain Officials as Individuals Authorized to Execute Applications and Documents for the Purpose of Obtaining Financial Assistance Under Public Law 93-288 (PL 93-288) 137

Staff Recommendation:

Adopt **Resolution CC 2024-58** designating the Mayor, City Manager, or Administrative Services Deputy Director – Finance as authorized agent to execute applications and documents for the purpose of obtaining financial assistance for disaster relief.

CC 12. Award Minor Construction & Maintenance Services Agreement to Air On Time, Co. for HVAC Unit Replacements at the Public Works Yard 147

Staff Recommendation:

Award Minor Construction & Maintenance Services Agreement for the Public Works Yard HVAC Replacement to Air On Time, Co. in the amount of \$33,200, and authorize the City Manager to execute the agreement.

CC 13. An Amendment to the Lease Agreement Between the City of Covina and WB COVINA – KI, LLC for Property Located at 602-626 S. Citrus Ave and 128 E. Rowland Ave for Administrative Revisions to the Exhibit A Legal Description of Land 173

Staff Recommendation:

Amend the Lease Agreement Between the City of Covina and WB COVINA – KI, LLC for Property Located at 602-626 S. Citrus Ave and 128 E. Rowland Ave for Administrative Revisions to the Exhibit A Legal Description of Land.

CC 14. A Request from WB COVINA – KI, LLC to Approve an Assignment of the Lease Agreement Between the City of Covina as Landlord and WB COVINA – KI, LLC as Tenant for Property Located at 602-626 South Citrus Avenue and 128 East Rowland Street 213

Staff Recommendation:

Adopt **Resolution CC 2024-65**, Approving the Assignment of a Lease Agreement Between the City of Covina as Landlord and WB COVINA – KI, LLC as Tenant for Property Located at 602-626 South Citrus Avenue and 128 East Rowland Street to Hang 10, LLC and Authorize the City Manager or his Designee to Execute Necessary Documents.

CC 15. Covina Recreation Village Project Phase I – West Gymnasium Building - Award of Contract to Perera Construction and Design Inc. for an Amount of \$12,112,926 263

Staff Recommendation:

1. Approve plans and specifications for the Covina Recreation Village

Project– West Gymnasium Building Phase I;	
2. Reject bid protest by AMG & Associates, Inc.;	
3. Award the Contract for the Covina Recreation Village Project – West Gymnasium Building Phase I to Perera Construction and Design Inc. as the lowest responsive bidder in an amount of \$12,112,926 and authorize the City Manager to execute the Contract; and	
4. Authorize contingency amount of \$750,000 for any unforeseen construction expenses.	
CC 16. Resolution CC 2024-63 Requesting to Amend the Fiscal Year 2023-2024 Operating Budget to Adjust for Unanticipated Increases in Plan Check Revenue and Expenditures	341
Staff Recommendation: Adopt Resolution CC 2024-63 .	
CC 17. Approval of Contract for Dell Storage Refresh and Networking with Side Path	345
Staff Recommendation: Approve an agreement with Side Path, allowing the City to execute a contract not to exceed \$195,175.68 for Dell storage refresh and networking services.	
CC 19. Request to Cancel the Regular City Council Meeting of August 6, 2024	353
Staff Recommendation: That the City Council consider cancelling the regular scheduled City Council Meeting of August 6, 2024.	
CC 18. Approval of Contract for Increased Bandwidth at City Public Works and Parks and Recreation Between the City of Covina and Frontier	355
Staff Recommendation: Approve an agreement with Frontier, allowing the City to execute a contract for \$3,480.00 monthly.	
CC 20. Purchase of Police Equipment	359
Staff Recommendation:	
1. Adopt Resolution CC 2024-66 Amending the FY 2024-25 Operating Budget to Reflect an Appropriation of \$200,000 from Measure CC Fund Balance to be transferred into the general funds for Police Communications Safety Equipment;	
2. Approve the purchase of a twenty-four (24) mobile radios and Stancil 911 recording system; and	
3. Approve the waiving of competitive bid/purchasing requirements under Municipal Code 2.20.080.	
CC 21. Authorizing the Destruction of Certain City Records	363
Staff Recommendation: Adopt Resolution CC 2024-60 authorizing the destruction of certain City records.	
CC 22. FY 2024-25 Budget Increase from HOST Award Funding	379
Staff Recommendation:	

1. Adopt **Resolution CC 2024-62** increasing the FY 2024-25 Police Department revenue and expenditure budget for accepting HOST funding; and
2. Authorize the City Manager or his designee to sign all related HOST participation documents.

CC 23. Adoption of Resolution CC 2024-64 endorsing a Public Convenience or Necessity (PCN) for an On-Sale Alcohol in Conjunction with a Bone-fide Eating Establishment (Type 47) License at 230 N Citrus Ave (Bravado)

383

Staff Recommendation:

Endorse a determination of Public Convenience or Necessity (“PCN”) to allow Carlos Gomez, applicant representing Bravado, to obtain an On-Site Alcohol Beverage Sales in Conjunction with a Bone-Fide Establishment (Type 47) License.

CC 24. Consideration to Approve Compensation Rules and Salary Schedules & Amend the City’s Classification Plan to Establish a Public Works Manager – Engineering & Capital Improvement Services and Public Works Manager – Environmental and Utility Services

389

Staff Recommendation:

Adopt **Resolutions CC 2024-70** and **CC 2024-69** approving the salary schedules and Compensation Rules between the City of Covina and Mid-Management, Supervisory and Professional, and Confidential and Technical Employees and Executives, Effective July 1, 2024; and adopt **Resolution CC 2024-71** to establish and amend the City’s Classification plan, and establish job descriptions and salary ranges for Public Works Manager – Engineering & Capital Improvement Services and Public Works Manager – Environmental and Utility Services with the Mid-Management, Supervisory and Professional, and Confidential and Technical Employees (Unaffiliated) Compensation Rules.

PUBLIC HEARINGS

PH 1. Ordinance 24-08, Approving Zoning Code Amendment (ZCA) to Amend Various Sections of Chapter 17.64 of the Covina Municipal Code and to Find the Proposed ZCA to be Exempt from the Requirements of the California Environmental Quality Act (CEQA)

399

Staff Recommendation:

Waive full reading and introduce **Ordinance 24-08** entitled, “An Ordinance of the City Council of the City of Covina, California, Approving Zoning Code Amendment (ZCA) 24-01 by Amending Sections 17.64.060 and 17.64.120 of Chapter 17.64 (Site Plan Review) of Title 17 (Zoning) of the Covina Municipal Code, and Making a Determination of Exemption from the California Environmental Quality Act”.

PH 2. Adopting the City of Covina Development Impact Fee Nexus Study, Adopting a Capital Improvement Program as Part of the Development Impact Fee Study, Adopting a Revised Development Impact Fee Schedule, & Making Determinations under CEQA

409

Staff Recommendation:

Adopt **Resolution CC 2024-57**.

PH 3. Adopt Resolution Confirming the Engineer’s Report Dated June 18, 2024 and Ordering the Levying of Assessments on Covina Landscaping District No. 1

523

for Fiscal Year 2025

Staff Recommendation:

1. Conduct the public hearing and consider all testimony that may be presented; and
2. Adopt **Resolution CC 2024-53** confirming the Engineer's Report dated June 18, 2024 and ordering the levying of assessments on the Covina Landscaping District No. 1 for Fiscal Year 2025.

PH 4. Adopt Resolution Confirming the Engineer's Report Dated June 18, 2024 and Ordering the Levying of Assessments on the Covina Lighting District No. 1978-79 for Fiscal Year 2025

583

Staff Recommendation:

1. Conduct the public hearing and consider all testimony that may be presented; and
2. Adopt **Resolution CC 2024-36** confirming the Engineer's Report dated June 18, 2024 and ordering the levying of assessments on the Covina Lighting District No. 1978-1979 for Fiscal Year 2025.

PH 5. Approving the Engineer's Report for Levying Assessments on Vehicle Parking District No. 1 for FY 2025 and Confirming the Engineer's Report and Ordering the Levying and Collection of Assessments for Vehicle Parking District No. 1 for FY 2025

665

Staff Recommendation:

1. Conduct the public hearing and consider all testimony that may be presented;
2. Adopt **Resolution CC 2024-54** approving the Engineer's Report for levying assessments on the Vehicle Parking District No. 1 for Fiscal Year 2025; and
3. Adopt **Resolution CC 2024-55** confirming the Engineer's Report dated June 18, 2024 and ordering the levying and collection of assessments for Vehicle Parking District No. 1 for Fiscal Year 2025.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for August 20, 2024, at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.



**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT
AGENCY/COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING
AUTHORITY JOINT MEETING
MINUTES**

July 2, 2024, 6:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

Councilmembers Present: Councilmember Walter Allen, III
Councilmember Patricia Cortez
Councilmember Hector Delgado
Mayor Pro Tem/Vice-Chair Victor Linares
Mayor/Chair John C. King

Staff Present: City Clerk Drew Aleman (Elected Member)
City Treasurer Neil Polzin (Elected Member)
City Manager Chris Marcarello
City Attorney Candice K. Lee
Police Chief David Povero
Community Development Director Brian Lee
Parks & Recreation/Library Services Director Lisa Evans
Interim Public Works Director Rafael Fajardo
Deputy City Manager Angel Carrillo
Chief Deputy City Clerk Fabian Velez

Staff Absent: Administrative Services Director Anita Agramonte

CLOSED SESSION

CALL TO ORDER

Mayor King called the Council/Agency/Authority meeting to order at 6:30 p.m. with all Councilmembers present except Councilmember Delgado.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

**A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)**

Name of case: City of Whittier, et al. v. Superior Court of the State of California,
et al., Los Angeles Superior Court Case No. 23STCP03579

RECESS

Mayor King recessed the Council to Closed Session at 6:30 p.m.

JOINT MEETING—OPEN SESSION 7:30 PM

RECONVENE AND CALL TO ORDER

Mayor King called the Council/Agency/Authority meeting to order at 7:33 p.m. with all Councilmembers present.

ROLL CALL

CLOSED SESSION REPORT

City Attorney Lee reported that the City Council unanimously decided to seek appellant review for the aforementioned case.

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Linares.

INVOCATION

Given by Covina Police Chaplain Steve Martinez.

PUBLIC COMMENTS

There were no public comments.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Councilmember Cortez wished the community a safe and happy Fourth of July.

Councilmember Delgado also wished the community a safe and happy Fourth of July.

Councilmember Allen wished everyone a happy Fourth of July. He also requested that another member of the City Council join him in requesting an agenda item at a future City Council meeting to discuss what can be done regarding the State of California's proposed four-story senior living complex that lies within the City's borders, citing the request for local community involvement in the matter.

Mayor Pro Tem Linares wished everyone a safe Fourth of July and reminded the community that fireworks are illegal in the City of Covina.

At the request of Mayor King, Police Chief Povero provided information on how to report the use of any illegal fireworks in the City. Mayor King also highlighted the good news in the Consent Calendar such as the awarding of the opioid settlement fund grant to fund crime prevention and drug awareness programs, and several traffic improvements including traffic signal upgrades, a stop sign installation, and an ADA ramp with signage. He also informed the community of the Fourth of July event taking place at Covina Park on July 4th from 8:00 a.m. to 3:00 p.m. that includes a pancake breakfast, a concert band and classic car show, food and craft vendors, free recreation swimming, and a patriotic kids parade. Mayor King also noted that the Covina Concert Band Series will begin on July 11th and the three following Thursdays, Family Nights at Covina Park will be held on July 10th, 17th, and 24th, and a second Covina Concert Band Series at the end of summer that will be held on Fridays in conjunction with the Farmers Market.

CITY MANAGER COMMENTS

City Manager Marcarello informed the City Council that a follow-up community meeting regarding the proposed AVID Hotel is tentatively scheduled for August 7th at 6:00 p.m. in the Senior Center to allow further discussion between the applicant and adjacent neighbors to the project and that noticing will extend to the end of the cul-de-sac. After an inquiry from Councilmember Allen, City Manager Marcarello also informed the City Council that conversations were had with the Tesla property owner regarding the use of big rigs and the issue is heading in the right direction with fewer cars on the lot.

CONSENT CALENDAR PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

CC 1. Minutes

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Approve the Minutes of the June 4, 2024, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

Approved (5 to 0)

CC 2. Minutes

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Approve the Minutes of the June 18, 2024, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

Approved (5 to 0)

CC 3. Payment of Demands

Motion made by: Mayor Pro Tem Linares
Seconded by: Councilmember Cortez

Approve Payment of Demands in the amount of \$3,052,638.40.

Approved (5 to 0)

CC 4. First Amendment to Professional Services Agreement with Interwest Consulting Group

Motion made by: Mayor Pro Tem Linares
Seconded by: Councilmember Cortez

Approve First Amendment to Professional Services Agreement with Interwest Consulting Group for Specialized Community Development and Planning Services.

Approved (5 to 0)

CC 5. Third Amendment to Professional Services Agreement with MIG, Inc for On Call Planning Consulting Services

Motion made by: Mayor Pro Tem Linares
Seconded by: Councilmember Cortez

Approve a third amendment to Professional Services Agreement with MIG, Inc. for on call planning consulting services.

Approved (5 to 0)

CC 6. Hollenbeck Park Trash Enclosure Project – Project No. P2501 – Award of Contract to Siterep Construction Services, Inc. in the Amount of \$51,500

Motion made by: Mayor Pro Tem Linares
Seconded by: Councilmember Cortez

1. Approve plans and specifications for the Hollenbeck Park Trash Enclosure Project – Project No. P2501;
2. Award a contract for the Hollenbeck Park Trash Enclosure Project – Project No. P2501 to Siterep Construction Services, Inc. as the lowest responsive and responsible bidder in the amount of \$51,500 and authorize the City Manager to execute the contract; and
3. Authorize a project contingency amount of \$5,000 to cover the cost of unforeseen construction expenses.

Approved (5 to 0)

CC 7. Appropriation of National Opioid Settlement Funds for Crime Prevention Programs

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Adopt **Resolution CC 2024-50** Increasing PD FY 2024-25 Budget by \$25,000.00.

Approved (5 to 0)

CC 8. Traffic Signal Upgrade Project – Citrus Avenue and Puente Street – Project No. T2502 – Award of Contract to California Professional Engineering, Inc. in the Amount of \$162,000

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

1. Approve plans and specifications for the Traffic Signal Upgrade Project – Citrus Avenue and Puente Street – Project No. T2502;
2. Award a contract for the Traffic Signal Upgrade Project – Citrus Avenue and Puente Street – Project No. T2502 to California Professional Engineering, Inc. as the lowest responsive bidder in an amount of \$162,000 and authorize the City Manager to execute the contract; and
3. Authorize a project contingency amount of \$16,200 (10%) for any unforeseen construction expenses.

Approved (5 to 0)

CC 9. Traffic Calming Improvements Project – Project No. T2503 – Workman Avenue and 2nd Avenue Stop Sign Installation – Award of Contract to FS Contractors, Inc in the Amount of \$89,840

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

1. Approve plans and specifications for the Traffic Calming Improvements Project – Project No. T2503 – Workman Avenue and 2nd Avenue Stop Sign Installation;
2. Award a contract for the Traffic Calming Improvements Project – Project No. T2503 – Workman Avenue and 2nd Avenue Stop Sign Installation to FS Contractors, Inc. as the lowest responsive and responsible bidder in the amount of \$89,400 and authorize the City Manager to execute the contract; and
3. Authorize a project contingency amount of \$10,000 to cover the cost of any unforeseen construction expenses.

Approved (5 to 0)

CC 10. Parking Enforcement Agreement with Inter-Con Security Systems Inc.

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Approve the Agreement with Inter-Con Security Systems Inc. for parking enforcement services and authorize the City Manager or his designee to execute the agreement.

Approved (5 to 0)

CC 11. Sixth Amendment to the Agreement between MRH & Associates and the City of Covina

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Approve the Sixth Amendment to the agreement between MRH & Associates LLC and the City of Covina and authorize the City Manager to execute the amendment.

Approved (5 to 0)

CC 12. An Administrative Revision to the Legal Description of the Purchase & Sale Agreement Between the Successor Agency to the Covina Redevelopment Agency & City of Covina for Property Located at 602-626 S. Citrus Ave and 128 E. Rowland Ave

Motion made by: Mayor Pro Tem Linares

Seconded by: Councilmember Cortez

Approve Revisions to the “Exhibit A” Legal Description to the Purchase and Sale Agreement and Related Documents Regarding the Successor Agency’s Sale of Property to the City of Covina located at 602-626 South Citrus Avenue and 128 East Rowland Street, APN 8451-001-911 and 8451-001-906.

Approved (5 to 0)

ADJOURNMENT

At 7:49 p.m., the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority adjourned in honor of former South Hills High School teacher and active community member George Fuller to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, July 16, 2024, at 6:30 p.m., for closed session and 7:30 p.m., for open session in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.

Fabian Velez, Chief Deputy City Clerk

John C. King, Mayor/Chair



CITY OF COVINA AND SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY AGENDA ITEM REPORT

ITEM NO. CC 2

Meeting: July 16, 2024
Title: Payment of Demands
Presented by: Anita Agramonte, Administrative Services Director
Recommendation: Approve Payment of Demands in the amount of \$2,993,361.85.

EXECUTIVE SUMMARY/BACKGROUND:

Attached is a list of warrants and demands which are being presented for approval and are summarized as follows:

Accounts Payable Warrants June 14, 2024 – June 27, 2024

CITY checks/EFTs	\$ 1,713,378.86
CITY payroll	\$ 1,053,751.89
CITY voids	\$ (0.00)
Worker's Comp	\$ 220,082.73
	<u>\$ 2,987,213.48</u>
SACRA checks/EFTs	\$ 725.83
SACRA payroll	\$ 5,422.54
	<u>\$ 6,148.37</u>
TOTAL checks/EFTs	<u>\$ 2,993,361.85</u>

DISCUSSION:

The attached reports have been reviewed by the Administrative Services Director.

FISCAL IMPACT:

Sufficient funding is available and the related costs are included in the Fiscal Year 23/24 Budget.

Respectfully submitted,

 Anita Agramonte
 Administrative Services Director

CITY OF COVINA
Check Register
June 14, 2024 - June 27, 2024

Check #	Check Date	Vendor	Name	Amount
5958	06/20/2024	4003	MidAmerica	2,927.36
20832	06/20/2024	788	COVINA, CITY OF	50,333.71
20833	06/20/2024	789	COVINA-FSA, CITY OF	570.84
20834	06/20/2024	2033	NATIONWIDE RETIREMENT SOLUTIONS	28,986.28
20835	06/20/2024	487	CalPERS	94,948.37
			subtotal EFT/wires/direct deposits	\$ 177,766.56
121818	06/19/2024	44	ADAMSON INDUSTRIES	6,038.93
121819	06/19/2024	219	AT&T	67.69
121820	06/19/2024	221	AT&T MOBILITY	4.35
121821	06/19/2024	239	AUTOZONE INC	131.95
121822	06/19/2024	254	AZUSA LIGHT & WATER	2,824.95
121823	06/19/2024	430	BUILDING ELECTRONIC CONTROLS	213.75
121824	06/19/2024	654	CITRUS CAR WASH	121.96
121825	06/19/2024	682	CLINICAL LAB OF SAN BERNARDINO	280.00
121826	06/19/2024	703	UNIQUE PRINTING	68.36
121827	06/19/2024	783	CITY OF COVINA WATER	158.73
121828	06/19/2024	849	DAPEER ROSENBLIT & LITVAK LLP	4,793.94
121829	06/19/2024	970	EDISON CO	92,165.64
121830	06/19/2024	1055	FEDEX	28.78
121831	06/19/2024	1156	THE GAS COMPANY	4,925.18
121832	06/19/2024	1235	GRAINGER	109.92
121833	06/19/2024	2027	NAPA AUTO PARTS	1,430.79
121834	06/19/2024	2027	NAPA AUTO PARTS	84.83
121835	06/19/2024	2277	POLLARD WATER	296.52
121836	06/19/2024	2309	PROFESSIONAL ACCOUNT MANAGEMENT LLC	5,065.57
121837	06/19/2024	2345	QUILL	124.31
121838	06/19/2024	2711	SOUTHEAST CONSTRUCTION PRODUCTS - COVINA	208.37
121839	06/19/2024	2790	SWANK MOTION PICTURES INC	520.00
121840	06/19/2024	2852	THREE VALLEY MUN WATER DISTR	5,285.58
121841	06/19/2024	2855	SPECTRUM	91.99
121842	06/19/2024	2855	CHARTER COMMUNICATION	149.58
121843	06/19/2024	2903	TRI-XECUTEX CORP	100.00
121844	06/19/2024	3023	VULCAN MATERIALS COMPANY	2,042.02
121845	06/19/2024	3070	WEST COAST ARBORISTS INC	7,263.00
121846	06/19/2024	3691	VALLEY COLLECTION SERVICE LLC	1,108.50
121847	06/19/2024	3729	SUNBELT RENTALS INC	1,145.13
121848	06/19/2024	3796	RICHARDS, WATSON & GERSHON	5,698.25
121849	06/19/2024	4065	VERIZON WIRELESS	266.16
121850	06/19/2024	4141	72 HOUR LLC	153,219.51
121851	06/19/2024	4429	PROFORCE TEMPORARIES	1,738.93
121852	06/19/2024	4455	FRONTIER	1,013.96
121853	06/19/2024	4509	Norman A Traub	10,826.16
121854	06/19/2024	4764	UniFirst Corporation	107.81
121855	06/19/2024	4765	AMC Modern IT	2,754.06
121856	06/19/2024	4817	Weck Analytical Environmental Services, Inc.	856.00
121857	06/19/2024	4854	CEJ Engineers, Inc.	7,248.00
121858	06/19/2024	4928	Springstead & Associates, Inc.	8,000.00
121859	06/19/2024	4996	Green Giant Landscape, Inc.	151,905.00
121860	06/19/2024	5139	Crown Castle Fiber LLC	925.00
121861	06/19/2024	5269	CONTROL AIR ENTERPRISES LLC.	18,490.60
121862	06/19/2024	5280	ALDERMAN & HILGERS LLP	4,374.00
121863	06/19/2024	5291	AMAZON CAPITAL SERVICES, INC	104.58

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Check #	Check Date	Vendor	Name	Amount
121864	06/19/2024	5435	CORE & MAIN LP	126.46
121865	06/19/2024	5439	PARKWOOD LANDSCAPE MAINTENANCE INC	17,716.77
121866	06/19/2024	5485	VAN MART INC	6,640.55
121867	06/19/2024	5526	DRB CUSTOM BUILDERS INC	9,306.44
121868	06/19/2024	5531	CU TECHNOLOGY LLC / ACORN TECHNOLOGY SERVICES	14,425.00
121869	06/19/2024	5539	CITY OF WHITTIER	1,617.81
121870	06/19/2024	5543	SIMPSON, JOEL	700.00
121871	06/19/2024	99999	ALANA SPECTOR	81.00
121872	06/19/2024	99999	BRIAN LEE	332.45
121873	06/19/2024	99999	DESIREE JIMENEZ	106.20
121874	06/19/2024	99999	KYLE WEBB	64.66
121875	06/19/2024	99999	METROPOLITAN CAPITAL PARTNERS	2,340.00
121876	06/19/2024	99999	NORKA T REGALADO	20.54
121877	06/19/2024	99999	PHILLIP HERNANDEZ	1,203.60
121878	06/20/2024	68	AFLAC ACCT# YQ792 WORLDWIDE HEADQUARTERS	4,338.09
121879	06/20/2024	69	AFSCME District Council 36	734.07
121880	06/20/2024	775	COVINA POLICE ASSOCIATION	3,050.00
121881	06/20/2024	878	DELTA DENTAL OF CALIFORNIA	9,273.52
121882	06/20/2024	3795	PRE-PAID LEGAL SERVICES, INC	138.53
121883	06/20/2024	3846	CLEA	1,035.25
121884	06/20/2024	4255	RELIASTAR LIFE INSURANCE COMPANY	4,484.92
121885	06/20/2024	4710	Fidelity Security Life Insurance Company	994.07
121886	06/27/2024	44	ADAMSON INDUSTRIES	2,982.78
121887	06/27/2024	84	AIRGAS-WEST	735.02
121888	06/27/2024	113	ALL CITY MANAGEMENT SVC	22,563.07
121889	06/27/2024	219	AT&T	27.56
121890	06/27/2024	269	BAKER AND TAYLOR INC	1,962.11
121891	06/27/2024	333	BERLITZ LANGUAGES, INC.	120.00
121892	06/27/2024	354	BIOMETRICS4ALL INC	800.00
121893	06/27/2024	477	DEPT OF INDUSTRIAL RELATIONS	800.00
121894	06/27/2024	493	CWE	2,405.00
121895	06/27/2024	568	CAT SPECIALTIES INC	3,343.29
121896	06/27/2024	649	CINTAS CORP #693	314.79
121897	06/27/2024	654	CITRUS CAR WASH	119.97
121898	06/27/2024	703	UNIQUE PRINTING	789.39
121899	06/27/2024	734	CONTROL AUTOMATION DESIGN INC	7,429.14
121900	06/27/2024	962	SUPERIOR COURT OF CALIFORNIA, CNTY OF LOS ANGELES	345.00
121901	06/27/2024	962	SUPERIOR COURT OF CALIFORNIA, CNTY OF LOS ANGELES	9,995.00
121902	06/27/2024	970	EDISON CO	1,458.30
121903	06/27/2024	1156	THE GAS COMPANY	92.61
121904	06/27/2024	1198	GLOBALSTAR LLC	102.17
121905	06/27/2024	1204	GOLDEN STATE WATER COMPANY	83.69
121906	06/27/2024	1235	GRAINGER	2,458.66
121907	06/27/2024	1361	HOLLIDAY ROCK CO INC	794.66
121908	06/27/2024	1505	JOHNNY'S POOL SERVICE	418.91
121910	06/27/2024	1615	REGIONAL TAP SERVICE CENTER	80.00
121911	06/27/2024	1694	LEWIS ENGRAVING INC	198.45
121912	06/27/2024	1792	MANNING & MARDER KASS,	12,596.50
121914	06/27/2024	1924	MILLERS & ISHAMS	422.71
121915	06/27/2024	1933	MISSION LINEN SUPPLY	18.96
121917	06/27/2024	2091	O REILLY AUTO PARTS	694.30
121918	06/27/2024	2238	PEST OPTIONS INC	845.00

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121919	06/27/2024	2255	PHONE SUPPLEMENTS INC	167.11
121920	06/27/2024	2407	REGIONAL TAP SERVICE CENTER	462.40
121921	06/27/2024	2415	REPUBLIC MASTER CHEFS	448.65
121922	06/27/2024	2506	RYDIN DECAL	351.89
121924	06/27/2024	2676	SMART AND FINAL IRIS CORP	442.95
121925	06/27/2024	2775	SUPERB GRAPHICS INC	2,895.72
121926	06/27/2024	2855	CHARTER COMMUNICATION	334.43
121927	06/27/2024	2942	UNITED SITE SERVICES OF CA INC	14,876.98
121928	06/27/2024	2954	URBAN GRAFFITI ENTERPRISES INC	21,600.00
121929	06/27/2024	3004	VICTORY EXTERMINATING INC	150.00
121930	06/27/2024	3052	WATERLINE TECHNOLOGIES INC	3,360.42
121931	06/27/2024	3070	WEST COAST ARBORISTS INC	498.00
121932	06/27/2024	3134	XEROX CORPORATION	2,235.87
121933	06/27/2024	3185	TOSHIBA FINANCIAL SERVICES	1,502.42
121934	06/27/2024	3729	SUNBELT RENTALS INC	391.87
121935	06/27/2024	3749	JCL TRAFFIC SERVICES	2,687.01
121936	06/27/2024	3839	DOANE AND HARTWIG WATER SYSTEMS, INC.	154,850.00
121937	06/27/2024	3964	RED WING BUSINESS ADVANTAGE ACCOUNT	150.00
121938	06/27/2024	3988	LANDSCAPE WAREHOUSE III	725.70
121939	06/27/2024	4065	VERIZON BUSINESS SERVICES	831.76
121940	06/27/2024	4201	OFFICE TEAM - A ROBERT HALF COMPANY	1,251.59
121941	06/27/2024	4225	CORELOGIC SOLUTIONS, LLC	231.75
121942	06/27/2024	4247	UNITED WATER WORKS INC	5,738.76
121943	06/27/2024	4279	BOSS JANITORIAL SERVICES	13,068.45
121944	06/27/2024	4332	ERIC ARROYO	2,700.00
121945	06/27/2024	4350	RKA Consulting Group	20,390.00
121946	06/27/2024	4389	EMPLOY AMERICA	2,580.00
121947	06/27/2024	4455	FRONTIER	305.01
121948	06/27/2024	4509	Norman A Traub	15,323.08
121949	06/27/2024	4571	POWER SECURITY GROUP INC	12,427.00
121950	06/27/2024	4643	Bear Electrical Solutions, Inc.	32,261.15
121951	06/27/2024	4676	Hill Brothers Chemical Company	2,182.95
121952	06/27/2024	4688	PCAM, LLC	15,984.28
121953	06/27/2024	4693	DuraTech USA, Inc.	6,997.46
121954	06/27/2024	4704	S & J Supply Company, Inc.	1,839.97
121956	06/27/2024	4764	UniFirst Corporation	2,318.25
121957	06/27/2024	4766	HASA, INC.	3,240.62
121958	06/27/2024	4784	Apollo Wood Recovery, Inc.	10,520.13
121959	06/27/2024	4817	Weck Analytical Environmental Services, Inc.	454.00
121960	06/27/2024	4824	Occu-Med, Ltd.	6,093.30
121961	06/27/2024	4833	Michael R. Hillmann	1,250.00
121962	06/27/2024	4863	La Verne Power Equipment	154.34
121963	06/27/2024	4925	Humane Society of Pomona Valley, Inc.	24,511.17
121964	06/27/2024	4960	Data Ticket, Inc.	721.65
121965	06/27/2024	5011	Excel Office Services	218.82
121966	06/27/2024	5019	GM Sager Construction Co., Inc.	62,492.00
121967	06/27/2024	5052	SKY JTC CORPORATION	17,400.00
121968	06/27/2024	5080	Spohn Ranch, Inc.	212,707.37
121969	06/27/2024	5081	Veolia ES Technical Solutions, LLC	209.20
121970	06/27/2024	5109	SITEREP CONSTRUCTION SERVICES, INC.	48,250.43
121971	06/27/2024	5109	SITEREP CONSTRUCTION SERVICES, INC.	117,059.39
121973	06/27/2024	5169	Occupational Health Centers of California	240.00

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121974	06/27/2024	5213	TANGLED WEB SOLUTIONS: INVESTIGATIONS	3,430.00
121975	06/27/2024	5228	ODP BUSINESS SOLUTIONS, LLC	37.79
121976	06/27/2024	5291	AMAZON CAPITAL SERVICES, INC	3,041.31
121977	06/27/2024	5291	AMAZON CAPITAL SERVICES, INC	242.95
121979	06/27/2024	5355	CivicPlus LLC	270.96
121981	06/27/2024	5412	COVINA ANIMAL HOSPITAL	154.50
121982	06/27/2024	5420	GMT	995.00
121983	06/27/2024	5464	ADVANCE STORES COMPANY INC	2.89
121984	06/27/2024	5466	DAVID VOLZ DESIGN LANDSCAPE ARCHITECTS INC	5,380.00
121985	06/27/2024	5540	HANSENS HARDWOOD	1,500.00
121986	06/27/2024	5547	MARTINIAN LAWYERS, INC AND MELISSA ORDONEZ	10,000.00
121987	06/27/2024	99999	275 W CENTER LLC	61.28
121988	06/27/2024	99999	ALICIA ALANIZ	60.62
121989	06/27/2024	99999	BRYTANIE ORSZULAK	25.78
121990	06/27/2024	99999	CARRIE CHUNG	96.26
121991	06/27/2024	99999	GARY SAMPLES	100.49
121992	06/27/2024	99999	INVESTORS TRUST REALITY GROUP, INC	750.00
121993	06/27/2024	99999	MARK VOLK	750.00
121994	06/27/2024	99999	MERITAGE HOMES OF CALIFORNIA	750.00
121995	06/27/2024	99999	PETER GLINIAK	61.63
121996	06/27/2024	99999	ROSEANN TRUJILLO	400.00
121997	06/27/2024	99999	TONY YUNG-I CHIANG	36.06
			subtotal checks	\$ 1,536,338.13
			subtotal voids	\$ -
			payroll (06/20/24)	\$ 1,059,174.43
			payroll (/ /)	\$ -
			workers' compensation	\$ 220,082.73
TOTAL checks/EFTs				\$ 2,993,361.85



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: Professional Services Agreement with El Dorado Climbing for the Design, Build, and Installation of a Rock-Climbing Facility as a Component of the Covina Recreation Village Project
Presented by: Brian K. Lee, AICP, Director of Community Development
Recommendation: Authorize the City Manager to enter into a Professional Services Agreement with El Dorado Climbing with a compensation amount not to exceed \$160,000.

EXECUTIVE SUMMARY/DISCUSSION

The Covina Recreation Village Project is an ambitious City project consisting of the adaptive reuse of a former orange packing facility into a new community park and library plaza. The Covina Recreation Village is scoped to feature a brand-new library facility, indoor gymnasium, and exterior amenities such as a dog park and nature trail.

As part of this project, space in the indoor gymnasium will house a rock-climbing structure for general public use and instructional classes. It is recommended that the City Council consider the proposed professional services agreement to furnish and install the rock-climbing equipment, safety flooring materials and related equipment.

DISCUSSION:

Four (4) pricing proposals were received from firms specializing in the design, fabrication and installation of climbing apparatus as follows:

Table 1. Rock Climbing Vendor Comparison			
Company	Quote	Includes Installation	Notes
Rockwerx	\$318,661	Yes	Includes Design, Engineering, Fabrication, and Installation.
Vertical Solutions	\$293,000	Yes	Includes design, fabrication and installation. Does not include structural engineering, or shipping costs (pass through costs).
El Dorado Climbing	\$135,200	Yes	Includes Design, Engineering, Fabrication, Installation, Training and other related items totaling \$12,200.
Elevate Climbing	\$137,063.05*	Yes	Includes additional cost for flooring of \$75/sq. ft. x 365 sq. ft. = \$27,375; *Does not include Design Engineering or other related items (estimated to be \$10,000)

In reviewing the proposal from Elevate Climbing, it was determined that the vendor did not include a project schedule, renderings of the climbing apparatus or an explanation of terms to fabricate/install its equipment. Further, flooring materials were excluded from the base price of \$99,688.05. Using a unit cost of \$75 per square foot for flooring materials, it is estimated that the flooring installation will cost \$27,375 and design engineering will cost \$10,000, bringing the total price quote to \$137,063.05.

Based on the additional costs associated with Elevate Climbing's proposal, it has been determined that the proposal from El Dorado Climbing is the lowest responsive proposal to complete the installation. El Dorado Climbing's proposal included a detailed design plan, apparatus fabrication, flooring, engineering services and installation. Additionally, El Dorado Climbing has a strong track record of successful projects completed for other public agencies. The total cost provided by El Dorado Climbing is for \$135,200, which is roughly \$2,000 less than the price provided by Vertical Solutions.

Based on this analysis, it is recommended that the City Council consider awarding a professional services agreement to El Dorado Climbing for the Covina Recreation Village Project. The agreement, not to exceed a total cost of \$160,000, is for a scope of work totaling \$135,200 and includes a project contingency of approximately 15%.

FISCAL IMPACT:

The indoor rock-climbing gym is an eligible expense under an awarded Prop 68 Grant received by Covina to develop the Covina Recreation Village Project (4600PR68). This grant funds recreation-related construction. As such, this expense has no impact on the General Fund.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Exempt.

Respectfully submitted,



Brian K. Lee
Director of Community Development



CITY OF COVINA, CA
CLIMBING WALL
PROJECT PROPOSAL



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INTRODUCTION

Dear Daniella and the City of Covina,

We want to thank you for allowing us the opportunity to provide you with this climbing wall proposal for your new community recreation center.

Included in our proposal you will find wall renderings and pricing based on the provided 100% CDs .

As one of the pioneers of the indoor climbing industry, Eldorado (USA-owned and operated) has successfully installed well over 2,000 world-class climbing structures.

We are an industry leader in designing and building climbing walls for municipal recreation and fitness centers. Select clients include:

- City of Merrillville, IN
- City of Winona, MN
- City of Casper, WY
- City of Boulder, CO
- City of Canton, GA
- City of Berthoud, CO
- City of Des Moines, IA
- City of Creede, CO

I am available to answer any questions and provide any additional details as needed. I can be reached at (303) 913-2685.

Thank you for your interest in Eldorado Climbing and I look forward to discussing this proposal with you.

Best Regards,
Mike Wedding
Sr. Director of Sales

WHY CHOOSE ELDORADO

Although there are many vendors available to design and install your climbing wall, partnering with Eldorado Climbing offers many distinct advantages that no other climbing wall vendor can offer.

1. Industry Leading Experience

Over the last 28+ years Eldorado Climbing has accumulated the largest breadth of project experience in the world. Over 2000+ clients have trusted Eldorado to build their climbing walls. With partners ranging from over 200 Universities and countless climbing gyms to corporate headquarters and some of the largest resorts in the world, no other climbing wall manufacturer has the depth of knowledge, design experience, problem solving, and project management experience than Eldorado.

2. 30 Years of Proven Success Partnering with General Contractors

Since building our first climbing wall nearly 30 years ago, Eldorado Climbing has partnered with over 400 General Contractors, including many of the largest GCs in the world. Comprehensive pre-construction and project management services are required in order to deliver large, contracted projects on time and on budget. We apply our time-tested pre-construction and project management services to every project to ensure we meet all budgetary and timeline expectation with no costly surprises.

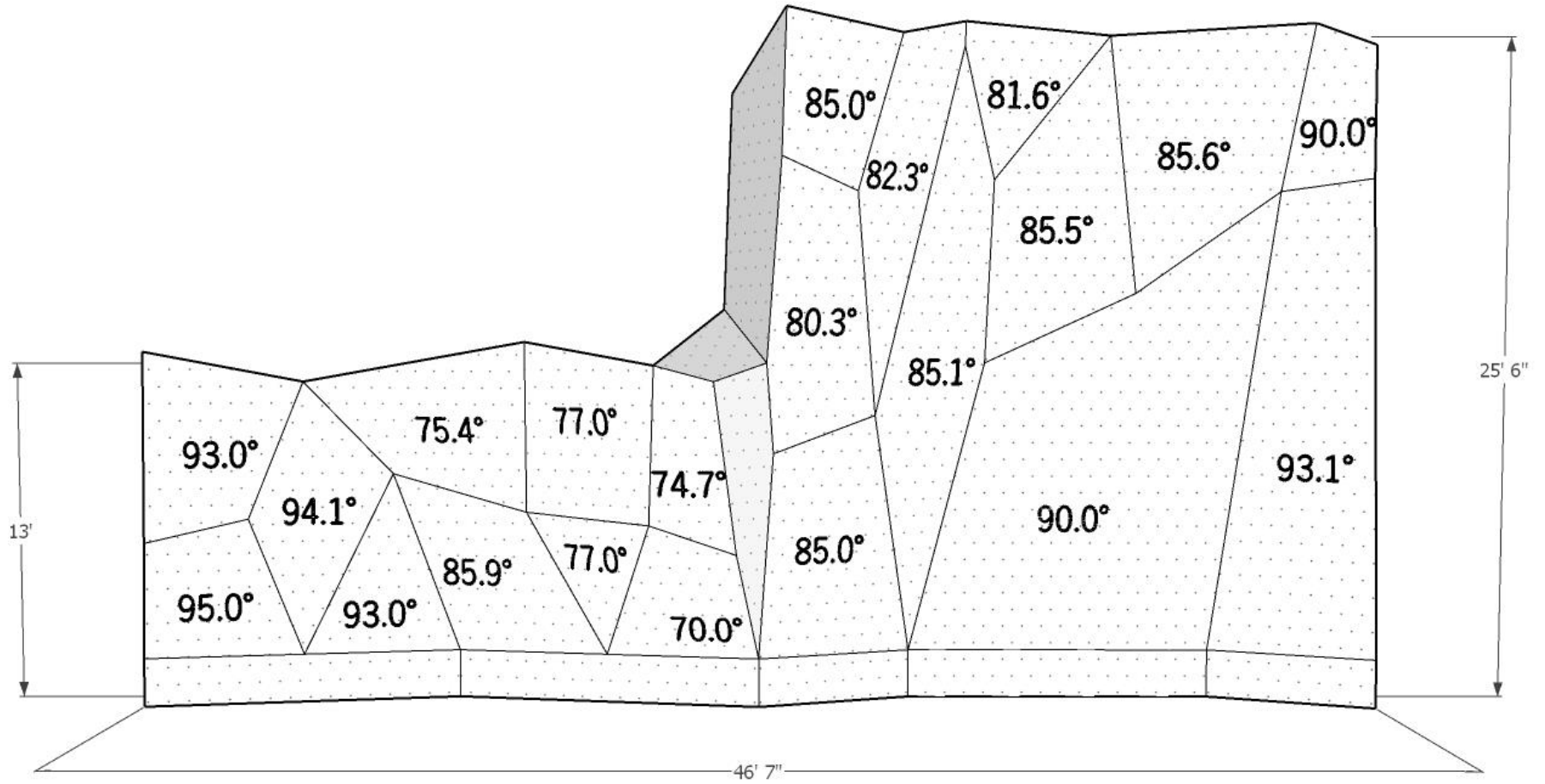
3. Pre-Construction Services

Our pre-construction services play a key role in our success by eliminating costly change orders, providing potential cost savings, and ensuring our projects are delivered on time and on budget. Having a thorough understanding of each project goes beyond just knowing the size and budget for your climbing gym. Site access/analysis, scheduling, use case analysis, programming & curriculum needs, and aesthetic goals are just some of the critical items we carefully consider to ensure each project is delivered on time and on budget.

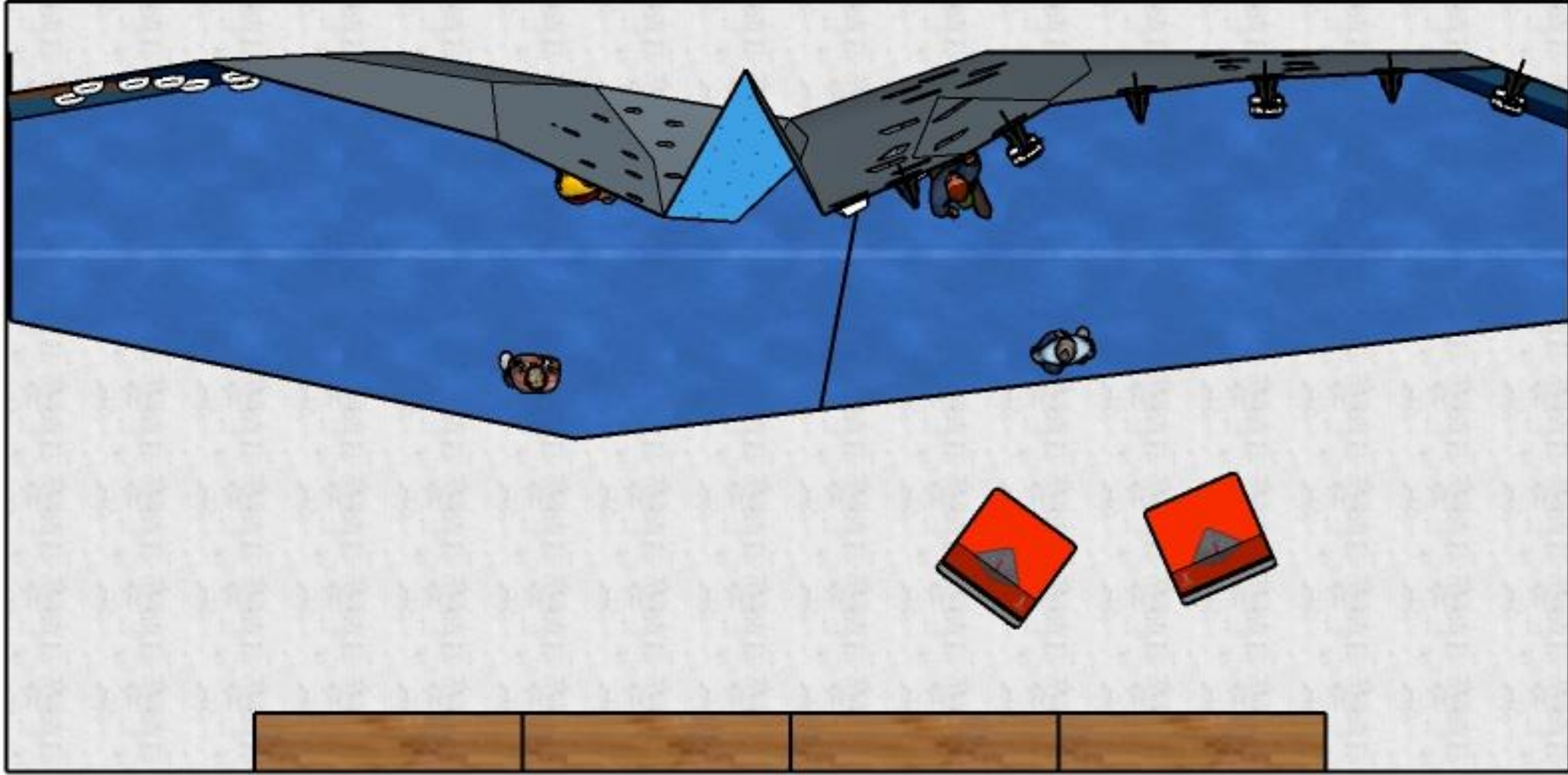
RENDERINGS



RENDERINGS



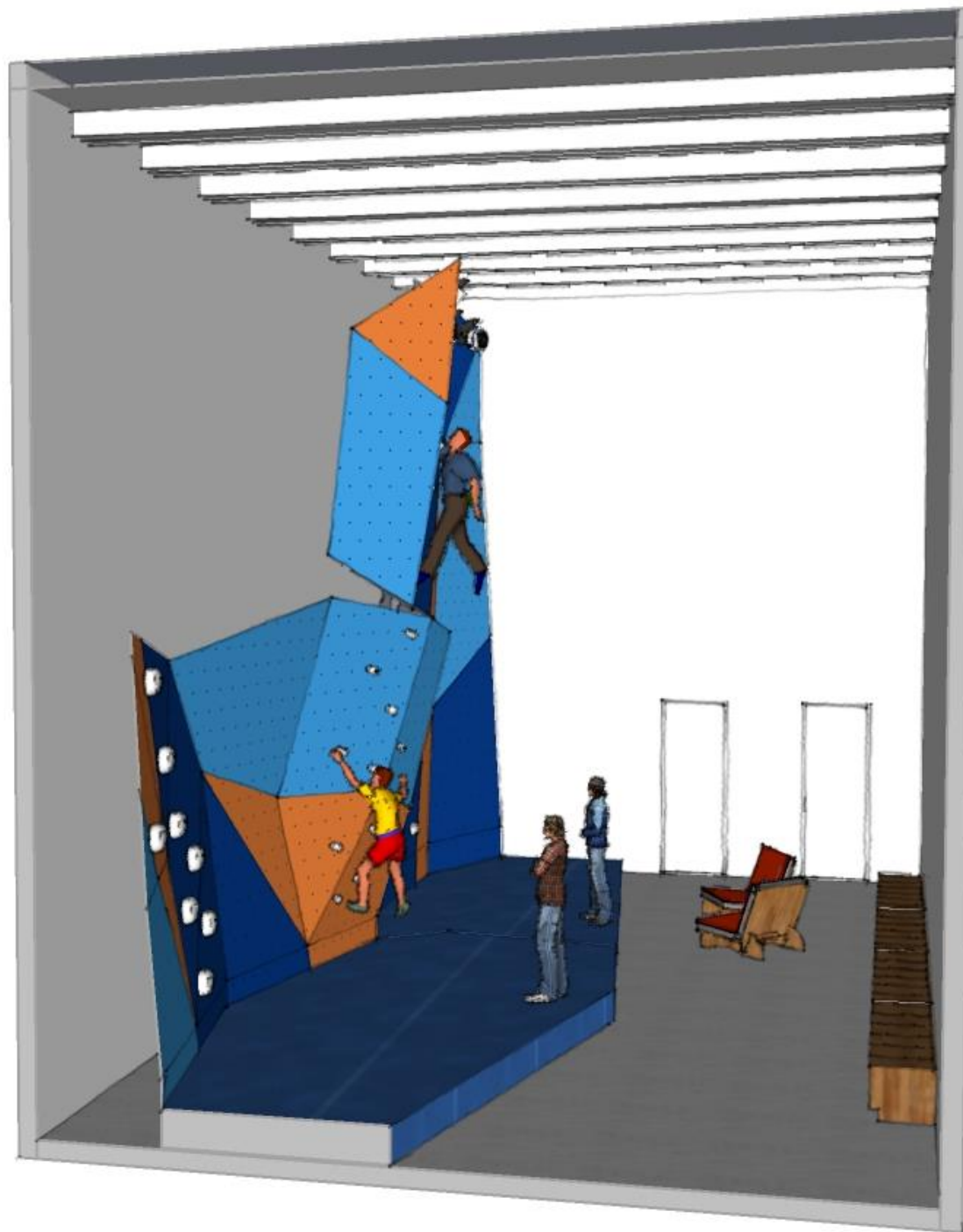
RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



PRICING OVERVIEW

PRICING NOTES

BASE WALL PRICE

Climbing Wall \$128,900

EQUIPMENT

Holds (Qty ~450) \$6,300

TOTAL (Wall, Equip & Other) \$135,200

Eldorado Climbing is excited about the prospect of partnering with The City of Covina to create a climbing space for your new community center.

The costs listed here are based on the specifications below and the renderings/design included in this proposal.

This design includes additional steel and fabrication to make it free standing based on the engineering recommendations provided by KPFF.

WALL DIMENSIONS:

- ~920 SFT OF TOTAL CLIMBABLE SURFACE
- 43.5' WIDE
- 13.5' HIGH (BOULDERING)
- 26' HIGH (TALL WALL)
- 6 BELAY BARS

*Pricing does not include additional costs related to obtaining necessary permits or delays caused by any required inspections.

ADDITIONAL OPTIONS

NOTES

FLOORING

200 SF - 12" Bouldering flooring \$9,800

165 SF - 5.5" ProTec Flooring (Tall Wall) \$3,300

FLOORING TOTAL \$13,100

MISC.

TruBlue Auto Belays \$2,819/each

Eldorado Route Setting \$2,200

FLOORING

Flooring is an option that we would highly recommend from both a safety and functionality standpoint.

This flooring option provides two separate flooring systems designed to work for both your bouldering and roped climbing areas.

- 200 SF of 12" ballistic nylon covered bouldering flooring for the bouldering areas.
- 5.5" ProTec flooring for the roped, tall wall area.

AUTO BELAYS

TruBlue Auto Belays can reduce staffing requirements, be used as a lead climbing training tool, and provide climbers with the ability to rope climb without a partner. Pricing includes Auto Belay, mounting hardware, and belay gates.

ROUTE SETTING

Pricing has been provided for Eldorado to set up to 25 routes on your wall.

PRICING DETAILS

Summary	Eldorado Climbing Walls proposes to provide materials, labor and services for the construction of a climbing wall for the City of Covina, CA. The proposal is based on 100% Construction Drawings provided by Daniella Andrade. The structure will be designed to be free-standing based on details provided by KPFF.
Material(s)	Eldorado's Panelized Wall System is a modular, seamed system of a epoxy-based texture applied over 3/4 inch baltic birch panels. Supported by a steel framing system, the modular panels are quickly installed and can be replaced as needed. A high density of t-nuts (2 per square foot) allows for extensive route setting options. Load requirements are up to 15lbs/sqft laterally and vertically.
Wall Dimensions	920 sqft of climbable surface. 43.5' wide climbing wall; 13.5' tall bouldering wall; 26' tall Roped Wall

Climbing Wall

Item description	Unit Cost	Quantity	Extended Cost	Notes
Climbing wall:	\$ 126,500	1	\$ 126,500	*Adjusted wall price includes additional steel and fabrication required to create a free standing structure per KPFF Engineering
Belay bars	\$ 400	6	\$ 2,400	
Climbing Wall and Features Subtotal			\$ 128,900	

Equipment

Item description	Unit Cost	Quantity	Extended Cost	Notes
Handholds				
Handholds	\$ 14.00	450	\$ 6,300	1 hold per 2 sq. ft.
Equipment Subtotal			\$ 6,300	

Total wall, equipment and other

\$ 135,200

Value Engineering Options (Subtract from base bid above)

VE Option #1: Reduce size of tall wall **~(\$10,000)**

Additional or Alternate Options (add to base bid above)

5.5" depth Protec Flooring	\$ 20.00	165	\$ 3,300.00	
12" Nylon Bouldering Flooring	\$ 49.00	200	\$ 9,800.00	Includes Shipping
TRUBLUE Auto belay - 41'	\$ 2,649.00		\$ -	
Mounting kit for TRUBlue Auto belay	\$ 80.00		\$ -	
Belay Gate with hardware	\$ 90.00		\$ -	

PRICING DETAILS

Other - If Quantity is Zero, Item is Excluded

Item description	Unit Cost	Quantity	Extended Cost	Notes
Separate mobilization for training/half day	\$ 3,000.00		\$ -	
Onsite Storage connex				
Boom lift for 39+ height / month	\$ 1,200.00		\$ -	
Fire resistant wood/sq. ft.	\$ 3.00		\$ -	
Forest Service Certified wood/sq. ft.	\$ 1.00		\$ -	
Floor protection	\$ 7.00		\$ -	
Route setting	\$ 150.00		\$ -	Per route under 39'
Scaffolding rental/month	\$ 2,500.00		\$ -	
Scaffolding labor/sq. ft.	\$ -		\$ -	Market price
Prevailing Wage/Davis Bacon	\$ -		\$ -	Market price
Additional engineering	\$ 2,500.00		\$ -	stamped engineering set or special calculations
Performance and payment bonds	\$ -		\$ -	4% of contract price
Taxes	\$ -		\$ -	Market price
SALES TAX CO, CA, FL, NE, WA, WV, WI,				
Site visit by engineer on record	\$ 3,000.00		\$ -	
Other Subtotal			\$ -	

Included materials and services

Item description
Proposal/estimate is valid for 30 days from proposal date above
Custom design and modeling
Set of shop drawings
Installation: all necessary equipment, rentals, and lifts as well as knowledgeable project manager and experienced job leader and construction crew
Training: Provided in person or remotely - Covering basic operations, how to properly install hand holds, and wall maintenance.
Shipping & Handling
One-year limited warranty

Exclusions

Item description
Additional costs for encumbered equipment access at worksite (Worksite must allow access for appropriate forklifts, scissor lifts, etc.)
Additional costs for any climbing walls not built on grade
Additional logistic costs due to changes in production or installation schedules made by others (Lodging, per diem, rental cars, rental equipment, etc.)
Additional logistic costs resulting from not having a confirmed on-site installation date 45 days in advance
Labor and materials for sleeving, firestopping, fire-safing, and/or sealing of all penetrations caused by installation of climbing wall.
Separate mobilization for the installation of flooring, for any reason where Eldorado is not at fault (including supply chain issues), will incur additional charges
Delays caused by weather, or other acts of god, will result in additional costs to cover increased logistic costs (Lodging, per diem, rental cars, rental equipment, etc.)
Escalation: Pricing adjustment not to exceed 5% increase pro-rated annually
Water, Heat (where needed), Electricity (including 220V if welding is involved), Appropriate lighting - All to be provided by owner

PRICING DETAILS

Separate mobilization for climbing wall training. Additional costs will incur if needed

Separate mobilization for climbing wall route setting. Additional costs will incur if needed

Stamped, sealed engineer drawings, unless otherwise noted

Insurance in addition to Eldorado's existing coverage

Additional time and labor if scissor lifts cannot be used

Construction permits and licensing must be provided by General Contractor, Owner, or Contractee

Protection of existing areas including, but not limited to, flooring, walls, and finishes

Scaffolding and additional labor costs of scaffolding

Tops/enclosure of walls; additional finishing of non-climbing surface

Union Labor is not acceptable due to the specialty nature of climbing wall construction. Eldorado cannot insure or warranty wall built by Union labor

Onsite storage containers

Specialty woods other than OSB including any fire rated materials

Raw Material Escalation (Raw Material pricing valid for 90 days)

Route setting

ADA-required ramp for flooring

Performance and payment bonds

Taxes

Custom design and modeling is excluded after 3 iterations

Special Job Site Inspections

*Handhold orders must be finalized 6 weeks before scheduled mobilization or additional shipping fees may apply

REFERENCE PROJECTS



Variety Boys & Girls Club
Los Angeles, CA

REFERENCE PROJECTS



University of Wisconsin - Madison
Madison, WI

REFERENCE PROJECTS



Dyno Climb
Deland, FL

REFERENCE PROJECTS



San Diego State University
San Diego, CA

REFERENCE PROJECTS



Merrillville Community Center
Merrillville, IN

TIMELINE



Sales and Management work out the logistics of the agreement

Design team creates approved renders and models in coordination with the client

Structure and custom shapes are translated into 2D fabrication and installation documents

3rd Party Engineer performs analysis, stamp and seal (if required)

Steel is cut and welded, wood panels are CNCed, texture paint is prepped, holds are ordered

Crew, tools, and materials are transported to the job site

Structure is anchored to building, shapes are installed, surface is painted and inspected, hand holds are route set

Safety, route setting, risk management, maintenance, operations

METHODOLOGY

As an industry leader, **Eldorado Climbing** has been designing and installing World Class climbing structures since 1991. Frequent communication with architects, decision makers, general contractors, facility managers, and user groups allow each project to run smoothly and be delivered on time.

Eldorado understands that adding a climbing facility to any building is a major investment and we partner with you to maximize your return on that investment by providing innovative and creative designs, industry-leading construction practices, and time-tested operational plans and strategies.

Each climbing wall will be permanently or modularly attached to a fully engineered steel sub-structure and will meet or exceed all CWA & CWIG standards. In addition to the base climbing walls, all other specified or required equipment will be included to provide a turn-key facility.

After the project has been awarded and a contract executed, the formal **DESIGN** phase occurs where the final size, shape, color, and cost of the climbing wall(s) will be approved and signed-off by the client and Eldorado.

SHOP DRAWINGS are then generated and passed along to Eldorado's **ENGINEERING** team for analysis. If required, installation and/or calc packages will be stamped and sealed by a licensed SE, defining all specifications for fabrication and install.

The Project Management team will contact the project owners and their General Contractor to coordinate schedules, review building conditions and identify site needs. During this planning phase, materials and equipment are procured so that **FABRICATION** can begin at Eldorado's shop in Louisville, CO. **MOBILIZATION** follows next in order to ensure that all materials and Eldorado field crew arrive according to schedule.

As the onsite **Installation** process begins, the Project Management team receives Daily Reports from the Job Foreman on the progress of the **INSTALLATION**. Eldorado stays in continuous contact with the owner and the General Contractor throughout the entire project to ensure proper **Training**, hand-off and closeout occur.

COMPANY BACKGROUND

Eldorado has been designing, manufacturing, and installing the finest climbing walls and structures for over 28 years. Over 2,500 architects, general contractors, facility managers, and homeowners have trusted Eldorado to add climbing terrain to their spaces.

Eldorado is the leader in constructing climbing structures for:

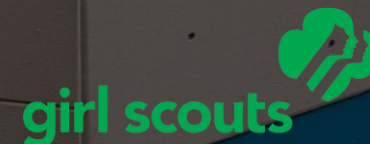
- Colleges and Universities
- Climbing Gyms
- Family Entertainment Centers
- Fitness Centers, Recreation centers, YMCAs, and JCCs
- Corporate Campuses
- K-12 Schools
- Ski Areas and Resorts
- Private Homes

We are proud to call some of the finest organizations in the world our partners. The Eldorado Team has successfully worked with a variety of architectural firms including RDG, Smith Group, HOK, Moody Nolan, Bull Stockwell, Cannon Designs, and some of the largest general contractors such as Manhattan Const., Mortenson, Barton Malow, Neenan, and Skanska.

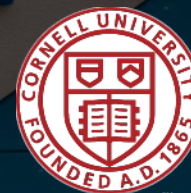
Eldorado's Design and Project Management teams each bring decades of experience in the climbing wall industry. All our experienced installers are employees of Eldorado Climbing Walls and have been trained in the company's proprietary construction techniques, and industry standards.



PennState



BOYS & GIRLS CLUBS
OF AMERICA





NON-PROFIT PARTNERS

1Climb is changing the lives of children across the country through a partnership with the **Boys & Girls Clubs of America**. They are on a mission to introduce 100,000 kids to climbing through the club facilities. Eldorado has built three walls for the program so far, with another 10 slated for construction in the coming year. Learn more at www.1climb.org

Paradox Sports makes climbing accessible to people with disabilities by guiding groups, individuals, and facilities in local outdoor programs. Paradox also offers climbing trips across the U.S. and hosts local clubs. Learn more at www.paradoxsports.org

5% of every climbing panel purchase from Eldorado is donated to Paradox Sports to pursue the belief that everyone should climb.



**BOYS & GIRLS CLUBS
OF AMERICA**

climb



ELDORADO

CLIMBING

Since 1994, thousands of companies, organizations, and homeowners have trusted Eldorado to design, manufacture, and build their custom and modular climbing walls.

Choose the climbing wall and the partnership that lasts.

1699 Cherry Street, Unit B Louisville, CO 80027

303.447.0512

303.447.9191 fax

sales@eldowalls.com www.eldowalls.com

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated July 16, 2024, (“Effective Date”) and is between the City of Covina, a California municipal corporation (“City”) and Eldorado Wall Company, Inc., a Colorado S Corporation, (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

RECITALS

A. City desires to utilize the services of Consultant as an independent contractor to Design, Build, and install a rock-climbing wall as described in Exhibit A

B. Consultant represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Consultant and Consultant desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

The parties therefore agree as follows:

1. Term of Agreement. The term of this Agreement shall be from the Effective Date through December 31, 2026, unless sooner terminated as provided in Section 14 of this Agreement. The City may, upon mutual agreement, extend the contract for one (1) additional one-year term. In no event shall the contract be extended beyond December 31, 2027

A. Compensation. As full compensation for Consultant’s services provided under this Agreement, City shall pay Consultant up to One Hundred and Sixty Thousand dollars (\$160,000.00) (the “maximum compensation”), as set forth in the Approved Scope of Services, attached hereto as **Exhibit A**. Any terms in Exhibit A, other than the payment rates and schedule of payment, are null and void.

B. Expenses. The amount set forth in paragraph A shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement.

C. Additional Services. City shall not allow any claims for additional services performed by Consultant, unless the City Council and the Consultant Representative authorize the additional services in writing prior to Consultant’s performance of the additional services or incurrence of additional expenses. Any additional services or expenses authorized by the City Council shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

2. Consultant’s Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services, attached as **Exhibit A**. City may request, in writing, changes in the scope of services to be performed. Any changes mutually agreed upon by the parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be [(the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the services on the Effective Date and shall perform all services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the services required under this Agreement. All of the services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Consultant shall determine the means, methods, and details by which Consultant's personnel will perform the services under this Agreement. Consultant shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the services and compliance with the customary professional standards.

F. Compliance with Laws. The Consultant shall keep itself informed of all local, state and federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such ordinances, laws and regulations. The City and its agents shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this section.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a business license.

3. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis or less frequently, for actual services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period, hourly rates charged, if applicable, and the amount due. If City disputes any of Consultant's fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

B. Payment. City shall pay all undisputed invoice amounts within thirty (30) calendar days after receipt up to the maximum compensation set forth in Section 2 of this Agreement. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. For all reimbursements authorized by this Agreement, Consultant

shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Finance Director.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this agreement available during Consultant's regular working hours to City for review and audit by City.

4. Ownership of Documents. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed ("written products") pursuant to this Agreement shall become the sole property of the City without restriction or limitation upon its use and may be used, reused, disseminated or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files containing data generated for the work, Consultant shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

5. Independent Contractor.

A. Consultant is, and shall at all times remain as to City, a wholly independent contractor and not an employee of City. The personnel performing the services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City. Consultant and Consultant's personnel shall not supervise any of City's employees; and City's employees shall not supervise Consultant's personnel. Consultant's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as an employee of City; and Consultant's personnel shall not use any City e-mail address or City telephone number in the performance of any of the services under this Agreement. Consultant shall acquire and maintain, at its sole cost and expense, such vehicles, equipment, and supplies as Consultant's personnel require to perform any of the services required by this Agreement. Consultant shall perform the services off of City premises at locations of Consultant's choice, except as otherwise may from time to time be necessary in order for Consultant's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Consultant's performance of the services under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform the services. City may make a computer available to Consultant from time to time for Consultant's personnel to obtain information about or to check on the status of projects pertaining to the services under this Agreement.

B. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing

services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder. Consultant shall be responsible for and pay all wages, salaries, benefits and other amounts due to Consultant's personnel in connection with their performance of the services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, state, or federal policy, rule, regulation, statute or ordinance to the contrary, Consultant and any of its officers, employees, agents, and subcontractors providing any of the services under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit or any incident of employment by City, including, but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as an employee of City, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

C. Consultant shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Consultant's personnel practices. or to the extent arising from, caused by, or relating to the violation of any of the provisions of this Section 6. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this Section 6. This duty of indemnification is in addition to Consultant's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

6. PERS Compliance and Indemnification.

A. General Requirements. The parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Consultant agrees that, in providing its employees and any other personnel to City to perform the services under this Agreement, Consultant shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code Section 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Consultant shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Consultant shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify, and hold harmless City, and its City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Consultant's violation of any provisions of this Section 7. This duty of indemnification is in

addition to Consultant's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

7. Confidentiality. All data, documents, discussion, or other information (collectively "data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential. Consultant shall keep all data confidential and shall not disclose any data to any person or entity without City's prior written consent. City shall grant such consent if disclosure is legally required. Consultant shall return all data to City upon the expiration or termination of this Agreement. Consultant's covenant under this Section 8 shall survive the expiration or termination of this Agreement.

8. Conflicts of Interest. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this Agreement, including the Political Reform Act (Gov. Code, § 81000 *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section 9 into any subcontract that Consultant executes in connection with the performance of this Agreement.

9. Indemnification.

A. Indemnity for Design Professional Services. To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, protect, indemnify and hold harmless City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens and losses of any nature whatsoever, including fees of accountants, attorneys or other professionals, and all costs associated therewith, and reimbursement of attorney's fees and costs of defense (collectively "Liabilities"), whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to, in whole or in part, the negligence, recklessness or willful misconduct of Consultant, its officers, agents, servants, employees, subcontractors, material men, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of design professional services under this Agreement by a "design professional," as the term is defined under California Civil Code Section 2782.8(c)(2).

B. Other Indemnities.

1) Other than in the performance of design professional services, and to the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify the Indemnitees from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens and losses of any nature whatsoever, including fees of accountants, attorneys or other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively "Claims"), in law

or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Claim with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by the Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this Subparagraph B. 2).

3) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnities, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Claims in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties.

C. Workers' Compensation Acts not Limiting. Consultant's obligations under this Section 10, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

D. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provisions in this Section 10 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liability, Claim, tax, assessment, penalty or interest asserted against City.

E. Survival of Terms. The indemnification in this Section 10 shall survive the expiration or termination of this Agreement.

A. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section 10, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

B. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section 10 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liability, tax, assessment, penalty or interest asserted against City.

C. Survival of Terms. Consultant's indemnifications and obligations under this Section 10 shall survive the expiration or termination of this Agreement.

10. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage and a general aggregate limit of Three Million Dollars (\$3,000,000) per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents, and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of One Million Dollars (\$1,000,000) per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under Subparagraph A. 1) of this Section 11.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per accident for bodily injury or disease. If Consultant has no employees while performing services under this Agreement, workers' compensation policy is not required, but Consultant shall provide an executed declaration that it has no employees.

4) Professional Liability Insurance with minimum limits of Two Million Dollars (\$2,000,000) per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section 11 shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self insurance shall not be considered to comply with the insurance requirements under this Section 11.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming the City, its officers, employees, agents and volunteers as additional insureds.

D. Primary and Non-Contributing. The insurance policies required under this Section 11 shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section 11 shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section 11 during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail thirty (30) calendar days' prior written notice to City. If any insurance policy required under this Section 11 is canceled or reduced in coverage or limits, Consultant shall, within two (2) business days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section 11 in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section 11, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section 11. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of

all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two (2) weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 10 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section 11.

11. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for Consultant's proper performance of the services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against the City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

12. Records and Inspections. Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of six (6) years. Consultant shall, without charge, provide City with access to the records during normal business hours. City may examine and audit the records and make transcripts therefrom, and inspect all program data, documents, proceedings and activities.

13. Termination or Suspension of Agreement.

A. Right to Terminate or Suspend. City may terminate or suspend this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least seven (7) calendar days before the termination or suspension is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least sixty (60) calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

14. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that

such failure was due to strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

15. Notices. Any notices, consents, requests, demands, bills, invoices, reports or other communications which either party may desire to give to the other party under this Agreement must be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by reputable document delivery service or courier service during Consultant's and City's regular business hours, or (c) five business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the party to be notified as set forth below:

If to City:
Attn: Daniella Andrade
City of Covina
125 E. College Street|
Covina, California 91723

If to Consultant:
Attn: Mike Wedding
El Dorado Climbing
1699 Cherry Street, Unit B
Louisville, Colorado 80027

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section 18 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 18, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. Except as otherwise provided in Section 10, this Agreement is made solely for the benefit of the parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Exhibits. Exhibits A constitutes a part of this Agreement and is incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

21. Entire Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the parties. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation or warranty except those expressly set forth in this Agreement.

22. Amendment of Agreement. This Agreement may be amended only by a writing signed by both parties. The City Manager is authorized to sign an amendment to this Agreement on the City Council's behalf and without the City Council's prior approval to make the following non-substantive modifications to the Agreement: (a) name changes; (b) extensions of time; (c) non-monetary changes in the scope of work; and (d) termination of the Agreement.

23. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the parties to this Agreement.

24. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

25. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.

26. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a municipal, superior or federal court with geographic jurisdiction over the City of Covina.

27. Attorneys' Fees. In any litigation or other proceeding by which on party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded

reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

28. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

29. Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Consultant warrants and represents that he or she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

[SIGNATURE PAGE FOLLOWS]

The parties, through their duly authorized representatives, are signing this Agreement on the date stated in the introductory clause.

City:

City of Covina,
a California municipal corporation

By: _____

Name: Chris Marcarello

Title: City Manager

ATTEST:

By: _____

Name: Fabian Velez

Title: Chief Deputy City Clerk

APPROVED AS TO FORM:

Consultant:

Eldorado Wall Company, Inc.,
A Colorado S Corporation

By: _____

Name: Kevin Volz

Title: CEO/Owner

By: _____

Name: Debra Patterson

Title: Office Manager

(Two signatures of corporate officers required for corporations under Corporations Code Section 313, unless corporate documents authorize only one person to sign this Agreement on behalf of the corporation.)

EXHIBIT A Scope of Services

PRICING OVERVIEW	
BASE WALL PRICE	
Climbing Wall	\$128,900
EQUIPMENT	
Holds (Qty ~450)	\$6,300
TOTAL (Wall, Equip & Other)	\$135,200

ADDITIONAL OPTIONS	
FLOORING	
200 SF - 12" Bouldering flooring	\$9,800
165 SF - 5.5" ProTec Flooring (Tall Wall)	\$3,300
FLOORING TOTAL	\$13,100

MISC.	
TruBlue Auto Belays	\$2,819/each
Eldorado Route Setting	\$2,200

PRICING NOTES

Eldorado Climbing is excited about the prospect of partnering with The City of Covina to create a climbing space for your new community center.

The costs listed here are based on the specifications below and the renderings/design included in this proposal.

This design includes additional steel and fabrication to make it free standing based on the engineering recommendations provided by KPFF.

WALL DIMENSIONS:

- ~920 SFT OF TOTAL CLIMBABLE SURFACE
- 43.5' WIDE
- 13.5' HIGH (BOULDERING)
- 26' HIGH (TALL WALL)
- 6 BELAY BARS

*Pricing does not include additional costs related to obtaining necessary permits or delays caused by any required inspections.

NOTES

FLOORING

Flooring is an option that we would highly recommend from both a safety and functionality standpoint.

This flooring option provides two separate flooring systems designed to work for both your bouldering and roped climbing areas.

- 200 SF of 12" ballistic nylon covered bouldering flooring for the bouldering areas.
- 5.5" ProTec flooring for the roped, tall wall area.

AUTO BELAYS

TruBlue Auto Belays can reduce staffing requirements, be used as a lead climbing training tool, and provide climbers with the ability to rope climb without a partner. Pricing includes Auto Belay, mounting hardware, and belay gates.

ROUTE SETTING

Pricing has been provided for Eldorado to set up to 25 routes on your wall.

PRICING DETAILS

Summary Eldorado Climbing Walls proposes to provide materials, labor and services for the construction of a climbing wall for the City of Covina, CA. The proposal is based on 100% Construction Drawings provided by Daniella Andrade. The structure will be designed to be free-standing based on details provided by KPFF.

Material(s) Eldorado's Panelized Wall System is a modular, seamed system of an epoxy-based texture applied over 3/4 inch baltic birch panels. Supported by a steel framing system, the modular panels are quickly installed and can be replaced as needed. A high density of t-nuts (2 per square foot) allows for extensive route setting options. Load requirements are up to 15lbs/sqft laterally and vertically.

Wall Dimensions 920 sqft of climbable surface. 43.5' wide climbing wall; 13.5' tall bouldering wall; 26' tall Roped Wall

Climbing Wall

Item description	Unit Cost	Quantity	Extended Cost	Notes
Climbing wall:	\$ 126,500	1	\$ 126,500	*Adjusted wall price includes additional steel and fabrication required to create a free standing structure per KPFF Engineering
Belay bars	\$ 400	6	\$ 2,400	
Climbing Wall and Features Subtotal			\$ 128,900	

Equipment

Item description	Unit Cost	Quantity	Extended Cost	Notes
Handholds				
Handholds	\$ 14.00	450	\$ 6,300	1 hold per 2 sq. ft.
Equipment Subtotal			\$ 6,300	

Total wall, equipment and other **\$ 135,200**

Value Engineering Options (Subtract from base bid above)

VE Option #1: Reduce size of tall wall **-\$10,000**

Additional or Alternate Options (add to base bid above)

5.5" depth Protec Flooring	\$ 20.00	165	\$ 3,300.00	
12" Nylon Bouldering Flooring	\$ 49.00	200	\$ 9,800.00	Includes Shipping
TRUBLUE Auto belay - 41'	\$ 2,649.00		\$ -	
Mounting kit for TRUBlue Auto belay	\$ 80.00		\$ -	
Belay Gate with hardware	\$ 90.00		\$ -	

Other - If Quantity is Zero, Item is Excluded

Item description	Unit Cost	Quantity	Extended Cost	Notes
Separate mobilization for training/half day	\$ 3,000.00		\$ -	
Onsite Storage connex			\$ -	
Boom lift for 39+ height / month	\$ 1,200.00		\$ -	
Fire resistant wood/sq. ft.	\$ 3.00		\$ -	
Forest Service Certified wood/sq. ft.	\$ 1.00		\$ -	
Floor protection	\$ 7.00		\$ -	
Route setting	\$ 150.00		\$ -	Per route under 39'
Scaffolding rental/month	\$ 2,500.00		\$ -	
Scaffolding labor/sq. ft.	\$ -		\$ -	Market price
Prevailing Wage/Davis Bacon	\$ -		\$ -	Market price
Additional engineering	\$ 2,500.00		\$ -	stamped engineering set or special calculations
Performance and payment bonds	\$ -		\$ -	4% of contract price
Taxes	\$ -		\$ -	Market price
SALES TAX CO, CA, FL, NE, WA, WV, WI,			\$ -	
Site visit by engineer on record	\$ 3,000.00		\$ -	
Other Subtotal			\$ -	

Included materials and services

Item description

Proposal/estimate is valid for 30 days from proposal date above

Custom design and modelling

Set of shop drawings

Installation: all necessary equipment, rentals, and lifts as well as knowledgeable project manager and experienced job leader and construction crew

Training: Provided in person or remotely - Covering basic operations, how to properly install hand holds, and wall maintenance.

Shipping & Handling

One-year limited warranty

Exclusions

Item description

Additional costs for encumbered equipment access at worksite (Worksite must allow access for appropriate forklifts, scissor lifts, etc.)

Additional costs for any climbing walls not built on grade

Additional logistic costs due to changes in production or installation schedules made by others (Lodging, per diem, rental cars, rental equipment, etc.)

Additional logistic costs resulting from not having a confirmed on-site installation date 45 days in advance

Labor and materials for sleeving, firestopping, fire-safing, and/or sealing of all penetrations caused by installation of climbing wall.

Separate mobilization for the installation of flooring, for any reason where Eldorado is not at fault (including supply chain issues), will incur additional charges

Delays caused by weather, or other acts of god, will result in additional costs to cover increased logistic costs (Lodging, per diem, rental cars, rental equipment, etc.)

Escalation: Pricing adjustment not to exceed 5% increase pro-rated annually

Water, Heat (where needed), Electricity (Including 220V if welding is involved), Appropriate lighting - All to be provided by owner

Separate mobilization for climbing wall training. Additional costs will incur if needed
Separate mobilization for climbing wall route setting. Additional costs will incur if needed
Stamped, sealed engineer drawings, unless otherwise noted
Insurance in addition to Eldorado's existing coverage
Additional time and labor if scissor lifts cannot be used
Construction permits and licensing must be provided by General Contractor, Owner, or Contractee
Protection of existing areas including, but not limited to, flooring, walls, and finishes
Scaffolding and additional labor costs of scaffolding
Tops/enclosure of walls; additional finishing of non-climbing surface
Union Labor is not acceptable due to the specialty nature of climbing wall construction. Eldorado cannot insure or warranty wall built by Union labor
Onsite storage containers
Specialty woods other than OSB including any fire rated materials
Raw Material Escalation (Raw Material pricing valid for 90 days)
Route setting
ADA-required ramp for flooring
Performance and payment bonds
Taxes
Custom design and modeling is excluded after 3 iterations
Special Job Site Inspections
*Handhold orders must be finalized 6 weeks before scheduled mobilization or additional shipping fees may apply



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: Resolution CC 2024-51, A Request to Amend the Fiscal Year 2024-2025 Operating Budget to Fund Annexation Services for Stormwater Covina Community Facilities District No. 2022-1 - Stormwater
Presented by: Brian K. Lee, AICP, Director of Community Development
Recommendation: Adopt Resolution CC 2024-51 amending the operating budget for fiscal year 2024-2025 to fund Annexation Services for Community Facilities District No. 2022-1 – Stormwater.

EXECUTIVE SUMMARY/BACKGROUND:

On March 1, 2022, the City Council of the City of Covina approved and adopted Resolution CC 2022-20 which established the City of Covina Community Facilities District No. 2022-1 (Stormwater) pursuant to the Mello-Roos Community Facilities Act of 1982. The assessment revenue is received from the LA County Tax Assessor and is utilized by the City to fund all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the Community Facilities District and areas adjacent to such areas. As proposed, \$4,300 will be appropriated from the Stormwater Special District Fund for district administration services.

DISCUSSION:

On March 19, 2024, the City Council authorized the City Manager to execute a Professional Services Agreement for Special District Administration Services, Annexation Services, Continuing Disclosure Services, and Arbitrage Rebate Services, with an amount not-to-exceed \$78,100 for the first year of the initial five-year term. The Special District Administration and Annexation Services cost for stormwater Covina Community Facilities District No. 2022-1 is \$4,300 of the \$78,100 total.

In order to pay for services rendered under the Agreement, the Community Development is requesting that \$4,300 be amended to the Fiscal Year 2023-2024 Operating Budget to fund the annexation services for stormwater Covina Community Facilities District No. 2022-1.

FISCAL IMPACT:

This action will have no impact on the General Fund. Special District Stormwater Administration Services are budgeted out of fund 4707 and offset using generated district tax revenues. An amendment to the FY 2024-2025 operating Budget is necessary to pay for the Special District Administration and Annexation Services as follows:

Account Number	Account Title	Original Budget FY24/25	Increase	Amended Budget
4707-5600-51005	Consulting Fees	\$0	\$4,300	\$4,300

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This activity will not result in a reasonably foreseeable change to the physical environment; it is exempt from CEQA under State CEQA Guidelines 15061 (b)(2) and (3) and does not constitute a project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'B.K. Lee', with a long horizontal flourish extending to the right.

Brian K. Lee
Director of Community Development

RESOLUTION CC 2024-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2024-2025 TO FUND ANNEXATION SERVICES FOR STORMWATER COVINA COMMUNITY FACILITIES DISTRICT NO. 2022-1

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the budget for the City of Covina for fiscal year commencing July 1, 2024, and ending June 30, 2025, was approved on June 4, 2024; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the City Manager and amendments (increases/decreases) to the adopted budget shall be by approval and Resolution of the City Council; and

WHEREAS, the City Council authorized the City Manager to execute a Professional Services Agreement with Willdan Financial Services for Special District Administration Services on March 19, 2024; and

WHEREAS, an amendment to the fiscal year 2024-2025 Operating Budget is necessary to pay Willdan Financial Services for the Special District Administration and Annexation Services; and

WHEREAS, the amendment to the Operating Budget shall be by approval and memorialized by Resolution of the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council authorizes City staff to amend the fiscal year 2024-2025 City of Covina operating budget as follows:

Account Number	Account Title	Original Budget FY24/25	Increase	Amended Budget
4707-5600-51005	Consulting Fees	\$0	\$4,300	\$4,300

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **PASSED** this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-51 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16^h day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: Covina Skate Park Project – Project No. P2207 – Final Acceptance and Filing Notice of Completion
Presented by: Rafael M. Fajardo, Interim Director of Public Works/City Engineer
Recommendation: 1. Accept the work performed by Spohn Ranch, Inc; and
 2. Authorize the City Clerk to file a Notice of Completion for the Covina Skate Park Project – Project No. P2207.

EXECUTIVE SUMMARY:

On August 1, 2023, the City Council approved a contract for Spohn Ranch, Inc. in the amount of \$1,249,000 for the development and construction of a skate park on the west side of Wingate Park, adjacent to Grand Avenue. Additionally, the City Council approved a change order on February 20, 2024 for Spohn Ranch, Inc. in the amount of \$195,000 for construction of a storm water capture installation feature to capture and treat stormwater utilizing local funds from the Safe, Clean Water Program (“Measure W”).

Construction of the project was completed in June 2024 and City staff is recommending that the City Council accept all work performed by Spohn Ranch, Inc and subsequently authorize the City Clerk to file a Notice of Completion (Attachment A) for the Covina Skate Park Project – Project No. P2207.

DISCUSSION:

During construction of the Covina Skate Park Project, the need for additional work not included in the original scope of work was identified by the City. As a result, the City Engineer reviewed and approved the following change orders, increasing the overall contract in the amount of \$139,545.74:

- **Change Order No. 1** – Increased the overall contract amount by \$195,000 as follows:
 - Installation of Biofiltration System
- **Change Order No. 2** – Increased the overall contract amount by \$14,539.74 as follows:
 - Unforeseen conditions during construction period
- **Change Order No. 3** – Decreased the overall contract amount by \$69,994 as follows:
 - Credit for Sidewalk Prep & Pour

FISCAL IMPACT:

Project funding allocated for the Covina Skate Park Project is conveyed in the following table:

Table 1. Project Funding Allocation for Covina Skate Park Project

Source of Project Funds	Amount	Account
Measure W	\$200,000.00	2510-3400-55200-P2207
Parks CIP	\$1,308,510.00	4600-3400-55200-P2207
Total	\$1,508,510.00	

The following table represents the final project summary:

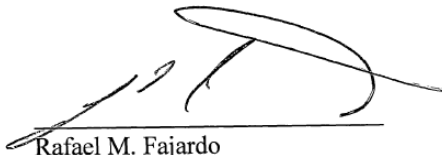
Table 2. Covina Skate Park Project Expenditure Summary

Item	Actual
Project Appropriations	\$1,508,510.00
Spohn Ranch, Inc. – (Contract Amount plus Change Orders)	(\$1,388,545.74)
Siterep Construction Services, Inc (Construction Management & Inspection Services)	(\$119,964.26)
Total Expenditures	(\$1,508,510.00)
Total UNDER/(OVER) BUDGET	\$0.00

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

Respectfully submitted,



Rafael M. Fajardo
Interim Director of Public Works/City Engineer

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

NAME City of Covina
STREET ADDRESS 125 E College Street
CITY Covina
STATE CA
ZIP CODE 91723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)
Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is The City of Covina
3. The full address of the owner is 125 E College Street, Covina, CA 91723
4. The nature of the interest or estate of the owner is: In fee.

(If other than Fee, strike "in fee" and insert, for example, "purchaser under contract of purchase", or "Lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES **ADDRESSES**

6. The full names and full addresses of all the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES **ADDRESSES**

7. A work of improvement on the property hereinafter described was completed on: June 19, 2024 . The work done was:

Covina Skate Park Project

8. The names of the contractor, if any, for such work improvement was:

Spohn Ranch, Inc.

August 1, 2023

(If no contractor for work of improvement as a whole, insert "None")

(Date of Contract)

9. The property on which said work of improvement was completed in the City of: Covina

County of Los Angeles , State of CA , and is described as follows: _____

Covina Skate Park Project

10. The street address of said property is 735 N. Glendora Ave

(If no street address has been officially signed, insert "None".)

Dated July 16, 2024

Fabian Velez, Chief Deputy City Clerk, City of Covina

VERIFICATION

I, the undersigned, say: I am the City Engineer The declarant of the foregoing Notice of Completion;
(President of, Manager of, Partner of, Owner of)

I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 16 , 2024 at Covina , California .

(Personal signature of the individual of the individual who is swearing that the contents of the Notice of Completion are true.)



CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	July 16, 2024
Title:	Resolution CC 2024-52 to Amend the Fiscal Year 2024/2025 Capital Improvement Program to Increase Funding for the Hollenbeck Park Urban Greening Revitalization Project – Project No. P2403
Presented by:	Rafael M. Fajardo, Interim Director of Public Works/City Engineer
Recommendation:	Adopt Resolution CC 2024-52 to appropriate \$252,800 from available Quimby Fees Fund – Fund Balance to the Hollenbeck Park Urban Greening Revitalization Project (Account No. 2604-3400-55200-P2207) to provide additional project funding necessary to complete the Hollenbeck Park Urban Greening Revitalization Project.

EXECUTIVE SUMMARY/BACKGROUND:

On April 2, 2024, the City Council approved a contract with Green Giant Landscape, Inc. for the revitalization of Hollenbeck Park from a generally turf-oriented public park into an urban forest and interpretive garden by replacing approximately 102,000 square feet (2.3 acres) of excess grass areas along the park's perimeter into a drought tolerant urban forest with plant species native to the San Gabriel Valley region. The revitalization of Hollenbeck Park will incorporate several amenities to directly benefit the local community and the environment such as:

- An interactive, educational hummingbird and butterfly nature garden
- Planting of native, drought-tolerant shade trees and shrubs
- Community education and interpretive garden signage
- 1/4 mile of a permeable walking and bike trail along the park's perimeter (similar to the Covina Park Trail)
- Solar pedestrian lighting
- A bioswale and retention basins along the project's southern boundary to provide for groundwater recharge through storm-water and dry-weather capture to manage periodic flooding within the park

DISCUSSION:

The City of Covina was awarded approximately \$2,000,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) via the RMC's Climate Resilience Grant Program for the construction of the Hollenbeck Park Urban Greening Revitalization Project. In an effort to provide the community with a more comprehensive array of new recreational amenities at Hollenbeck Park, the Department of Public Works included other components during the project bid process that could potentially be funded with alternative funding sources including construction of a new basketball court (Alternate Bid Item #1) and the installation of fitness stations. Due to grant guidelines and specifications, fitness stations and basketball courts do not qualify under the RMC's Climate Resilience Grant Program due to grant restrictions funding only "passive recreation elements and educational/interpretive elements."

Moreover, staff is proposing to utilize available Quimby Fees Funds to supplement recreational amenities at Hollenbeck Park in conjunction with the Hollenbeck Park Urban Greening Revitalization Project. Construction of a new basketball court (approximately \$125,000) and installation of new fitness equipment along the walking and bike trail (approximately \$127,800) will be funded with Quimby Fees Funds if Resolution CC 2024-52 is adopted. In turn, the overall construction contract with Green Giant Landscape, Inc. will be increased by \$252,800, respectively.

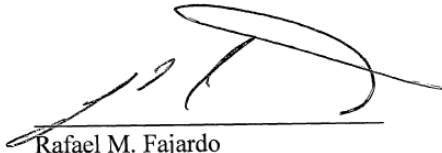
FISCAL IMPACT:

Adoption of Resolution CC 2024-52 will appropriate \$252,800 from available Quimby Fees Fund – Fund Balance to the Hollenbeck Park Urban Greening Revitalization Project (Account No. 2604-3400-55200-P2207).

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

Respectfully submitted,



Rafael M. Fajardo
Interim Director of Public Works/City Engineer

RESOLUTION CC 2024-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO AMEND THE FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REFLECT AN APPROPRIATION OF \$252,800 FROM AVAILABLE QUIMBY FEES FUND – FUND BALANCE FOR THE HOLLENBECK PARK URBAN GREENING REVITALIZATION PROJECT

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the Fiscal Year 2025 Operating Budget & Capital Improvement Plan (CIP) was approved on June 4, 2024; and

WHEREAS, the approved Operating Budget and Capital Improvement Program budget are in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, on occasion, the City Council will deem it necessary to amend the Capital Improvement Program Budget to create a budget allocation to facilitate a project the City Council deems necessary and important; and

WHEREAS, those amendments (allocations) to the Budget shall be by approval and memorialized by Resolution of the City Council; and

WHEREAS, the City of Covina wishes to amend the FY 2024-2025 Capital Improvement Program Budget to reflect an appropriation of \$252,800 from available Quimby Fees Fund – Fund Balance for the Hollenbeck Park Urban Greening Revitalization Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the Fiscal Year 2024-2025 Capital Improvement Program Budget as follows:

Account No.	Account Description	Amount (\$)	Increase/Decrease
2604-3400-55200-P2207	Quimby Fees-Park Facilities-Improvements-Not Bldgs/Structures-Hollenbeck Park Urban Greening Revitalization Project	\$252,800	Increase

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED AND PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-52 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

ITEM NO. CC 7

Meeting: July 16, 2024
Title: Professional Services Agreement with Robert Half
Presented by: Brian K. Lee, AICP, Director of Community Development
Theresa Franke, Deputy Director of Administrative Services
Recommendation: Approve Professional Services Agreement with Robert Half.

EXECUTIVE SUMMARY/BACKGROUND

In 2022, the City entered into a non-council Professional Services Agreement with Robert Half, Inc for temporary staffing services to support the Finance Division. The contract had expired in 2023. The Finance Division and Community Development Division are requesting to utilize temporary staffing services offered by Robert Half, Inc., on an as-needed basis, for a compensation amount not to exceed One Hundred Thousand Dollars (\$100,000).

The Community Development Division is leading a permitting and land management software transition effort away from Tyler/MUNIS and onto the Clariti /Salesforce platform. The Implementation of the new platform includes upgrading user interface and workflows for the Planning, Code Enforcement, Public Works, and Police Departments, will create a new customer application portal allowing online submittals and includes six custom integrations not previously utilized in the Tyler/MUNIS Program: Laserfiche Archiving, Bluebeam (electronic plan check), DocuSign (electronic signatures), GIS (geographic information system), Data Ticket (citation processing), and Elavon (online payments). The implementation portion has taken up considerable staff time and current Planning Division staffing levels are low, consisting of two (2) full-time positions and one (1) on-call/part time planning consultant. There are two (2) existing full time vacancies in the Planning Division. The Community Development Division is requesting one (1) temporary, supportive Business Systems Analyst role with technical expertise in Clariti/Salesforce that can 1.) Assume a project management role to implement the Planning Division related tasks, and 2.) Assume a general/supportive role in the administration of the project, to work to resolve pending requirements unfulfilled to allow formal project launch.

The Finance Division may at times request temporary staffing services to support the finance division on the case-by-case basis. Typical temporary staffing positions may include Cashier, Account Clerk, or Staffing Accountant. The Professional Services Agreement would allow the City and consultant to mutually agree on a payrate depending on the Temporary Staff's role and level of expertise. The payrate, scope of work, and hours assigned must be authorized by the City Manager or respective Department head before work may commence. The Agreement would also allow the City to hire, without incurring additional fees, assigned staff once that staff member has completed at least 520 hours of service on assignment to the City.

FISCAL IMPACT:

Compensation for services provided to the Finance Department and the Community Development Department in the form of temporary staffing/supportive services are provided for in the Fiscal Year 2024-2025 Operating Budget. The Temporary staff under consideration by the Community Development Department is estimated at \$175/hour. The prospective staff resume can be found in Attachment A.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Exempt.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B.K. Lee".

Brian K. Lee
Director of Community Development

Sumeet Narang

Summary:

- Having 27 years of experience in the IT industry and working as Sr. Salesforce Architect, Sr solution Architect, Integration Architect, Enterprise Architect and Marketing cloud Architect for State of Indiana
- Proven ability to design, develop, and configure custom solutions using the Public Sector Solutions features and functionalities.
- As a Salesforce Enterprise Architect, my role is to design, develop, and implement complex Salesforce solutions that align with the overall business strategy and goals. I work closely with stakeholders, including executives, business leaders, and technical teams to ensure that the Salesforce solutions are scalable, efficient, and meet the organization's needs.
- Results-driven professional with 5-6 years of experience in Salesforce Financial Services Cloud (FSC). Proven ability to leverage FSC to enhance customer relationships, streamline financial operations, and improve regulatory compliance.

Technical Skills:

- **Salesforce/ Marketing Cloud Platform:** AMP Script, SSIS, SQL, Apex, Apex Triggers, Apex Web Services, Lightning, Lightning Components, Visualforce Pages and Controllers, SOQL, SOSL, Process builders, Flows, Data Loader, Reports and Dashboards
- **SFDC Tools:** Workbench, Salesforce DX, Force.com Data Loader, FileZilla(FTP), Lightning for Outlook
- **Operating Systems:** Windows 95/98, Windows NT, UNIX and Linux, VMWare, Citrix, IBM Bluemix
- **Middleware Technologies:** MuleSoft, Tibco, SSIS, IBM Websphere ESB
- **Languages:** Java, C, C++, Vb 6.0, Lotus Script, ABAP4, BAPI, Spring, Hibernate, Apex
- **Technologies:** JSP, Servlet, JDBC, HTML, ASP, XML, Lotus Scripts, Rational Rose, EJB 2.0, UML, MQ series, Apttus, MQSeries Administration, jsr168 and Jsr286, JSR170, Web 2.0, Portlet, Salesforce, Heroku, Pardot, Apttus CPQ, CLM, SRM, B2B Commerce
- **Application Servers:** Iplanet Application Server 6.5, IIS (5.0) and JRUN 3.0, Weblogic 8,9,10, WebSphere Application Server 5, 6,7, WebSphere Portal 5.1, 5.0.0.2, 6,6.1, tomcat, apache, Websphere Enterprise Server Bus, WebSphere process server, WebSphere Commerce Server 7,8 WebSphere Portal server, Solr Search Engine, Heroku
- **Tools:** Dreamweaver, Jbuilder, Eclipse, XMLSPY, FileZilla, Putty, Toad, WebSphere Studio 5, Portal toolkit, Rational application developer 6.1, WebSphere portlet factory, Visual Studio Code
- **Databases:** SQL Server 7.0, SQL Server 2000, Oracle 8i, Oracle 9i, DB2, Postgres
- **Web Based Application:** Html, Java Script, Dhtml, Flash 5, Lotus Domino R5, Node JS, angular JS, java script
- **Utilities:** Ms-Office, Lotus 123, PageMaker 6.5, Corel draw 8, Jenkins, Flowsun, Coppado
- **Multimedia and Animation:** Adobe Premier, Animator Pro, 3d Studio Animation, Elastic Reality, Adobe PhotoShop 5, Adobe illustrator Gif Animator, Flash 5
- **Content Management System:** Jahia, IBM Web Content Management, Vignette, TeamSite
- **Protocols:** REST API, SOAP API

Education:

- MCA from Madurai Kamaraj University - 2004.
- B.COM. (H) (Bachelors in Commerce) from Delhi University

Certification:

- Salesforce Certified Application Architect
- Salesforce Certified System Architect
- Certified MuleSoft Platform Architect Level1
- Salesforce Data Architecture and Management Designer

- Salesforce Sharing and visibility Designer
- Salesforce Platform Developer2 certified
- Salesforce Development Lifecycle and Development Architect
- Salesforce Identity and access Management Architect
- Salesforce Integration Architect
- Salesforce Platform Developer1 Certified
- Salesforce Platform App Builder
- Salesforce Certified Administrator
- Salesforce Sales Cloud Consultant
- Salesforce Service Cloud Consultant
- Salesforce CPQ Specialist
- Salesforce Marketing Cloud Email Specialist
- MQ Admin 7 Certified
- PMP Trained Professional

Experience Summary:

JFS- State of Indiana

Position: Salesforce Technical Specialist

Duration: Dec 2023- Working

- Led the design, development, and deployment of a Public Sector Solutions within State of Indiana, improving grant management efficiency by 20%.
- Worked on PSC modules like Grantmaking, Justice, Investigative Case Management, Social Program Management, and Inspections and Assessments to cater to specific government needs.
- Lead the design and implementation of the Salesforce Licensing and Permitting module, improving process efficiency by 35%.
- implementation of Land Management System
- Led the implementation of Clariti within the organization's LMS, resulting in a 30% reduction in permit processing time and improved compliance tracking.
- Customized Clariti to meet specific land management requirements, including integration with GIS and financial systems.
- Automated the process of applying for, issuing, and tracking permits and licenses.
- Facilitated scheduling, tracking, and reporting on inspections.
- Automated workflows to reduce manual processes and improve efficiency.
- Provided a user-friendly portal for citizens and businesses to apply for permits and licenses, track application status, and make payments.
- Successfully implemented a cloud-based inspection management system for the state, reducing inspection processing time by 40%.
- Led the implementation of Salesforce Grantmaking module, streamlining grant management processes and improving operational efficiency.
- Implemented Salesforce Emergency Program Management module, enhancing disaster response capabilities by integrating real-time data analytics, resource allocation, and communication tools.
- Developed a self-service portal leveraging the Employee Experience module to enable public sector employees to access resources, submit requests, and receive updates.
- Customized and optimized the Benefit Management Module to streamline citizen services, resulting in a 30% increase in processing efficiency.
- Implemented Social Program Management module to streamline case management processes for a state welfare department, reducing case processing time by 30%.

- Prepared high-level estimates and project plan for implementation of the project.
- Worked as Salesforce Technical Specialist
- Worked on Govt. Cloud.
- Worked on Sales Cloud, Service Cloud and Marketing Cloud
- Worked on the design, development, and support of the Salesforce Set project. Worked with business and IT leaders to drive the development of refined business requirements.
- Worked on data migration of all the Sets document from old legacy system to Salesforce
- Worked on data model of Sets applications
- Provided technical knowledge and business support to the development team.
- Set up CI/CD deployment process using Flow Sum and set up different environments such as Prod, UAT, QA and dev orgs.
- Setup security model for Salesforce application for different business users.

JFS- State of Ohio

Position: Salesforce Technical Specialist

Duration: July 2023- Dec 2023

- Spearheaded the design, development, and deployment of a Public Sector Solutions for the State of Indiana, enhancing grant management efficiency by 20%.
- Utilized PSC modules such as Grantmaking, Justice, Investigative Case Management, Social Program Management, and Inspections and Assessments to meet specific governmental needs.
- Directed the design and implementation of the Salesforce Licensing and Permitting module, increasing process efficiency by 35%.
- Successfully deployed a cloud-based inspection management system for the state, reducing inspection processing time by 40%.
- Led the implementation of the Salesforce Grantmaking module, optimizing grant management processes and boosting operational efficiency.
- Implemented the Salesforce Emergency Program Management module, improving disaster response capabilities through real-time data analytics, resource allocation, and communication tools.
- Developed a self-service portal using the Employee Experience module, enabling public sector employees to access resources, submit requests, and receive updates.
- Customized and optimized the Benefit Management Module, resulting in a 30% increase in processing efficiency for citizen services.
- Deployed the Social Program Management module for a state welfare department, reducing case processing time by 30%.
- Worked as Salesforce Technical Specialist
- Worked on Govt. Cloud.
- Worked on public sector solutions
- Worked on Sales Cloud, Service Cloud and Marketing Cloud
- Worked on the design, development, and support of the Salesforce Set project. Worked with business and IT leaders to drive the development of refined business requirements.
- Worked on data migration of all the Sets document from old legacy system to Salesforce
- Worked on data model of Sets applications
- Provided technical knowledge and business support to the development team.
- Set up CI/CD deployment process using Flow Sum and set up different environments such as Prod, UAT, QA and dev orgs.
- Setup security model for Salesforce application for different business users.
- Worked on building of Community portal

- Worked on Salesforce Govt Cloud

Environment: Salesforce Sales Cloud, Flowsum, Salesforce Community Cloud, Salesforce CRM.

Discount Tire

Position: Sr. Salesforce Solution, Enterprise Architect, Integration Architect and Marketing Cloud Architect

Duration: Jan 2023 – July 2023

- Ensured Regulatory Compliance: Partnered with internal teams (compliance, wealth management) to guarantee data integrity and adherence to regulatory requirements, mitigating risks and fostering trust.
- Integrated Salesforce OMS with external systems (ERP, payment gateways) to create a seamless data flow and eliminate manual tasks.
- Worked on delivering estimation, costing, budgeting and resource planning
- Developed and maintained reports and dashboards to track order metrics, identify bottlenecks, and measure KPIs, driving continuous improvement.
- Integrated of Salesforce Service Cloud with Salesforce CPQ
- Working as Enterprise architect helping in integration of third-party application with Salesforce.
- Collaborate with stakeholders to understand business requirements and define technical solutions leveraging Vlocity platform capabilities.
- Provide architectural guidance and design recommendations to ensure scalability, performance, and maintainability of Vlocity implementations.
- Lead the technical design and implementation of Salesforce solutions, considering integration points, data modeling, and system configurations.
- Define and enforce best practices for Salesforce development, including coding standards, version control, and deployment processes.
- Setup process for backup and restore using ownbackup tool.
- Using Gearset for code migration
- Working on Omnistudio, Omniscript, DataRaptors, FlexCards, OmniStudio Interaction Console

Environment: Salesforce Sales Cloud, Salesforce Marketing Cloud, CP, SFMC Multi-Org Connector, Marketing Cloud Connector, Marketing Cloud Connected App, Email Studio, Contact Builder, Automation Studio, Data Extensions, SQL, Filters, Jira, G-Suite, Dataroma, Tableau, , AMP emails, Journey Builder, Dynamic CRM, MS sharepoint, Devops tool(flowsum, copado), Salesforce CPQ

Waste Management

Position: Sr. Salesforce Solution Architect

Duration: Feb 2022 – jan 2023

- Provided ongoing user training and support for Salesforce OMS, maximizing system adoption and user productivity.
- Worked as a Salesforce Solution Architect and Enterprise Architect
- Develop and oversee the overall technical architecture of Salesforce implementations, including solution design, data modeling, integration patterns, and customization strategies.
- Design and implement complex Salesforce data models, leveraging Industry Data Models (IDMs), and custom objects to meet specific business requirements.
- Define and implement Salesforce integration strategies, including real-time integrations with external systems, data migrations, and batch processes.
- Architect and implement Salesforce CPQ (Configure, Price, Quote) solutions, including product catalog configuration, pricing rules, discounting, and quoting processes.
- Collaborate with Salesforce platform teams to ensure seamless integration of Salesforce solutions with Salesforce Sales Cloud, Service Cloud, and other Salesforce products.

- Provide guidance on Salesforce UI (User Interface) development, leveraging LWC, Aura to create intuitive and efficient user experiences.
- Worked on delivering estimation, costing, budgeting and resource planning
- Design and implement Salesforce industry-specific business processes, leveraging Guided Processes, and Case Management.
- Conduct code reviews and provide guidance on Salesforce specific customization, including apex classes, Triggers, LWC, aura Components.

Environment: Salesforce Sales Cloud, Salesforce Marketing Cloud, SFMC Multi-Org Connector, Marketing Cloud Connector, Marketing Cloud Connected App, Email Studio, Contact Builder, Automation Studio, Data Extensions, SQL, Filters, Jira, G-Suite, Dataroma, Tableau, , AMP emails, Journey Builder, Salesforce CPQ, Devops tool(flowsom, copado)

Old National Bank

June 2021– Feb 2022

Position: Sr. Salesforce Technical Architect and Enterprise Architect

- Designed and implemented FSC configurations to manage complex client relationships, including householding and account hierarchies.
- Utilized Wealth Management tools within FSC to track client portfolios, monitor investments, and generate performance reports.
- Streamlined KYC (Know Your Customer) and AML (Anti-Money Laundering) processes to ensure regulatory compliance and mitigate risk.
- Developed custom dashboards and reports to track key financial metrics, identify client trends, and support data-driven decision making.
- Collaborated with internal stakeholders (e.g., compliance, wealth management) to optimize FSC configurations and ensure alignment with business goals.
- Designed and implemented custom Salesforce OMS objects and workflows to automate order processing, including order capture, validation, and fulfillment.

United Airlines

October 2020 – June 2021

Position: Sr. Salesforce Solution and Marketing Cloud Architect

- Increased efficiency by configuring workflows and automations for tasks like account onboarding and KYC compliance, ensuring faster turnaround times.
- Designed custom reports and dashboards to track key financial metrics and client activity, providing valuable insights for data-driven decision making.
- Automated order capture, validation, and fulfillment through custom Salesforce OMS objects and workflows, improving efficiency and reducing errors.
- Configured inventory features for real-time stock visibility and accurate order fulfillment, ensuring customer satisfaction.
- Working as Salesforce Solution and Technical Architect
- Lead the technical design and implementation of Salesforce solutions, considering integration points, data modeling, and system configurations.
- Created campaign and journey to send marketing email for member and non-member
- Migration of Files from UDH(amazon redshift server) to Salesforce marketing cloud using automation studio.
- Drive technical workshops and training sessions to enable the development team and stakeholders on Salesforce capabilities and best practices.

- Collaborate with other technical leads and architects in the integration of Salesforce with other systems and platforms.

WestCoast University

(Jan 2020- Oct 2020)

Salesforce Architect

- Worked as a Pre-Sales Solution Architect
- My work included conducting discovery sessions, developing customized Salesforce demos and presentations.
- Worked on delivering estimation, costing, budgeting and resource planning
- Responsible for overall solution design including all SFDC components and integration.
- Leading a global team throughout the design, development, launch, and support of Salesforce; with business and IT leaders to drive the development of refined business requirements.
- Migrated Salesforce CRM application from Dynamic CRM to Salesforce CRM
- Provided technical knowledge and business support to the development team.
- Data migration from SQL server to Salesforce and Salesforce to SQL server using SSIS.
- Worked on Einstein Analytics, Service Cloud Einstein and Sales Cloud Einstein
- Worked in Einstein chatbot
- Integrated Salesforce with Microsoft outlook using Einstein.
- Created report using Einstein analytics and BI tool and integrated with Salesforce
- Execute on delivering a CRM that empowers Admissions team employees to sell, Market, service, and effectively manage their student and client base.

Blue Cross Blue Shield

(July 2019- Dec 2019)

Sr. Salesforce Architect

- Worked as a Pre-Sales Solution Architect
- My work included conducting discovery sessions, developing customized Salesforce demos and presentations.
- Responsible for overall solution design including all SFDC components and integration.
- Created portal for patient using health cloud.
- Configured and customized Health Cloud applications to meet unique business needs, including the creation of custom objects, fields and workflows to streamline complex business processes.
- Developed and maintained integrations between Cloud applications and third-party systems such as Electronic Health Records (EHR) and practice management.

DEPARTMENT OF TAXATION, STATE OF OHIO, COLUMBUS, OH, USA

(MAY 2018- JULY 2019)

- Worked as Lead Solution Architect and Salesforce Technical Architect for Department of Taxation Project
- Architect and design Salesforce solutions for the ODT Municipality Portal. Provide solutions for complex Salesforce requirements.
- Worked as Technical Architect for a seven-member development team that builds Salesforce applications for the Department of Taxation.
- Worked with Persistent team and build Salesforce applications for the Department of Taxation.
- Establish structured design and implementation techniques to provide support throughput and project prioritization among the team.
- Establish scalable processes and policies to allow consistent and repeatable support and testing and maturity of the Salesforce platform.

- Determine continuous integration process and analyze CI tools to be procured for the Department of Taxation.
- Worked on creating segments based on profile data to inspire engagement.
- Setup, maintain, and optimize email marketing campaign utilizing Exact Target/Salesforce Marketing Cloud.
- Work with Asset Management Marketing team, internal staff, and production team to plan and execute development cycle.

Lincoln Financial (Rolling Meadows, IL)

(Dec2017 – May 2018)

Salesforce Architect

- Built a comprehensive client management system using Salesforce FSC to manage accounts, contacts, households, and financial assets, fostering stronger client connections.
- Leveraged FSC's wealth management features to streamline portfolio management, performance reporting, and rebalancing, allowing advisors to deliver exceptional service.
- Responsible for overall solution design including all SFDC components, integration and reporting.
- Lead a global team throughout the design, development, launch, and support of Salesforce.
- Work with business and IT leaders to drive the development of refined business requirements
- Providing creative ideas to help meet the business requirements and reducing the number of customizations and increasing automation.
- Working on creating a custom pdf print solution and implementation using heroku
- Created dashboards and reports to continually monitor key business metrics based on the latest data.
- Worked on Enterprise Territory Management.

BlueWolf (Phoenix, Arizona)

Salesforce Technical Architect

- Responsible for overall solution design including all SFDC components, integration and reporting.
- Worked on integration of Salesforce with SAP using MuleSoft
- Moving Salesforce contacts, accounts, opportunities or users from one org to another with Mulesoft Anypoint Templates for migration.
- Worked on Master Data Management
- Automatically update data in Salesforce when a change is made or new information is added in ERP or CRM applications, databases or other Salesforce instances with Anypoint Templates

Abbvie(LakeForest IL)

(March 2017- Dec 2017)

Salesforce Technical Architect

- Configured and customized vlocity Health Cloud applications to meet unique business needs, including the creation of custom objects, fields and workflows to streamline complex business processes.
- Developed and maintained integrations between Cloud applications and third-party systems such as Electronic Health Records (EHR) and practice management.
- Conducted system testing and user acceptance testing of Health Cloud applications to ensure they meet business requirements and quality standards.
- Providing technical support to end-users and resolving issues related to Health applications and their integrations with other systems.
- Build the sales hierarchy, define assignment rules for territories, add users and forecast managers to territories, and run rules to see the resulting account assignments.

- Assigned accounts to territories by creating rules that assign them automatically or adding them manually.
- Demonstrating knowledge of vlocity Health Cloud best practices and industry-specific regulatory requirements, including HIPAA compliance for healthcare applications.

Johnson Controls (Milwaukee, WI)

(Oct 2015- March 2017)

Salesforce Technical Architect

- Worked as lead Solution Architect, CloudCraze Architect, Salesforce Technical Architect, Ecommerce Architect
- Worked on Salesforce Sales Cloud; Salesforce Lightning.
- Develop custom solutions and interfaces leveraging the CRM/Salesforce platform
- Worked as Integration Architect. Worked on Integration of Salesforce and Heroku. Worked as Salesforce Technical Architect.
- Worked on Solution Design and Architect on Salesforce.com Platform which includes; Sales Cloud, Chatter, & Force.com Platform (Visualforce & Apex); Mobile Apps; Data Migration
- Developed Proof-of-Concepts & presenting Point-Of-Views based on client's requirements

Aurora Health (Milwaukee, WI)

(Apr 2014- Oct 2015)

Solution Architect

- Worked as Salesforce Architect, Enterprise Architect, Commerce Architect, Data Architect and Middleware Architect.
- Created portal for patient using health cloud.
- Configured and customized vlocity Health Cloud applications to meet unique business needs, including the creation of custom objects, fields and workflows to streamline complex business processes.
- Developed and maintained integrations between Cloud applications and third-party systems such as Electronic Health Records (EHR) and practice management.
- Conducted system testing and user acceptance testing of Health Cloud applications to ensure they meet business requirements and quality standards.
- Providing technical support to end-users and resolving issues related to Health applications and their integrations with other systems.

Whirlpool Corporation (Benton Harbor, MI)

(Jul2013- Apr2014)

- Worked as Salesforce Architect and Lead Solution Architect in whirlpool.
- Worked on Service cloud and Salesforce CRM. Integrate Salesforce with WebSphere Commerce.
- Worked as Platform architect and Technical Architect for all commerce websites of Whirlpool Asia, Whirlpool Canada, Whirlpool Europe.
- Created Website of KitchanaidIndia.com, Mobile app of Maytag.com, gladiator.com in WebSphere Commerce. Supported Kitchaid.com, Whirlpool.com, Maytag.com, Glaadiator.com, whirlpool.com website and involved in enhancement of these websites. Making a Mobile app for Whirlpool.
- Created websites of Philippines, Korea, Singapore, Malaysia.

Tracfone (Tracfone, FL)

(Apr 2013- Jul 2013)

- Worked for Tracfone as Salesforce Architect and Commerce Architect.

- Worked with Enterprise Architect of Tracfone to create Solution Design documents. Worked on B2B and B2C websites.
- Integrated Websphere commerce with Jahia

Ascendant Technology (Milwaukee WI)
(Oct 2012-Apr13)

- Worked as Salesforce Architect, WebSphere Commerce and Infrastructure Architect in Ascendant Technology.
- Worked in Harley Davidson project as WebSphere Commerce Architect and Salesforce Architect
- Working as WebSphere Commerce Architect and Infrastructure Architect in American Girl.

Computer Science Corporation
(Jan 2011 - Sep2012)

Technology Architect

- Worked as Salesforce Architect, Websphere Commerce, Infrastructure Architect, Portal, Tivoli and TeamSite Architect in CSC. Worked as Technical Architect for Kroger and Campbell Soup company

IBM (Jan 2009 - Jan 2011)

Technology Manager

- Worked as Solution Architect and Technology Manager in IBM. Involved in designing of architect of multiple SOA Projects. Managing 8 accounts like Hartford, TD Bank, IGA, Air Canada, Horizon BCBS, BCBS of Mass

Sapient (London, UK)

Apr 2007-Nov 2008

- Senior Solution Architect, Salesforce Architect and Technology Manager in Sapient.
- Involved in designing of architecture of News International project, Nasco project, BSkype project, BUPA and BT Health Project.
- Supporting middleware technologies like IBM WebSphere, MQ Series, WebSphere ESB, WebSphere portal, IBM Everyplace, IBM DB2, IBM Http server, apache server. Working in content management system like Jahia, IBM Web content Management, Vignette

Birlasoft, Sydney, Australia

Nov 2006-Apr 2007

- Senior Solution Architect, SOA Architect and Technology Manager in Birlasoft.
- Involved in designing of architecture of Monster Portal, StreamSolution Portal, Ajadpur mandi portal, UP krishi mandi portal. Worked as a head of center of excellence of IBM technologies.
- Involved in effort estimation, costing of project, designing of architect of project. Involved in every phase of the project.

E.I Dupont India Pvt. Ltd. Wilmington, DE

May 2006-Nov 2006

- Interaction with team of CSC (USA), Accenture(USA), Sun(USA) and giving 24*7 support for maintaining all infrastructure operations. Worked as Delivery manager and Technical Architect.

Fidelity International, (London, UK)

Sep 2005-May 2006

- Technical Specialist in fidelity UK.

- Development of Fidelity Intranet portal using vignette, jetspeed, WebSphere application server and Autonomy. Development of Fidelity's Accushare website of fidelity using JSP, struts, servlet, web services and IBM WebSphere application server. Maintenance of www.fidelity.co.in

IBM Global Services, (Atlanta, GA)

Apr 2004-Sep 2005

IBM Research LAB as Project Lead

- Development of web based component for Development Bank of Singapore using Jsp, Servlet, EJB2.0
- Development of portal for Worldspan (Travel Co. of USA) using WebSphere portal, IBM WWCM

NIIT TECHNOLOGY (INDIA)

(JAN 2004 – APR 2004)

- Worked in British Airways as Sr. Consultant. Worked in Java, ESB project.

TECHNIP (INDIA)

(MAY 2001 – JAN 2004)

- Worked as Sr. Software Engineer. Worked for Internet and Intranet Project.

NEXTRICK SOLUTION

(JAN 1996-MAY 2001)

- Worked as Sr. Software Engineer. Worked in java, J2ee project. Worked on .net and Asp Project also.

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated July 12, 2022 (“Effective Date”) and is between the City of Covina, a California municipal corporation (“City”) and Robert Half Talent Solutions., a California _____ (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

RECITALS

A. City desires to utilize the services of Consultant as an independent contractor to provide temporary staff services.

B. Consultant represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Consultant and Consultant desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

The parties therefore agree as follows:

1. Term of Agreement. The term of this Agreement shall be from the Effective Date through June 30, 2023, unless sooner terminated as provided in Section 13 of this Agreement.

2. Compensation.

A. Compensation. As full compensation for Consultant’s hourly temporary staffing services provided under this Agreement, City shall pay Consultant a sum not to exceed One Hundred Thousand Dollars (\$100,000) (the “maximum compensation”), based on the scope of work in Exhibit A. Any terms in Exhibit A, other than the payment rates and schedule of payment, are null and void.

B. Expenses. The amount set forth in paragraph A shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement.

C. Additional Services. City shall not allow any claims for additional services performed by Consultant, unless the City Council and the Consultant Representative authorize the additional services in writing prior to Consultant’s performance of the additional services or inurrence of additional expenses. Any additional services or expenses authorized by the City Council shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

3. Consultant’s Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services, attached as **Exhibit A**. City may request, in writing, changes in the scope of

services to be performed. Any changes mutually agreed upon by the parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Theresa Mumma, President/CEO (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the services on the Effective Date and shall perform all services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the services required under this Agreement. All of the services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services.

F. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a business license.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a weekly basis or less frequently, for actual services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period, hourly rates charged, if applicable, and the amount due. If City disputes any of Consultant's fees, it shall give written notice to Consultant within five (5) days of receipt of an invoice of any disputed fees set forth on the invoice.

B. Payment. City shall pay all undisputed invoice amounts within thirty (30) calendar days after receipt up to the maximum compensation set forth in Section 2 of this Agreement. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. For all reimbursements authorized by this Agreement, Consultant shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Finance Director.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this agreement available during Consultant's regular working hours to City for review and audit by City.

5. Ownership of Documents. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models,

computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed (“written products”) pursuant to this Agreement shall become the sole property of the City without restriction or limitation upon its use and may be used, reused, disseminated or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files containing data generated for the work, Consultant shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

6. Independent Contractor.

A. Consultant is, and shall at all times remain as to City, a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant’s employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

B. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

7. Confidentiality. All data, documents, discussion, or other information (collectively “data”) developed or received by Consultant or provided for performance of this Agreement are deemed confidential. Consultant shall keep all data confidential and shall not disclose any data to any person or entity without City’s prior written consent. City shall grant such consent if disclosure is legally required. Consultant shall return all data to City upon the expiration or termination of this Agreement. Consultant’s covenant under this Section 7 shall survive the expiration or termination of this Agreement.

8. Conflicts of Interest. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant’s services under this Agreement, including the Political Reform Act (Gov. Code, § 81000 *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative’s prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section 8 into any subcontract that Consultant executes in connection with the performance of this Agreement.

9. Indemnification.

A. Indemnities for Third Party Claims.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively “Indemnitees”), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens and losses of any nature whatsoever, including fees of accountants, attorneys or other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively “Liabilities”), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, material men, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees’ active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liability with counsel of the Indemnitees’ choice, and shall pay all costs and expenses, including all attorneys’ fees and experts’ costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall fully comply with the workers’ compensation law regarding Consultant and Consultant’s employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers’ compensation laws. City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant’s failure to promptly pay to City any reimbursement or indemnification arising under this Subparagraph A. 2).

3) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section 9 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant’s subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Consultant’s subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees’ active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct

of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section 9, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section 9 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liability, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section 9 shall survive the expiration or termination of this Agreement.

10. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of Two Million Dollars (\$2,000,000) per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of Two Million Dollars (\$2,000,000) per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under Subparagraph A. 1) of this Section 10.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per accident for bodily injury or disease. If Consultant has no employees while performing services under this Agreement, workers' compensation policy is not required, but Consultant shall provide an executed declaration that it has no employees.

4) Professional Liability Insurance with minimum limits of Two Million Dollars (\$2,000,000) per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section 10 shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self insurance shall not be considered to comply with the insurance requirements under this Section 10.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming the City, its officers, employees, agents and volunteers as additional insureds.

D. Primary and Non-Contributing. The insurance policies required under this Section 10 shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section 10 shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section 10 during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail thirty (30) calendar days' prior written notice to City. If any insurance policy required under this Section 10 is canceled or reduced in coverage or limits, Consultant shall, within two (2) business days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section 10 in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section 10, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section 10. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's

Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two (2) weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 9 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section 10.

11. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for Consultant's proper performance of the services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against the City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

12. Records and Inspections. Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of five (5) years. Consultant shall, without charge, provide City with access to the records during normal business hours. City may examine and audit the records and make transcripts therefrom, and inspect all program data, documents, proceedings and activities.

13. Termination or Suspension of Agreement.

A. Right to Terminate or Suspend. City may terminate or suspend this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least seven (7) calendar days before the termination or suspension is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least sixty (60) calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

14. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that

such failure was due to strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

15. Notices. Any notices, consents, requests, demands, bills, invoices, reports or other communications which either party may desire to give to the other party under this Agreement must be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by reputable document delivery service or courier service during Consultant's and City's regular business hours, or (c) five business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the party to be notified as set forth below:

If to City:
Attn: Daniella Andrade
City of Covina
125 E. College Street
Covina, California 91723

If to Consultant:
Thomas Ngo
Robert Half Talent Solutions
13181 Crossroads Parkway
City of Industry, CA 91746

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section 17 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 17, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. Except as otherwise provided in Section 9, this Agreement is made solely for the benefit of the parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Exhibits. Exhibits A, constitutes a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

21. Entire Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the parties. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation or warranty except those expressly set forth in this Agreement.

22. Amendment of Agreement. This Agreement may be amended only by a writing signed by both parties. The City Manager is authorized to sign an amendment to this Agreement on the City Council's behalf and without the City Council's prior approval to make the following non-substantive modifications to the Agreement: (a) name changes; (b) extensions of time; (c) non-monetary changes in the scope of work; and (d) termination of the Agreement.

23. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the parties to this Agreement.

24. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

25. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.

26. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a municipal, superior or federal court with geographic jurisdiction over the City of Covina.

27. Attorneys' Fees. In any litigation or other proceeding by which on party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

28. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

29. Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Consultant warrants and represents that he or she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

The parties, through their duly authorized representatives, are signing this Agreement on the date stated in the introductory clause.

City:

City of Covina,
a California Municipal Corporation

By: _____
Name: Chris Marcarello
Title: City Manager

Consultant:

Robert Half Talent Solutions, a
(entity type)

By: _____
Name: John Swift
Title: Regional Director

By: _____
Name: Thomas Ngo
Title: VP Practice Director

(Two signatures of corporate officers required for corporations under Corporations Code Section 313, unless corporate documents authorize only one person to sign this Agreement on behalf of the corporation.)

EXHIBIT A
APPROVED FEE SCHEDULE

<u>Description</u>	<u>Bill Rate</u>
Temporary Staffing (Reg Hours & OT Hours)	Employee's pay rate** + ___% of pay rate
Temporary Staff - Sick Pay*	Employee's pay rate + ___% of pay rate
Background Check Fee	\$___.00/each

City may hire, without incurring additional fees, assigned staff once that staff member has completed 520 hours of service on assignment to the City.

Temporary Staffing to be approved via a task order authorization by the respective Department Director/head. The City Manager is the designated authorizer for task orders which exceed the respective Department Director/head authorizing limits.

*Employee eligible for maximum 24 hours/year after 90 days of placement. Accrual calculated at the rate of 1-hour sick accrual for every 30 hours worked.

**Payrate to be mutually agreed upon by City and Consultant prior to placement/rate changes

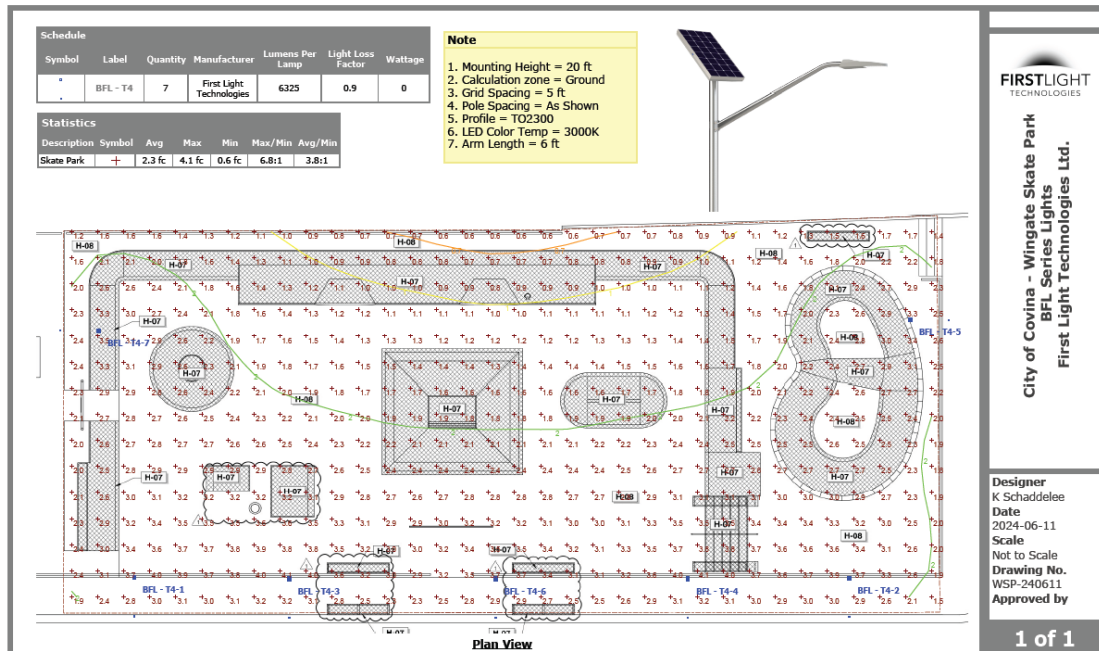


CC Regular Meeting AGENDA ITEM REPORT

- Meeting:** July 16, 2024
- Title:** Covina Skate Park – Purchase and Installation of Solar Lighting Equipment
- Presented by:** Rafael M. Fajardo, Interim Director of Public Works/City Engineer
- Recommendation:**
1. Approve plans and specifications for new solar lighting equipment at the Covina Skate Park;
 2. Award a contract for the purchase and installation of solar lighting equipment to Siterep Construction Services, Inc. as the lowest responsive and responsible bidder in the amount of \$51,413 and authorize the City Manager to execute the contract; and
 3. Adopt Resolution CC 2024-59 to reflect a transfer of \$56,413 from the General Fund into the Parks CIP Fund for the purchase and installation of solar lighting equipment at the Covina Skate Park; and
 4. Authorize a project contingency amount of \$5,000 to cover the cost of unforeseen construction expenses.

EXECUTIVE SUMMARY/BACKGROUND:

On August 1, 2023, the City of Covina awarded a contract for construction of the City’s first Skate Park to Spohn Ranch, Inc. The Skate Park was officially completed in June 2024 with ensuing plans to install solar lighting at the Skate Park in order for visitors to patronize the park during evening hours. New solar lighting at the Covina Skate Park will consist of six (6) solar light poles best situated within the Skate Park to illuminate high-traffic areas.



DISCUSSION:

In an effort to expedite new lighting features at the Covina Skate Park, the Department of Public Works requested informal proposals from three companies included on the City’s On-Call Services List for Maintenance and

Repair of City Facilities. City staff received the following three (3) proposals in response to the solicitation for new solar lighting installations within the Skate Park:

Rank	Bidder	Location	Total Base Bid Amount
1	Siterep Construction Services, Inc.	San Dimas, CA	\$51,413
2	I-Built Contractors, Inc.	Walnut, CA	\$56,500
3	Gentry Brothers, Inc	Irwindale, CA	No response

Staff reviewed all pertinent bid documents for completeness and concluded that Siterep Construction Services, Inc. is the lowest responsive and responsible bidder to complete the solar lighting project. Siterep Construction Services, Inc. has satisfactorily completed similar projects for the City of Covina including the Hollenbeck Park Pickleball Court Construction Project and the Covina Theater Seating Rail/Restroom Construction Project.

FISCAL IMPACT:

Resolution CC 2024-59 will transfer \$56,413 from the General Fund (Account No. 1010-2100-51990) into the Parks CIP Fund (4600-3400-55200-P2207) for the purchase and installation of solar lighting equipment at the Covina Skate Park.

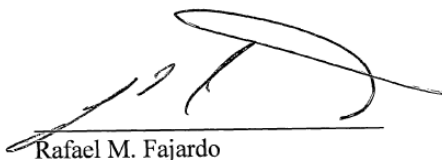
Table 1. SUMMARY OF PROJECT EXPENSES

Description	Amount
Base Bid (Siterep Construction Services, Inc)	\$51,413
Contingency Allowance	\$5,000
Total Contract Amount	\$56,413
Total Fiscal Impact	\$56,413

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

Respectfully submitted,



Rafael M. Fajardo
Interim Director of Public Works/City Engineer

June 24, 2024

City of Covina

Rafael Fajardo
City Engineer
125 East College St.
Covina, CA 91723

RE: *Wingate Skate Park – Solar Lights*

Dear Mr. Fajardo,

Thank you for the opportunity to provide pricing for the Wingate Skate Park Solar Lighting. Please note, this is separate from the floor lights we discussed at the grand opening to be installed on the fence. Below is the pricing and attached is the specifications and

Installation of 6 EA solar lights with poles, bases, footings, rebar, anchor bolts complete:

TOTAL: \$51,413.00

Please let me know if I am to proceed with placing the order.

Sincerely,

A handwritten signature in black ink that reads "Andre Ortiz". The signature is fluid and cursive, with the first letters of "Andre" and "Ortiz" being capitalized and prominent.

Andre Ortiz
President
Siterep Construction Services, Inc.

**CITY OF COVINA AGREEMENT FOR
MINOR CONSTRUCTION AND MAINTENANCE SERVICES**

This Agreement (“Agreement”) is dated July 16, 2024 (“Effective Date”) and is between the City of Covina, a California municipal corporation (“City”) and Siterep Construction Services, Inc., a California corporation (Contractor”). City and Contractor are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

RECITALS

A. City desires to utilize the services of Contractor as an independent contractor to furnish and install solar lighting at the Covina Skate Park.

B. Contractor represents that it is fully qualified to perform such work by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Contractor and Contractor desires to serve City to perform this work in accordance with the terms and conditions of this Agreement.

The parties therefore agree as follows:

1. Term of Agreement. The term of this Agreement shall be from the Effective Date through June 30, 2025, unless sooner terminated as provided in Section 14 of this Agreement.

2. Compensation.

A. Cost of Work. For the Work described in Section 3 of this Agreement, Contractor shall receive the sum of exceed Fifty-One Thousand Four Hundred and Thirteen Dollars (\$51,413) payable in accordance with the Schedule of Payments, attached hereto and incorporated herein as **Exhibit A** (Scope of Work). Any terms other than a description of the work to be performed, costs of the work, or the payment schedule contained in Exhibit A is null and void and not a part of this Agreement.

B. Expenses. The amount set forth in paragraph A shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement.

C. Additional Services. City shall not allow any claims for additional services performed by Contractor, unless the City Council and the Contractor Representative authorize the additional services in writing prior to Contractor’s performance of the additional services or incurrance of additional expenses. Any additional services or expenses authorized by the City Council shall be compensated at the rates set forth in **Exhibit A** (Scope of Work and Payment Schedule), or, if not specified, at a rate mutually agreed to by the parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

3. Contractor’s Work.

A. Scope of Services. Contractor shall construct and install all of the work described in the Scope of Work, attached hereto and incorporated herein as **Exhibit A** (Scope of Work and Payment Schedule) and shall provide and furnish all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required for the Work. All of said Work to be performed and materials to be furnished for the Work shall be in strict accordance with the specifications set forth in the Scope of Work. The Work shall be completed within the time set forth in the Scope of Work. Contractor shall not commence the Work until such time as directed in writing by the City. City may request, in writing, changes in the Scope of Work to be performed. Any changes mutually agreed upon by the parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Contractor Representative shall be Andre Ortiz, President (the "Contractor Representative"). The Contractor Representative shall directly manage Contractor's Work under this Agreement. Contractor shall not change the Contractor Representative without City's prior written consent.

C. Time for Performance. Contractor shall commence the Work on the Effective Date and shall perform all Work by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Contractor shall perform all Work under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Contractor has, or will secure at its own expense, all personnel required to perform the Work required under this Agreement. All of the Work required under this Agreement shall be performed by Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such Work. Contractor shall determine the means, methods, and details by which Contractor's personnel will perform the Work under this Agreement. Contractor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the Work and compliance with the customary professional standards.

F. Compliance with Laws. The Contractor shall keep itself informed of all local, state and federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply with all such ordinances, laws and regulations. The City and its agents shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this section. This Agreement may call for services that, in whole or in part, constitute "public works," as defined in the California Labor Code. Therefore, as to those services that may be "public works", including construction services. Contractor shall comply in all respects with all applicable provisions of the California Labor Code, including those set forth in **Exhibit B**.

G. Permits and Licenses. Contractor shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a business license.

H. City Approval. All labor, materials, tools, equipment, and services shall be furnished and work performed and completed subject to the approval of City or its authorized representatives, and the quality of the workmanship shall be guaranteed for one year from date of acceptance.

I. Performance and Labor and Material Bonds. Within ten (10) business days from the execution of this Agreement, Contractor shall provide the City with: (1) a Performance Bond, which shall be maintained until the end of the warranty period set forth in subsection O of this Section 3, to assure faithful performance of this Agreement in regard to the work required to be constructed pursuant to this Agreement in the amount of the Contract; and (2) a Labor and Materials Bond to secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the work required to be constructed or installed pursuant to this Agreement in the additional amount of the Contract. The bonds shall be in substantially the form attached hereto as **Exhibits C and D**, incorporated herein by this reference, and approved by the City Attorney. The surety shall be a surety admitted in the State of California and approved by the City.

J. Contractor's Independent Investigation. No plea of ignorance of conditions that exist or that may hereafter exist or of conditions of difficulties that may be encountered in the execution of the work under this Contract, as a result of failure to make the necessary independent examinations and investigations, and no plea of reliance on initial investigations or reports prepared by City for purposes of letting this Contract out to proposal will be accepted as an excuse for any failure or omission on the part of the Contractor to fulfill in every detail all requirements of this Contract. Nor will such reasons be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

K. Contractor's Affidavit. After the completion of the Work contemplated by this Agreement, Contractor shall file with the City Manager his affidavit stating that all workmen and persons employed, all firms supplying materials, and all subcontractors on the Work have been paid in full, and that there are no claims outstanding against the project for either labor or materials, except certain items, if any, to be set forth in an affidavit covering disputed claims or items in connection with a Stop Notice which has been filed under the provisions of the laws of the State of California.

L. Utility Location. City acknowledges its responsibilities with respect to locating utility facilities pursuant to California Government Code Section 4215.

M. Regional Notification Centers. Contractor agrees to contact the appropriate regional notification center in accordance with Government Code Section 4215.

N. Inspection. The Work shall be subject to inspection and testing by City and its authorized representatives during manufacture and construction and all other times and places, including without limitation, the plans of Contractor and any of its suppliers. Contractor shall provide all reasonable facilities and assistance for the safety and convenience of inspectors. All inspections and tests shall be performed in such manner as to not unduly delay the Work. The Work shall be subject to final inspection and acceptance notwithstanding any payments or other prior inspections. Such final inspection shall be made within a reasonable time after completion of the Work.

O. Warranty. Contractor shall guarantee or warranty the work done pursuant to this Agreement for a period of one year following acceptance thereof by City against any defective work or labor done or defective materials furnished.

P. Liquidated Damages; Extension Of Time. In accordance with Government Code Section 53069.85, Contractor agrees to forfeit and pay to City the sum of Five Hundred Dollars (\$500.00) per day for each calendar day completion is delayed beyond the time allowed pursuant to Section 3 of this Agreement. Such sum shall be deducted from any payments due to or to become due to Contractor. Contractor will be granted an extension of time and will not be assessed liquidated damages for unforeseeable delays beyond the control of, and without the fault or negligence of, the Contractor including delays caused by City. Within ten (10) calendar days of the occurrence of such delay, Contractor shall give written notice to City. Within thirty (30) calendar days of the occurrence of the delay, Contractor shall provide written documentation sufficient to support its delay claim to City. Contractor's failure to provide such notice and documentation shall constitute Contractor's waiver, discharge, and release of such delay claims against City.

4. Method of Payment.

A. Invoices. Contractor shall submit to City an invoice, on a monthly basis or less frequently, for actual services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period, hourly rates charged, if applicable, and the amount due. If City disputes any of Contractor's fees, it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

B. Payment. City shall pay all undisputed invoice amounts within thirty (30) calendar days after receipt up to the maximum compensation set forth in Section 2 of this Agreement. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Contractor. For all reimbursements authorized by this Agreement, Contractor shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Finance Director.

C. Audit of Records. Contractor shall make all records, invoices, time cards, cost control sheets and other records maintained by Contractor in connection with this agreement available during Contractor's regular working hours to City for review and audit by City.

D. Waiver of Claims. On or before making final request for payment under Paragraph B, above, Contractor shall submit to City, in writing, all claims for compensation under or arising out of this Agreement; the acceptance by Contractor of the final payment shall constitute a waiver of all claims against City under or arising out of this Contract except those previously made in writing and request for payment. Contractor shall be required to execute an affidavit, release and indemnify agreement with each claim for payment.

5. Ownership of Documents. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed ("written products") pursuant to this Agreement shall become the sole property of the City without restriction or limitation upon its use and may

be used, reused, disseminated or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files containing data generated for the work, Contractor shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files. Contractor may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Contractor.

6. Independent Contractor.

A. Contractor is, and shall at all times remain as to City, a wholly independent contractor and not an employee of City. The personnel performing the services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees. Contractor shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City. Contractor and Contractor's personnel shall not supervise any of City's employees; and City's employees shall not supervise Contractor's personnel. Contractor's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as an employee of City; and Contractor's personnel shall not use any City e-mail address or City telephone number in the performance of any of the services under this Agreement. Contractor shall acquire and maintain, at its sole cost and expense, such vehicles, equipment, and supplies as Contractor's personnel require to perform any of the services required by this Agreement. Contractor shall perform the services off of City premises at locations of Contractor's choice, except as otherwise may from time to time be necessary in order for Contractor's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Contractor's performance of the Work under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform the services. City may make a computer available to Contractor from time to time for Contractor's personnel to obtain information about or to check on the status of projects pertaining to the services under this Agreement.

B. No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing Work hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing Work hereunder. Contractor shall be responsible for and pay all wages, salaries, benefits and other amounts due to Contractor's personnel in connection with their performance of the Work under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, state, or federal policy, rule, regulation, statute or ordinance to the contrary, Contractor and any of its officers, employees, agents, and subcontractors providing any of the Work under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit or any incident of employment by City, including, but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as an employee

of City, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

C. Contractor shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Contractor's personnel practices. or to the extent arising from, caused by, or relating to the violation of any of the provisions of this Section 6. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Section 6. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

7. PERS Compliance and Indemnification.

A. General Requirements. The parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Contractor agrees that, in providing its employees and any other personnel to City to perform the Work under this Agreement, Contractor shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code Section 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Contractor shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Contractor shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify, and hold harmless City, and its City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Contractor's violation of any provisions of this Section 7. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

8. Confidentiality. All data, documents, discussion, or other information (collectively "data") developed or received by Contractor or provided for performance of this Agreement are deemed confidential. Contractor shall keep all data confidential and shall not disclose any data to any person or entity without City's prior written consent. City shall grant such consent if disclosure is legally required. Contractor shall return all data to City upon the expiration or termination of this Agreement. Contractor's covenant under this Section 8 shall survive the expiration or termination of this Agreement.

9. Conflicts of Interest. Contractor and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Contractor's Work under this Agreement, including the Political Reform Act (Gov.

Code, § 81000 *et seq.*) and Government Code Section 1090. During the term of this Agreement, Contractor may perform similar services for other clients, but Contractor and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Contractor shall incorporate a clause substantially similar to this Section 9 into any subcontract that Contractor executes in connection with the performance of this Agreement.

10. Indemnification.

A. Indemnities for Third Party Claims.

1) To the fullest extent permitted by law, Contractor shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens and losses of any nature whatsoever, including fees of accountants, attorneys or other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties. Contractor shall defend the Indemnitees in any action or actions filed in connection with any Liability with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Contractor shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Contractor shall pay all required taxes on amounts paid to Contractor under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Contractor shall fully comply with the workers' compensation law regarding Contractor and Contractor's employees. Contractor shall indemnify and hold City harmless from any failure of Contractor to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Subparagraph A. 2).

3) Contractor shall obtain executed indemnity agreements with provisions identical to those in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. If Contractor fails to obtain such indemnity obligations, Contractor shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities in

law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties.

B. Workers' Compensation Acts not Limiting. Contractor's indemnifications and obligations under this Section 10, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Contractor because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section 10 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liability, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Contractor's indemnifications and obligations under this Section 10 shall survive the expiration or termination of this Agreement.

11. Insurance.

A. Minimum Scope and Limits of Insurance. Contractor shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of Four Million Dollars (\$4,000,000) per project or location. If Contractor is a limited liability company, the commercial general liability coverage shall be amended so that Contractor and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of Two Million Dollars (\$2,000,000) per accident for bodily injury and property damage. If Contractor does not use any owned, non-owned or hired vehicles in the performance of Work under this Agreement, Contractor shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under Subparagraph A. 1) of this Section 11.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per accident for bodily injury or disease. If Contractor has no employees while performing Work under this Agreement, workers' compensation policy is not required, but Contractor shall provide an executed declaration that it has no employees.

B. Acceptability of Insurers. The insurance policies required under this Section 11 shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section 11.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming the City, its officers, employees, agents and volunteers as additional insureds.

D. Primary and Non-Contributing. The insurance policies required under this Section 11 shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of Contractor's insurance and shall not contribute with it.

E. Contractor's Waiver of Subrogation. The insurance policies required under this Section 11 shall not prohibit Contractor and Contractor's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Contractor hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be approved by City. At City's option, Contractor shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Contractor shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Contractor shall not cancel, reduce or otherwise modify the insurance policies required by this Section 11 during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail thirty (30) calendar days' prior written notice to City. If any insurance policy required under this Section 11 is canceled or reduced in coverage or limits, Contractor shall, within two (2) business days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Contractor does not maintain the policies of insurance required under this Section 11 in full force and effect during the term of this Agreement, or in the event any of Contractor's policies do not comply with the requirements under this Section 11, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Contractor's expense, the premium thereon. Contractor shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Contractor.

I. Evidence of Insurance. Prior to the performance of Work under this Agreement, Contractor shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section 11. The endorsements are subject to City's approval. Contractor may provide complete, certified copies of

all required insurance policies to City. Contractor shall maintain current endorsements on file with City's Risk Manager. Contractor shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Contractor shall furnish such proof at least two (2) weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Contractor shall not be construed as a limitation of Contractor's liability or as full performance of Contractor's duty to indemnify City under Section 10 of this Agreement.

K. Subcontractor Insurance Requirements. Contractor shall require each of its subcontractors that perform Work under this Agreement to maintain insurance coverage that meets all of the requirements of this Section 11.

12. Mutual Cooperation.

A. City's Cooperation. City shall provide Contractor with all pertinent data, documents and other requested information as is reasonably available for Contractor's proper performance of the Work required under this Agreement.

B. Contractor's Cooperation. In the event any claim or action is brought against the City relating to Contractor's performance or Work rendered under this Agreement, Contractor shall render any reasonable assistance that City requires.

13. Records and Inspections. Contractor shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of five (5) years. Contractor shall, without charge, provide City with access to the records during normal business hours. City may examine and audit the records and make transcripts therefrom, and inspect all program data, documents, proceedings and activities.

14. Termination or Suspension of Agreement.

A. Right to Terminate or Suspend. City may terminate or suspend this Agreement at any time, at will, for any reason or no reason, after giving written notice to Contractor at least seven (7) calendar days before the termination or suspension is to be effective. Contractor may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least sixty (60) calendar days before the termination is to be effective.

B. Obligations upon Termination. Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Contractor, City shall pay Contractor based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the Work required by this Agreement.

15. Force Majeure. Contractor shall not be liable for any failure to perform its obligations under this Agreement if Contractor presents acceptable evidence, in City's sole judgment, that such failure was due to strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Contractor's reasonable control and not due to any act by Contractor.

16. Notices. Any notices, consents, requests, demands, bills, invoices, reports or other communications which either party may desire to give to the other party under this Agreement must be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by reputable document delivery service or courier service during Contractor's and City's regular business hours, or (c) five business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the party to be notified as set forth below:

If to City:
Attn:
City of Covina
125 E. College Street
Covina, California 91723

If to Contractor:
Andre Ortiz, President
Siterep Construction Services, Inc
301 E. Arrow Highway, Suite 105
San Dimas, CA 91773

17. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Contractor shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Contractor will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

18. Prohibition of Assignment and Delegation. Contractor shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Contractor from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section 18 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 18, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

19. No Third-Party Beneficiaries Intended. Except as otherwise provided in Section 10, this Agreement is made solely for the benefit of the parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

20. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

21. Exhibits. Exhibits A, B, C, and D constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

22. Entire Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the parties. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation or warranty except those expressly set forth in this Agreement.

23. Amendment of Agreement. This Agreement may be amended only by a writing signed by both parties. If the City Manager has entered into this Agreement on behalf of the City, the City Manager may approve an amendment to this Agreement and additional payment up to the amount of his contract authority. If this Agreement was originally approved by the City Council, then any amendments shall be approved by the City Council, except that the City Manager may approve amendments extending the time for performance, modifying the scope of work without any change to the maximum payment, approving a change in name of the Contractor, or terminating the Agreement.

24. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the parties to this Agreement.

25. Word Usage. Unless the context clearly requires otherwise, (a) the words “shall,” “will” and “agrees” are mandatory and “may” is permissive; (b) “or” is not exclusive; and (c) “includes” or “including” are not limiting.

26. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.

27. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a municipal, superior or federal court with geographic jurisdiction over the City of Covina.

28. Attorneys' Fees. In any litigation or other proceeding by which one party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

29. Claim Dispute Resolution. In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of work, but shall proceed with the performance of the work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the parties. The disputed work will be categorized as an "unresolved dispute" and payment, if any, shall be as later determined by mutual agreement or a court of law. The Contractor shall keep accurate, detailed records of all disputed work, claims and other disputed matters. All claims arising out of or related to the Agreement or this Project, and the consideration and payment of such claims, are subject to the Government Claims Act (Government Code Section 810 et seq.) with regard to filing claims. All such claims are also subject to Public Contract Code Section 9204 and Public Contract Code Section 20104 et seq. (Article 1.5), where applicable. This Contract hereby incorporates those provisions as though fully set forth herein. Thus, the Contractor or any Subcontractor must file a claim in accordance with the Government Claims Act as a prerequisite to filing a construction claim in compliance with Section 9204 and Article 1.5 (if applicable), and must then adhere to Article 1.5 and Section 9204, as applicable, pursuant to the definition of "claim" as individually defined therein.

30. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

31. Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Contractor warrants and represents that he or she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

[SIGNATURE PAGE FOLLOWS]

The parties, through their duly authorized representatives, are signing this Agreement on the date stated in the introductory clause.

City:

Contractor:

City of Covina,
a California municipal corporation

By: _____
Name: Chris Marcarello
Title: City Manager

ATTEST:

By: _____
Name: Fabian Velez
Title: Chief Deputy City Clerk

Siterep Construction Services, Inc.
a California Corporation

By: _____
Name: Andre Ortiz
Title: President

By: _____
Name: Andre Ortiz
Title: Secretary

(Two signatures of corporate officers required for corporations under Corporations Code Section 313, unless corporate documents authorize only one person to sign this Agreement on behalf of the corporation.)

EXHIBIT A
SCOPE OF WORK

EXHIBIT B
CALIFORNIA LABOR CODE COMPLIANCE
(Labor Code §§ 1720 et seq., 1813, 1860, 1861, 3700)

If this Agreement calls for services that, in whole or in part, constitute “public works” as defined in the California Labor Code, then:

1. This Agreement is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the awarding public agency (“City”) and Contractor agrees to be bound by all the provisions thereof as though set forth in full herein.
2. Contractor shall be registered with the Department of Industrial Relations (“DIR”) in accordance with California Labor Code Section 1725.5 and has provided proof of registration to City prior to the Effective Date of this Agreement.
3. Contractor shall comply with the provisions of California Labor Code Sections 1771, 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The applicable prevailing wage determination(s) may be obtained at (<http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>), are on file with City, and are available to any interested party upon request. Contractor shall, as a penalty to City, forfeit not more than two-hundred dollars (\$200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of Industrial Relations for the work or craft in which the worker is employed for any public work done under this Agreement by Contractor or by any subcontractor.
4. Pursuant to California Labor Code Section 1771.4, Contractor’s services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor shall post job site notices as prescribed by DIR regulations and agrees to furnish the records specified in California Labor Code Section 1776 directly to the Labor Commissioner in the manner prescribed by California Labor Code Section 1771.4(a)(3) and (c)(2).
5. Contractor shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Contractor and each subcontractor to: (1) keep accurate payroll records, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform City of the location of the records. Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors.
6. Contractor shall comply with the provisions of California Labor Code Section 1777.5 concerning the employment of apprentices on public works projects, and further agrees that Contractor is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.
7. Contractor shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to City, forfeit twenty-five dollars (\$25) for each worker employed in the execution of this Agreement by Contractor or by any subcontractor for each calendar day during which such

worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code.

8. California Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

“I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement.”

Date _____ Signature _____

EXHIBIT C
PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), State of California, has awarded to Siterep Construction Services, Inc., 301 E. Arrow Highway, Suite 105, San Dimas, CA 91773 (“Principal”) *(Name and address of Contractor)*

a contract (the “Contract”) for the Work described as follows:

Covina Skate Park – Purchase and Installation of Solar Lighting
(Project Description/ Name)

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of _____

_____ Dollars (\$_____), this amount being not less than the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal’s part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the specifications

accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

**EXHIBIT D
PAYMENT BOND
(LABOR AND MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), State of California, has awarded to Siterep Construction Services, Inc., 301 E. Arrow Highway, Suite 105, San Dimas, CA 91773 (“Principal”) (*Name and address of Contractor*)

a contract (the “Contract”) for the Work described as follows:

Covina Skate Park – Purchase and Installation of Solar Lighting
(*Project Description/Name*)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the City to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____ Dollars

(\$ _____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section

1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

RESOLUTION CC 2024-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO AMEND THE FISCAL YEAR 2024-2025 OPERATING BUDGET TO REFLECT A TRANSFER OF \$56,413 FROM THE GENERAL FUND INTO THE PARKS CIP FUND FOR THE PURCHASE AND INSTALLATION OF SOLAR LIGHTING EQUIPMENT AT THE COVINA SKATE PARK

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the Fiscal Year 2025 Operating Budget & Capital Improvement Plan (CIP) was approved on June 4, 2024; and

WHEREAS, the approved Operating Budget and Capital Improvement Program budget are in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, on occasion, the City Council will deem it necessary to amend the Capital Improvement Program Budget to create a budget allocation to facilitate a project the City Council deems necessary and important; and

WHEREAS, those amendments (allocations) to the Budget shall be by approval and memorialized by Resolution of the City Council; and

WHEREAS, the City of Covina wishes to amend the FY 2024-2025 Operating Budget to reflect transfer of \$56,413 from the General Fund into the Parks CIP Fund for the purchase and installation of solar lighting equipment at the Covina Skate Park.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the Fiscal Year 2024-2025 Operating Budget as follows:

Account No.	Account Description	Amount (\$)	Increase/Decrease
1010-2100-51990	GF-Engineering-Other Professional Fees	(\$56,413)	Decrease
1010-2550-59140	GF-Park Maintenance-Transfer-CIP	\$56,413	Increase
4600-3400-49110-P2207	Parks CIP-Park Facilities-Transfer In	\$56,413	Increase
4600-3400-55200-P2207	Parks CIP-Park Facilities-Improvements-Not Buildings/Structures	\$56,413	Increase

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED AND PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-59 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: FY 2024 Police Department Budget Increase Resulting from the 2021 State Homeland Security Grant Funding Award
Presented by: David Povero, Chief of Police
Recommendation: 1. Adopt Resolution CC 2024-61 to increase the Police Department's 2024-25 budget by \$85,460 resulting from the 2021 Homeland Security Grant award and
 2. Approve the purchase of cyber security equipment and software as well as staff training offered through the reimbursable State of California FY 2021 Homeland Security Grant Program (SHSP) in an amount not to exceed \$85,460.

EXECUTIVE SUMMARY:

A Homeland Security grant was established by the State, in part, to provide for the purchase of specialized equipment and staff training to enhance event and incident management and strengthen the ability of Law Enforcement to disrupt, deter, respond to and recover from terrorist acts.

DISCUSSION:

The County of Los Angeles Board of Supervisors accepted the 2021 State Homeland Security Program (SHSP) for the Los Angeles County Operational Area and received requisite State approvals to proceed with the allocation of funds to program recipients, such as Covina. In order to facilitate this effort, the County of Los Angeles requires a formal Sub-recipient Agreement (SRA) with the City of Covina, which outlines the requirements of the grant and provides the guidelines to follow for SHSP reimbursement of eligible expenses of which we have been authorized \$85,460 for endpoint detection and response software and cyber security equipment as well staff training. This sub-recipient agreement has been already been fully executed the County of Los Angeles and the City of Covina.

FISCAL IMPACT:

No negative fiscal impact. Approving Resolution CC 2024-61 will increase the Police Department's 2024-25 expenditure budget by \$85,460. However, this amount is fully reimbursable under the grant.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

David Povero
Chief of Police

RESOLUTION CC 2024-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TO INCREASE THE POLICE DEPARTMENT 2024-25 BUDGET BY \$85,460 AND APPROPRIATE SAME DOLLAR AMOUNT TO PURCHASE CYBER SECURITY EQUIPMENT/SOFTWARE AND STAFF TRAINING FROM A GRANT AWARD BY THE 2021 CALIFORNIA STATE HOMELAND SECURITY GRANT PROGRAM (SHSP)

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the City of Covina was awarded State Homeland Security Grant Program 2021 in the amount of \$85,460 for equipment/software and training; and

WHEREAS, accepting this award will increase the Police Department’s appropriation by \$85,460 and revenue accounts by the same amount; and

WHEREAS, the reallocation of appropriations may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the fiscal year 2024-2025 Police Department Budget as follows:

Account Number	Account Title	Current Budget	Increase	Revised Budget
2278 1130 42035 HSG 21	Homeland Security Grant	\$ -	\$85,460	\$85,460
2278 1130 55700 HSG 21	Computer Hardware	\$ -	\$ 72,500	\$ 72,500
2278 1130 53200 HSG 21	Training	\$ -	\$ 12,960	\$ 12,960

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-61 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: Notice of Termination of Expired Lease Agreement for City-Owned Property at 114 E. Italia Street

Presented by: Chris Marcarello, City Manager
Angel Carrillo, Deputy City Manager
Brian Lee, Director of Community Development

Recommendation: That the City Council receive and file this report.

EXECUTIVE SUMMARY:

The City owns commercial real property at 114 E. Italia Street (“Property”). Over the years, the City has leased this Property to various operators for use as a restaurant establishment. On April 4, 2023, the City Council authorized a one-year Lease Agreement (“Lease”) for the Property that began on May 1, 2023 and expired on April 30, 2024. Since this time, the Lease has reverted to a month-to-month tenancy and on June 20, 2024, the City issued a notice of lease termination to the existing tenant effective July 31, 2024.

In anticipation of the lease expiration, the City issued a competitive Request for Proposals in April 2024 for prospective restaurant operators that may be interested in the site. It is expected that the City Council will consider a new lease for the property at an upcoming meeting.

BACKGROUND:

On April 17, 2018, the City Council approved the assignment of a lease to The Mena Company (“Tenant”) for the use of City property at 114 E. Italia Street (“Property”) as a restaurant space. As part of the assignment, the City and The Mena Company entered into a new lease agreement for an initial three (3) year period with tenant options to extend the lease for two (2) additional three (3) year periods. In March 2021, the optional three (3) year lease extension for the property was not exercised by the Tenant and in July 2021, the Lease reverted to a month-to-month tenancy for approximately twenty-one (21) months.

During the 2021 to 2023 month-to-month tenancy, the City and Tenant met on several occasions to outline terms for a successor Lease Agreement (“Lease”). As part of these discussions, the parties agreed to add provisions that would ensure the business remained open for lunch and dinner at least five (5) days per week, added language to ensure the rent and utilities would be paid on time, and added terms stipulating that should the Tenant be delivered a notice of default six (6) or more times during the first ten (10) months of the Lease, the Lease would automatically terminate sixty (60) calendar days later. The Tenant also agreed that defaults under the Lease could be cured by the Landlord using any part of their security deposit. In exchange for the inclusion of these terms, the City agreed to forgo a portion of increased rents which were due during the month-to-month tenancy over the previous twenty-one (21) month period. Following these negotiations, the parties agreed to enter into a new Lease for a **one-year period**, with the inclusion of these additional provisions.

In late-2023 and early-2024, the parties continued to meet and discuss business operations. During these meetings, the City reminded the Tenant that the one-year term would expire in April 2024 and that an open Request for Proposals (“RFP”) process would be completed when entering into a new lease agreement for the property. In May 2024, the Lease reverted to a month-to-month tenancy and on June 20, 2024, notice was provided of the City’s intent to terminate the expired Lease Agreement. This report serves to memorialize these actions.

FISCAL IMPACT:

Not applicable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.



CITY OF COVINA

125 East College Street • Covina, California 91723-2199

www.covinaca.gov

COPY OF LETTER SENT VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

June 19, 2024

The Mena Co.
114 E. Italia Street
Covina, CA 91723-2108
Attn: Mr. Raul Mena

Re: Notice of Termination of Expired Lease Agreement (“Lease”) dated April 4, 2023 between the City of Covina (“Landlord”) and The Mena Co. (dba “Giovanni’s”) for 114 E. Italia Street, Covina, California

Dear Mr. Raul Mena Sr.:

Since 2018, the City of Covina (“Landlord”) has enjoyed having The Mena Co. (dba “Giovanni’s”) as a tenant at 114 E. Italia Street. As the City has grown, so too has the popularity of the downtown. The demand for commercial space in the downtown has grown rapidly, and the City strives to provide those interested in becoming part of our community a chance to do so through the Request for Proposal process. During this process, interested parties can make a case for why their business is the best fit for tenancy in commercial locations owned by the City.

As you know, the above-referenced Lease between the City and The Mena Co. expired on April 30, 2024 in accordance with Section 1.2 of the attached copy of the Lease and has since become a month-to-month tenancy in accordance with Section 1.27 of the Lease. This Lease expiration triggered the Request for Proposal process for the City-owned 114 E. Italia Street commercial pad. Three proposals, including yours, were received and evaluated holistically by the City Council. A variety of factors were considered, and ultimately the City has chosen to enter into a lease with a new restaurant operator.


This decision has not been made lightly, and we understand that this may be disappointing to you and the other proposer who were not selected to proceed. Ultimately, this decision was made based on the qualifications and vision presented by the selected operator, and is not a reflection of the merit or success of your business and proposal.

Please be advised that per Section 1.26 “Surrender/Restoration” and Section 1.27 “Holding Over” of the Lease, this serves to letter provide you with thirty (30) days’ written notice of Lease Termination. The property must be vacated and surrendered to the Landlord by July 31, 2024.

Please vacate the leased premises (and remove all personal property) by such date. Details regarding the condition of the property upon the Lease expiration can be found in Section 1.26 and Section 1.13 of the Lease.

We have enjoyed your tenancy over the last six years and wish for your continued prosperity in your future endeavors. If you have any questions, please respond (or have your legal counsel respond) in writing to both Candice Lee and Bruce Galloway with the City Attorney's office by email at clee@rwglaw.com and bgalloway@rwglaw.com. Please email Alana Mantilla at AMantilla@covinaca.gov if you would like to schedule a final inspection prior to your vacating of the property.

Sincerely,



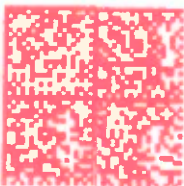
Chris Marcarello, City Manager

cc: Candice Lee, Esq.
Bruce Galloway, Esq.
Angel Carrillo, Deputy City Manager
Brian K. Lee, AICP, Director of Community Development
Ms. Alana Mantilla, Economic Development Manager



CITY OF COVINA

125 East College Street • Covina, CA 91723-2199



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06/20/2024 ZIP 91723
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US POSTAGE

The Mena Co.
114 E. Italia Street
Covina, CA 91723-2108
Attn: Mr. Raul Mena

7022 2410 0003 5155 7602

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



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Adult Signature Restricted Delivery \$

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Total Postage and Fees

5.04

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Send To

THE MENA CO. ATTN: MR. RAUL MENA

Street and/or Apt. No., or PO Box No.

114 E. ITALIA STREET

City, State, ZIP+4®

COVINA CA 91723-2108

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: Designating Certain Officials as Individuals Authorized to Execute Applications and Documents for the Purpose of Obtaining Financial Assistance Under Public Law 93-288 (PL 93-288)

Presented by: Anita Agramonte, Administrative Services Director
Bessie Zou, Senior Accountant

Recommendation: Adopt Resolution CC 2024-58 designating the Mayor, City Manager, or Administrative Services Deputy Director – Finance as authorized agent to execute applications and documents for the purpose of obtaining financial assistance for disaster relief.

EXECUTIVE SUMMARY/BACKGROUND:

In the event of a natural disaster, damage may result in significant losses to the City of Covina generating the need for financial assistance from State and Federal sources. In order to obtain assistance, one of the required elements is the submission of certain specified documents that have been signed by City officials. Approval of Resolution CC 2024-58 (Attachment A) will designate the Mayor, City Manager, or Administrative Services Deputy Director – Finance as authorized agent for the purpose of executing applications and documents in order to receive reimbursement funds for disaster relief.

FISCAL IMPACT:

The adoption of Resolution CC 2024-58 will allow the City to make applications for State and Federal financial assistance as a result of certain specified disasters. To the extent that financial assistance is received under Public Law 93-288, the Robert T. Stafford Disaster Relief and Emergency Assistance Act and the California Disaster Assistance Act, either a portion or all the funds expended by the City in as disaster could be recovered.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

Anita Agramonte
Administrative Services Director

RESOLUTION CC 2024-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DESIGNATING AN AGENT FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE FOR DISASTER RELIEF

WHEREAS, the State of California, Office of Emergency Services requires that an authorized agent be designated for the purpose of applying for financial assistance, executing specific documents requested by State and Federal agencies pertinent to providing financial assistance, and receiving reimbursement funds for disaster relief.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Mayor, City Manager, or Administrative Services Deputy Director - Finance is hereby authorized to execute for and on behalf of the City of Covina, a public entity established under the laws of the State of California, this Designation of Applicant’s Agent Resolution for Non-State Agencies and to file it in the Office of Emergency Services for the purpose of obtaining certain Federal financial assistance under Public Law 93-288 (PL 93-288), as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and State financial assistance under the California Disaster Assistance Act.

SECTION 2. That the City of Covina, a public entity established under the laws of the State of California, hereby authorizes its agent(s) to provide to the State Office of Emergency Services, for all matters pertaining to such state disaster assistance, the assurances and agreements required.

SECTION 3. The attached Designation of Applicant’s Agent Resolution For Non-State Agencies (Exhibit A) sets forth the title of the City’s Authorized Agent to apply for financial assistance, execute specific documents requested by State and Federal agencies pertinent to providing financial assistance, and receiving reimbursement funds for disaster relief for up to three years upon approval.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-58 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

Exhibit A to Resolution CC 2024-58

Designation of Applicant's Agent Resolution Non-State Agencies



DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE City Council OF THE City of Covina
 (Governing Body) (Name of Applicant)

THAT Mayor, OR
 (Title of Authorized Agent)

City Manager, OR
 (Title of Authorized Agent)

Administrative Services Deputy Director-Finance
 (Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Covina
 (Name of Applicant)

a public entity established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining federal financial assistance for any existing or future grant program, including, but not limited to any of the following:

- **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Legislative Pre-Disaster Mitigation Program (LPDM)**, under
- Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.
- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.
- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b) ((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141
- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

That the City of Covina, a public entity established under the
 (Name of Applicant)

laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.



Please check the appropriate box below

- This is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.
- This is a disaster/grant specific resolution and is effective for only disaster/grant number(s): _____

Passed and approved this 16 day of July, 2024

 (Name and Title of Governing Body Representative)

 (Name and Title of Governing Body Representative)

 (Name and Title of Governing Body Representative)

CERTIFICATION

I, Fabian Velez, duly appointed and Chief Deputy City Clerk of
 (Name) (Title)

City of Covina, do hereby certify that the above is a true and
 (Name of Applicant)

correct copy of a resolution passed and approved by the City Council
 (Governing Body)

of the City of Covina on the 16th day of July, 2024.
 (Name of Applicant)

 (Signature)

Chief Deputy City Clerk
 (Title)



Cal OES Form 130 Instructions

A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval, is invalid, or has not been submitted.

When completing the Cal OES Form 130, Applicants should fill in the blanks on pages 1 and 2. The blanks are to be filled in as follows:

Resolution Section:

Governing Body: This is the group responsible for appointing and approving the Authorized Agents.

Examples include: Board of Directors, City Council, Board of Supervisors, Board of Education, etc.

Name of Applicant: The public entity established under the laws of the State of California.

Examples include: School District, Office of Education, City, County or Non-profit agency that has applied for the grant, such as: City of San Diego, Sacramento County, Burbank Unified School District, Napa County Office of Education, University Southern California.

Authorized Agent: These are the individuals that are authorized by the Governing Body to engage with the Federal Emergency Management Agency and the California Governor's Office of Emergency Services regarding grants for which they have applied. There are two ways of completing this section:

1. **Titles Only:** The titles of the Authorized Agents should be entered here, not their names. This allows the document to remain valid if an Authorized Agent leaves the position and is replaced by another individual. If "Titles Only" is the chosen method, this document must be accompanied by either a cover letter naming the Authorized Agents by name and title, or the Cal OES AA Names document. The supporting document can be completed by any authorized person within the Agency (e.g., administrative assistant, the Authorized Agent, secretary to the Director). It does not require the Governing Body's signature.
2. **Names and Titles:** If the Governing Body so chooses, the names **and** titles of the Authorized Agents would be listed. A new Cal OES Form 130 will be required if any of the Authorized Agents are replaced, leave the position listed on the document, or their title changes.



Checking Universal or Disaster-Specific Box: A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout unless it is superseded by a newer resolution.

Governing Body Representative: These are the names and titles of the approving Board Members.

Examples include: Chairman of the Board, Director, Superintendent, etc. The names and titles **cannot** be one of the designated Authorized Agents. A minimum of three (3) approving board members must be listed. If less than three are present, meeting minutes must be attached in order to verify a quorum was met.

Certification Section:

Name and Title: This is the individual in attendance who recorded the creation and approval of this resolution.

Examples include: City Clerk, Secretary to the Board of Directors, County Clerk, etc. This person **cannot** be one of the designated Authorized Agents or Approving Board Member. If a person holds two positions (such as City Manager and Secretary to the Board) and the City Manager is to be listed as an Authorized Agent, then that person could sign the document as Secretary to the Board (not City Manager) to eliminate "Self-Certification."



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: Award Minor Construction & Maintenance Services Agreement to Air On Time, Co. for HVAC Unit Replacements at the Public Works Yard

Presented by: Rafael M. Fajardo, Interim Director of Public Works/City Engineer

Recommendation: Award Minor Construction & Maintenance Services Agreement for the Public Works Yard HVAC Replacement to Air On Time, Co. in the amount of \$33,200, and authorize the City Manager to execute the agreement.

EXECUTIVE SUMMARY:

The City’s Public Works Yard, located at 534 North Barranca Avenue, houses 75% of the Public Works Department’s ten divisions. In an effort to maintain the integrity of pertinent building structures and provide suitable working conditions for City staff, the Public Works Department recently completed significant improvements at the Public Works Yard including the repair of roofing systems pertaining to the Administrative and General Maintenance Buildings. Additionally, City staff is proposing to replace the Heating, Ventilation and Air Conditioning (HVAC) units within these same buildings in order to restore full functionality to deteriorating components that have reached the end of their useful life.

DISCUSSION:

The existing HVAC units at the Public Works Yard Administration Building are rapidly deteriorating, requiring more frequent repairs during the past several months to temporarily address system failures. As a result, City staff are prone to uncomfortable working conditions during inclement weather and the Building Maintenance Operating Budget is being unnecessarily consumed by ineffective quick fixes. At this juncture, staff finds it necessary to replace rather than continue repairing the existing HVAC units servicing the Yard’s Administration Building in order to alleviate these stressors and provide a long-term, cost-effective solution for City coffers and Public Works staff, respectively.

Moreover, City staff recommends an award of a Minor Construction & Maintenance Service Agreement to Air On Time, Co. for the HVAC Unit Replacements at the Public Works Yard, Administration Building. The Department of Public Works requested informal proposals from three (3) professional and licensed HVAC firms and received the following proposals:

Rank	Consultant	Location	Amount
1	Air On Time, Co	Azusa, CA	\$33,200.00
2	Air-Bree Heating & A/C Inc.	La Puente, CA	No Response
3	Control Air Enterprises, LLC	Anaheim, CA	No Response

Staff reviewed the proposals received as well as the consultants’ background for competency. Staff determined that Air On Time, Co. is the successful low bidder based on similar projects completed for other private and public agencies.

FISCAL IMPACT:

The Fiscal Year 2024-2025 Budget was approved and adopted at the June 4, 2024 City Council Meeting. Funding in the amount of \$365,000 was allocated within the Public Works Department's FY24-25 Building Maintenance Operating Budget (Account No. 70206100-52400).

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

Respectfully submitted,



A handwritten signature in black ink, appearing to read 'Rafael M. Fajardo', written over a horizontal line.

Rafael M. Fajardo
Interim Director of Public Works/City Engineer

Air On Time Co.

16568 E. Newburgh St.

Azusa, CA 91702

1-626 633-3888

C-20 Lic.# 867863

PROPOSAL

DATE	CONTRACT NO.
7/3/2024	4480-A

CUSTOMER	
City Of Covina Attn. Frank Cisneros	
Customer Contact	

DESCRIPTION	TOTAL
<p>Job Site: 534 N. Barranca St. Covina Ca, Proposed Scope of Work: Replace three roof top units with three new 4 Ton units. The proposal includes the following: -Detach the existing systems from the return and supply plenums located on the roof. -Lowering the 3 units with a crane and removing the systems from the job site. -Three new flat roof curbs will be installed onto the roof to set the new systems onto a manufacture designed platform. (Curbs come with a wood nailer to allow the roofers to roof curb into existing roof membrane.) -Three new systems will be place onto the new flat curbs using a crane. -Existing supply and return plenums will be adapted to the new system using sheet metal transitions. -Existing power supply will be reconnected onto the new units and new 3 phase fuse boxes will be installed to improve serviceability. -Existing thermostat wire will be reconnected to the new units. -Condensation drain lines will be reconnected to the new units. (Copper drain lines). -A new air duct will be ran to the men's restroom given that the restroom doesn't have an existing supply vent.</p> <p>Option 1: Proposed Equipment: Brand: American Standard/Trane Model# 4WCY4048A3000C Description: 4 Ton Heatpump Package Unit Voltage: 208/230V 3 Phase Manufacture Warranty: 5 Year Notes: Roofing is not included in this bid and would need to be completed by a separate contractor. City Permit fees and HERS rating fees are not included.</p>	33,200.00

TOTAL	\$33200.00
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Signature _____ Date _____

By signing, you hereby further acknowledge that the payment for services rendered is due upon completion of work. If payment is not received upon completion of work which is the subject of this agreement, a Mechanicals Lien will be recorded with the County in which the subject real property is located pursuant to the requirement of California law and you shall be responsible for all costs for a late fee equal to eighteen percent (18%) of the total amount due.

**CITY OF COVINA AGREEMENT FOR
MINOR CONSTRUCTION AND MAINTENANCE SERVICES**

This Agreement (“Agreement”) is dated July 16, 2024 (“Effective Date”) and is between the City of Covina, a California municipal corporation (“City”) and Air On Time, Co., a California corporation (Contractor”). City and Contractor are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

RECITALS

A. City desires to utilize the services of Contractor as an independent contractor to perform/provide HVAC Unit Replacements at the Public Works Yard, Administration Building.

B. Contractor represents that it is fully qualified to perform such work by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Contractor and Contractor desires to serve City to perform this work in accordance with the terms and conditions of this Agreement.

The parties therefore agree as follows:

1. Term of Agreement. The term of this Agreement shall be from the Effective Date through December 31, 2024 unless sooner terminated as provided in Section 14 of this Agreement. In no event shall the contract be extended beyond December 31, 2024.

2. Compensation.

A. Cost of Work. For the Work described in Section 3 of this Agreement, Contractor shall receive the sum of exceed Thirty-Three Thousand Two Hundred Dollars (\$33,200) payable in accordance with the Schedule of Payments, attached hereto and incorporated herein as **Exhibit A** (Scope of Work and Payment Schedule). Any terms other than a description of the work to be performed, costs of the work, or the payment schedule contained in Exhibit A is null and void and not a part of this Agreement.

B. Expenses. The amount set forth in paragraph A shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement.

C. Additional Services. City shall not allow any claims for additional services performed by Contractor, unless the City Council and the Contractor Representative authorize the additional services in writing prior to Contractor’s performance of the additional services or incurrance of additional expenses. Any additional services or expenses authorized by the City Council shall be compensated at the rates set forth in **Exhibit A** (Scope of Work and Payment Schedule), or, if not specified, at a rate mutually agreed to by the parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

3. Contractor’s Work.

A. Scope of Services. Contractor shall construct and install all of the work described in the Scope of Work, attached hereto and incorporated herein as **Exhibit A** (Scope of Work and Payment Schedule) and shall provide and furnish all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required for the Work. All of said Work to be performed and materials to be furnished for the Work shall be in strict accordance with the specifications set forth in the Scope of Work. The Work shall be completed within the time set forth in the Scope of Work. Contractor shall not commence the Work until such time as directed in writing by the City. City may request, in writing, changes in the Scope of Work to be performed. Any changes mutually agreed upon by the parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Contractor Representative shall be [Name, Title] (the "Contractor Representative"). The Contractor Representative shall directly manage Contractor's Work under this Agreement. Contractor shall not change the Contractor Representative without City's prior written consent.

C. Time for Performance. Contractor shall commence the Work on the Effective Date and shall perform all Work by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Contractor shall perform all Work under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Contractor has, or will secure at its own expense, all personnel required to perform the Work required under this Agreement. All of the Work required under this Agreement shall be performed by Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such Work. Contractor shall determine the means, methods, and details by which Contractor's personnel will perform the Work under this Agreement. Contractor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the Work and compliance with the customary professional standards.

F. Compliance with Laws. The Contractor shall keep itself informed of all local, state and federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply with all such ordinances, laws and regulations. The City and its agents shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this section. This Agreement may call for services that, in whole or in part, constitute "public works," as defined in the California Labor Code. Therefore, as to those services that may be "public works", including construction services. Contractor shall comply in all respects with all applicable provisions of the California Labor Code, including those set forth in **Exhibit B**.

G. Permits and Licenses. Contractor shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a business license.

H. City Approval. All labor, materials, tools, equipment, and services shall be furnished and work performed and completed subject to the approval of City or its authorized representatives, and the quality of the workmanship shall be guaranteed for one year from date of acceptance.

I. Performance and Labor and Material Bonds. Within ten (10) business days from the execution of this Agreement, Contractor shall provide the City with: (1) a Performance Bond, which shall be maintained until the end of the warranty period set forth in subsection O of this Section 3, to assure faithful performance of this Agreement in regard to the work required to be constructed pursuant to this Agreement in the amount of the Contract; and (2) a Labor and Materials Bond to secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the work required to be constructed or installed pursuant to this Agreement in the additional amount of the Contract. The bonds shall be in substantially the form attached hereto as **Exhibits C and D**, incorporated herein by this reference, and approved by the City Attorney. The surety shall be a surety admitted in the State of California and approved by the City.

J. Contractor's Independent Investigation. No plea of ignorance of conditions that exist or that may hereafter exist or of conditions of difficulties that may be encountered in the execution of the work under this Contract, as a result of failure to make the necessary independent examinations and investigations, and no plea of reliance on initial investigations or reports prepared by City for purposes of letting this Contract out to proposal will be accepted as an excuse for any failure or omission on the part of the Contractor to fulfill in every detail all requirements of this Contract. Nor will such reasons be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

K. Contractor's Affidavit. After the completion of the Work contemplated by this Agreement, Contractor shall file with the City Manager his affidavit stating that all workmen and persons employed, all firms supplying materials, and all subcontractors on the Work have been paid in full, and that there are no claims outstanding against the project for either labor or materials, except certain items, if any, to be set forth in an affidavit covering disputed claims or items in connection with a Stop Notice which has been filed under the provisions of the laws of the State of California.

L. Utility Location. City acknowledges its responsibilities with respect to locating utility facilities pursuant to California Government Code Section 4215.

M. Regional Notification Centers. Contractor agrees to contact the appropriate regional notification center in accordance with Government Code Section 4215.

N. Inspection. The Work shall be subject to inspection and testing by City and its authorized representatives during manufacture and construction and all other times and places, including without limitation, the plans of Contractor and any of its suppliers. Contractor shall provide all reasonable facilities and assistance for the safety and convenience of inspectors. All inspections and tests shall be performed in such manner as to not unduly delay the Work. The Work shall be subject to final inspection and acceptance notwithstanding any payments or other prior inspections. Such final inspection shall be made within a reasonable time after completion of the Work.

O. Warranty. Contractor shall guarantee or warranty the work done pursuant to this Agreement for a period of one year following acceptance thereof by City against any defective work or labor done or defective materials furnished.

P. Liquidated Damages; Extension Of Time. In accordance with Government Code Section 53069.85, Contractor agrees to forfeit and pay to City the sum of one Thousand Dollars (\$1,000.00) per day for each calendar day completion is delayed beyond the time allowed pursuant to Section 3 of this Agreement. Such sum shall be deducted from any payments due to or to become due to Contractor. Contractor will be granted an extension of time and will not be assessed liquidated damages for unforeseeable delays beyond the control of, and without the fault or negligence of, the Contractor including delays caused by City. Within ten (10) calendar days of the occurrence of such delay, Contractor shall give written notice to City. Within thirty (30) calendar days of the occurrence of the delay, Contractor shall provide written documentation sufficient to support its delay claim to City. Contractor's failure to provide such notice and documentation shall constitute Contractor's waiver, discharge, and release of such delay claims against City.

4. Method of Payment.

A. Invoices. Contractor shall submit to City an invoice, on a monthly basis or less frequently, for actual services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period, hourly rates charged, if applicable, and the amount due. If City disputes any of Contractor's fees, it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

B. Payment. City shall pay all undisputed invoice amounts within thirty (30) calendar days after receipt up to the maximum compensation set forth in Section 2 of this Agreement. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Contractor. For all reimbursements authorized by this Agreement, Contractor shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Finance Director.

C. Audit of Records. Contractor shall make all records, invoices, time cards, cost control sheets and other records maintained by Contractor in connection with this agreement available during Contractor's regular working hours to City for review and audit by City.

D. Waiver of Claims. On or before making final request for payment under Paragraph B, above, Contractor shall submit to City, in writing, all claims for compensation under or arising out of this Agreement; the acceptance by Contractor of the final payment shall constitute a waiver of all claims against City under or arising out of this Contract except those previously made in writing and request for payment. Contractor shall be required to execute an affidavit, release and indemnify agreement with each claim for payment.

5. Ownership of Documents. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed ("written products") pursuant to this Agreement shall become the sole property of the City without restriction or limitation upon its use and may

be used, reused, disseminated or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files containing data generated for the work, Contractor shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files. Contractor may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Contractor.

6. Independent Contractor.

A. Contractor is, and shall at all times remain as to City, a wholly independent contractor and not an employee of City. The personnel performing the services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees. Contractor shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City. Contractor and Contractor's personnel shall not supervise any of City's employees; and City's employees shall not supervise Contractor's personnel. Contractor's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as an employee of City; and Contractor's personnel shall not use any City e-mail address or City telephone number in the performance of any of the services under this Agreement. Contractor shall acquire and maintain, at its sole cost and expense, such vehicles, equipment, and supplies as Contractor's personnel require to perform any of the services required by this Agreement. Contractor shall perform the services off of City premises at locations of Contractor's choice, except as otherwise may from time to time be necessary in order for Contractor's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Contractor's performance of the Work under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform the services. City may make a computer available to Contractor from time to time for Contractor's personnel to obtain information about or to check on the status of projects pertaining to the services under this Agreement.

B. No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing Work hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing Work hereunder. Contractor shall be responsible for and pay all wages, salaries, benefits and other amounts due to Contractor's personnel in connection with their performance of the Work under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, state, or federal policy, rule, regulation, statute or ordinance to the contrary, Contractor and any of its officers, employees, agents, and subcontractors providing any of the Work under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit or any incident of employment by City, including, but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as an employee

of City, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

C. Contractor shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Contractor's personnel practices. or to the extent arising from, caused by, or relating to the violation of any of the provisions of this Section 6. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Section 6. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

7. PERS Compliance and Indemnification.

A. General Requirements. The parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Contractor agrees that, in providing its employees and any other personnel to City to perform the Work under this Agreement, Contractor shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code Section 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Contractor shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Contractor shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify, and hold harmless City, and its City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Contractor's violation of any provisions of this Section 7. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

8. Confidentiality. All data, documents, discussion, or other information (collectively "data") developed or received by Contractor or provided for performance of this Agreement are deemed confidential. Contractor shall keep all data confidential and shall not disclose any data to any person or entity without City's prior written consent. City shall grant such consent if disclosure is legally required. Contractor shall return all data to City upon the expiration or termination of this Agreement. Contractor's covenant under this Section 8 shall survive the expiration or termination of this Agreement.

9. Conflicts of Interest. Contractor and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Contractor's Work under this Agreement, including the Political Reform Act (Gov.

Code, § 81000 *et seq.*) and Government Code Section 1090. During the term of this Agreement, Contractor may perform similar services for other clients, but Contractor and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Contractor shall incorporate a clause substantially similar to this Section 9 into any subcontract that Contractor executes in connection with the performance of this Agreement.

10. Indemnification.

A. Indemnities for Third Party Claims.

1) To the fullest extent permitted by law, Contractor shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens and losses of any nature whatsoever, including fees of accountants, attorneys or other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties. Contractor shall defend the Indemnitees in any action or actions filed in connection with any Liability with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Contractor shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Contractor shall pay all required taxes on amounts paid to Contractor under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Contractor shall fully comply with the workers' compensation law regarding Contractor and Contractor's employees. Contractor shall indemnify and hold City harmless from any failure of Contractor to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Subparagraph A. 2).

3) Contractor shall obtain executed indemnity agreements with provisions identical to those in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. If Contractor fails to obtain such indemnity obligations, Contractor shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities in

law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the parties.

B. Workers' Compensation Acts not Limiting. Contractor's indemnifications and obligations under this Section 10, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Contractor because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section 10 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liability, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Contractor's indemnifications and obligations under this Section 10 shall survive the expiration or termination of this Agreement.

11. Insurance.

A. Minimum Scope and Limits of Insurance. Contractor shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of Four Million Dollars (\$4,000,000) per project or location. If Contractor is a limited liability company, the commercial general liability coverage shall be amended so that Contractor and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of Two Million Dollars (\$2,000,000) per accident for bodily injury and property damage. If Contractor does not use any owned, non-owned or hired vehicles in the performance of Work under this Agreement, Contractor shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under Subparagraph A. 1) of this Section 11.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of Two Million Dollars (\$2,000,000) per accident for bodily injury or disease. If Contractor has no employees while performing Work under this Agreement, workers' compensation policy is not required, but Contractor shall provide an executed declaration that it has no employees.

B. Acceptability of Insurers. The insurance policies required under this Section 11 shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section 11.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming the City, its officers, employees, agents and volunteers as additional insureds.

D. Primary and Non-Contributing. The insurance policies required under this Section 11 shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of Contractor's insurance and shall not contribute with it.

E. Contractor's Waiver of Subrogation. The insurance policies required under this Section 11 shall not prohibit Contractor and Contractor's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Contractor hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be approved by City. At City's option, Contractor shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Contractor shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Contractor shall not cancel, reduce or otherwise modify the insurance policies required by this Section 11 during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail thirty (30) calendar days' prior written notice to City. If any insurance policy required under this Section 11 is canceled or reduced in coverage or limits, Contractor shall, within two (2) business days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Contractor does not maintain the policies of insurance required under this Section 11 in full force and effect during the term of this Agreement, or in the event any of Contractor's policies do not comply with the requirements under this Section 11, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Contractor's expense, the premium thereon. Contractor shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Contractor.

I. Evidence of Insurance. Prior to the performance of Work under this Agreement, Contractor shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section 11. The endorsements are subject to City's approval. Contractor may provide complete, certified copies of

all required insurance policies to City. Contractor shall maintain current endorsements on file with City's Risk Manager. Contractor shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Contractor shall furnish such proof at least two (2) weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Contractor shall not be construed as a limitation of Contractor's liability or as full performance of Contractor's duty to indemnify City under Section 10 of this Agreement.

K. Subcontractor Insurance Requirements. Contractor shall require each of its subcontractors that perform Work under this Agreement to maintain insurance coverage that meets all of the requirements of this Section 11.

12. Mutual Cooperation.

A. City's Cooperation. City shall provide Contractor with all pertinent data, documents and other requested information as is reasonably available for Contractor's proper performance of the Work required under this Agreement.

B. Contractor's Cooperation. In the event any claim or action is brought against the City relating to Contractor's performance or Work rendered under this Agreement, Contractor shall render any reasonable assistance that City requires.

13. Records and Inspections. Contractor shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of five (5) years. Contractor shall, without charge, provide City with access to the records during normal business hours. City may examine and audit the records and make transcripts therefrom, and inspect all program data, documents, proceedings and activities.

14. Termination or Suspension of Agreement.

A. Right to Terminate or Suspend. City may terminate or suspend this Agreement at any time, at will, for any reason or no reason, after giving written notice to Contractor at least seven (7) calendar days before the termination or suspension is to be effective. Contractor may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least sixty (60) calendar days before the termination is to be effective.

B. Obligations upon Termination. Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Contractor, City shall pay Contractor based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the Work required by this Agreement.

15. Force Majeure. Contractor shall not be liable for any failure to perform its obligations under this Agreement if Contractor presents acceptable evidence, in City’s sole judgment, that such failure was due to strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Contractor’s reasonable control and not due to any act by Contractor.

16. Notices. Any notices, consents, requests, demands, bills, invoices, reports or other communications which either party may desire to give to the other party under this Agreement must be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by reputable document delivery service or courier service during Contractor’s and City’s regular business hours, or (c) five business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the party to be notified as set forth below:

If to City:
Attn: Public Works Department
City of Covina
125 E. College Street
Covina, California 91723

If to Contractor:
Attn:
Air On Time, Co.
16568 E. Newburgh Street
Azusa, CA 91702

17. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Contractor shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Contractor will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

18. Prohibition of Assignment and Delegation. Contractor shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City’s prior written consent. City’s consent to an assignment of rights under this Agreement shall not release Contractor from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section 18 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 18, “assignment” and “delegation” means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

19. No Third-Party Beneficiaries Intended. Except as otherwise provided in Section 10, this Agreement is made solely for the benefit of the parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

20. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

21. Exhibits. Exhibits A, B, C, and D constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

22. Entire Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the parties. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation or warranty except those expressly set forth in this Agreement.

23. Amendment of Agreement. This Agreement may be amended only by a writing signed by both parties. If the City Manager has entered into this Agreement on behalf of the City, the City Manager may approve an amendment to this Agreement and additional payment up to the amount of his contract authority. If this Agreement was originally approved by the City Council, then any amendments shall be approved by the City Council, except that the City Manager may approve amendments extending the time for performance, modifying the scope of work without any change to the maximum payment, approving a change in name of the Contractor, or terminating the Agreement.

24. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the parties to this Agreement.

25. Word Usage. Unless the context clearly requires otherwise, (a) the words “shall,” “will” and “agrees” are mandatory and “may” is permissive; (b) “or” is not exclusive; and (c) “includes” or “including” are not limiting.

26. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.

27. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a municipal, superior or federal court with geographic jurisdiction over the City of Covina.

28. Attorneys' Fees. In any litigation or other proceeding by which on party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be shall be awarded reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

29. Claim Dispute Resolution. In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of work, but shall proceed with the performance of the work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the parties. The disputed work will be categorized as an "unresolved dispute" and payment, if any, shall be as later determined by mutual agreement or a court of law. The Contractor shall keep accurate, detailed records of all disputed work, claims and other disputed matters. All claims arising out of or related to the Agreement or this Project, and the consideration and payment of such claims, are subject to the Government Claims Act (Government Code Section 810 et seq.) with regard to filing claims. All such claims are also subject to Public Contract Code Section 9204 and Public Contract Code Section 20104 et seq. (Article 1.5), where applicable. This Contract hereby incorporates those provisions as though fully set forth herein. Thus, the Contractor or any Subcontractor must file a claim in accordance with the Government Claims Act as a prerequisite to filing a construction claim in compliance with Section 9204 and Article 1.5 (if applicable), and must then adhere to Article 1.5 and Section 9204, as applicable, pursuant to the definition of "claim" as individually defined therein.

30. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

31. Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Contractor warrants and represents that he or she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

[SIGNATURE PAGE FOLLOWS]

The parties, through their duly authorized representatives, are signing this Agreement on the date stated in the introductory clause.

City:

City of Covina,
a California municipal corporation

By: _____
Name: Chris Marcarello
Title: City Manager

ATTEST:

By: _____
Name: Fabian Velez
Title: Chief Deputy City Clerk

Contractor:

Air On Time, Co.
a California Corporation

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

(Two signatures of corporate officers required for corporations under Corporations Code Section 313, unless corporate documents authorize only one person to sign this Agreement on behalf of the corporation.)

EXHIBIT A
SCOPE OF WORK AND PAYMENT SCHEDULE

EXHIBIT B
CALIFORNIA LABOR CODE COMPLIANCE
(Labor Code §§ 1720 et seq., 1813, 1860, 1861, 3700)

If this Agreement calls for services that, in whole or in part, constitute “public works” as defined in the California Labor Code, then:

1. This Agreement is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the awarding public agency (“City”) and Contractor agrees to be bound by all the provisions thereof as though set forth in full herein.
2. Contractor shall be registered with the Department of Industrial Relations (“DIR”) in accordance with California Labor Code Section 1725.5 and has provided proof of registration to City prior to the Effective Date of this Agreement.
3. Contractor shall comply with the provisions of California Labor Code Sections 1771, 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The applicable prevailing wage determination(s) may be obtained at (<http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>), are on file with City, and are available to any interested party upon request. Contractor shall, as a penalty to City, forfeit not more than two-hundred dollars (\$200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of Industrial Relations for the work or craft in which the worker is employed for any public work done under this Agreement by Contractor or by any subcontractor.
4. Pursuant to California Labor Code Section 1771.4, Contractor’s services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor shall post job site notices as prescribed by DIR regulations and agrees to furnish the records specified in California Labor Code Section 1776 directly to the Labor Commissioner in the manner prescribed by California Labor Code Section 1771.4(a)(3) and (c)(2).
5. Contractor shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Contractor and each subcontractor to: (1) keep accurate payroll records, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform City of the location of the records. Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors.
6. Contractor shall comply with the provisions of California Labor Code Section 1777.5 concerning the employment of apprentices on public works projects, and further agrees that Contractor is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.
7. Contractor shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to City, forfeit twenty-five dollars (\$25) for each worker employed in the execution of this Agreement by Contractor or by any subcontractor for each calendar day during which such

worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code.

8. California Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

“I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement.”

Date _____ Signature _____

**EXHIBIT C
PERFORMANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), has awarded to _____
_____ (“Principal”)
(Name and address of Contractor)

a contract (the “Contract”) for the Work described as follows:

PUBLIC WORKS YARD HVAC REPLACEMENT, ADMINISTRATION BUILDING
(Project Description/ Name)

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____ *(Name and address of Surety)*

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of _____

_____ Dollars (\$ _____), this amount being not less than the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal’s part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the specifications

accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

**EXHIBIT D
PAYMENT BOND
(LABOR AND MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), State of California, has awarded to _____ (“Principal”)

(Name and address of Contractor)

a contract (the “Contract”) for the Work described as follows:

PUBLIC WORKS YARD HVAC REPLACEMENT, ADMINISTRATION BUILDING
(Project Description/Name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the City to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____ Dollars (\$ _____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section

1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.



CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	July 16, 2024
Title:	An Amendment to the Lease Agreement Between the City of Covina and WB COVINA – KI, LLC for Property Located at 602-626 S. Citrus Ave and 128 E. Rowland Ave for Administrative Revisions to the Exhibit A Legal Description of Land
Presented by:	Brian K. Lee, AICP, Director of Community Development
Recommendation:	Amend the Lease Agreement Between the City of Covina and WB COVINA – KI, LLC for Property Located at 602-626 S. Citrus Ave and 128 E. Rowland Ave for Administrative Revisions to the Exhibit A Legal Description of Land.

EXECUTIVE SUMMARY:

On November 21, 2023, the Successor Agency to the Covina Redevelopment Agency adopted Resolution SA 2023-03, authorizing the execution and delivery of a Purchase and Sale Agreement (“Agreement”) regarding the Successor Agency’s sale of Property located at 602-626 South Citrus Avenue and 128 East Rowland Street, (APN 8451-001-911 and 8451-001-906) to the City of Covina (the “Property”). The Property is approximately 127,579 square feet (2.93 acres) in size. The City of Covina concurrently adopted Resolution CC 2023-109, authorizing those same actions. Following this item, an item considering Resolution CC 2023-110 was approved, which allowed for the execution of a new Lease Agreement (“Lease”) between the current tenant, WB COVINA – KI, LLC (“Tenant”), and the City upon the City’s ownership of the property.

During the subsequent due diligence and escrow process, it was found that the recorded legal description for the Property does not match the wording in the “Exhibit A” legal description used in the Purchase and Sale Agreement and exhibits the executed Lease. The “Exhibit A” legal description in the Purchase and Sale Agreement was revised by Council action on July 2, 2024, and the Property was subsequently purchased. To provide consistency between all documents, Staff recommends amending the Lease to replace the “Exhibit A” legal description in the Lease and related exhibits to match verbatim the recorded legal description and the updated and executed Purchase and Sale Agreement.

DISCUSSION:

While performing due diligence during the escrow process, Staff discovered that the legal description provided by the title company did not match the “Exhibit A” legal description used within the Purchase and Sale Agreement documents and the executed Lease. The Lease stipulates that it only becomes effective upon the City’s ownership of the Property. Staff consulted with Mr. Elie Farah, a licensed Land Surveyor and Civil Engineer for assistance in evaluating the discrepancy. Mr. Farah found that the recorded legal description presented by the title company described the same external boundaries and land area as the “Exhibit A” legal description used within the approved Agreement documents and encompasses the same addresses and APN numbers. The recorded version differs in that it is older and less streamlined than the legal description used in the “Exhibit A”, but describes the same land area. Replacing the legal description does not change the land area that is subject to the Lease.

A Chain of Title and Grant Deeds were ordered to confirm the accuracy of the legal description provided by the title company. The “Exhibit A” legal description within the Purchase and Sale Agreement and related documents was revised by Council action on July 2, 2024, and the Property was subsequently purchased. To provide consistency between the Purchase and Sale Agreement and the Lease and related documents, the Lease should be amended to have the same “Exhibit A” legal description as the Purchase and Sale Agreement. For these reasons,

Staff recommends amending the Lease between the City and WB COVINA – KI, LLC by replacing the “Exhibit A” legal description within the Lease with the recorded legal description in alignment with what the title company has on record.

FISCAL IMPACT:

There is no fiscal impact related to the revision and replacement of the “Exhibit A” legal description.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This activity will not result in a reasonably foreseeable change to the physical environment; it is exempt from CEQA under State CEQA Guidelines 15061 (b) (2) and (3) and does not constitute a project.

Respectfully submitted,



Brian K. Lee
Director of Community Development

LEASE

between

CITY OF COVINA
(Landlord)

and

WB COVINA – KI, LLC (Tenant)

ATTACHMENT A

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LEASE

1. Date; Parties. This Lease is dated as of March 27, 2024 and is entered into by and between the CITY OF COVINA, a California municipal corporation ("Landlord") and WB COVINA — KI, LLC a Delaware limited liability company ("Tenant").

2. Condition Precedent; Demise of Premises; Termination of Existing Lease; Recordable Memorandum of Lease.

2.1 Condition Precedent; Demise. It is a condition precedent to the effectiveness of this Lease that the Landlord acquire the land in the City of Covina, County of Los Angeles, State of California described on Exhibit "A" and the improvements thereon except for any public improvements such as sidewalks (collectively, "Premises"). Subject to the satisfaction of the foregoing condition, Landlord leases the Premises to Tenant and Tenant leases the Premises from Landlord, upon and subject to the terms hereinafter set forth.

2.2 Termination of Existing Lease. Tenant currently occupies the Premises pursuant to a Lease between the Covina Redevelopment Agency (predecessor-in-interest to Landlord) and PRY Properties (predecessor-in-interest to Tenant; said lease was ultimately assigned to Tenant) dated July 11, 2000, as amended (the "Existing Lease"), which is evidenced of record by a Memorandum of Lease dated June 27, 2001 recorded on August 13, 2001 as Document No. 011475578 in the Official Records of Los Angeles County ("Existing Memorandum of Lease").

Upon the Commencement Date (defined in Section 3.1 below), the Existing Lease shall terminate except for obligations of Tenant arising thereunder prior to such termination.

2.3 New Memorandum of Lease, and Termination of Existing Recorded Memorandum of Lease. Promptly after Landlord notifies Tenant in writing of the Commencement Date (defined in Section 3.1 below), Tenant shall execute and deliver to Landlord, duly acknowledged, a counterpart of a "Memorandum of Lease, and Termination of Previous Memorandum of Lease" in the form attached hereto as Exhibit "B" for recording upon the Commencement Date, which shall terminate of record the Existing Memorandum of Lease.

3. Term; Extensions; Right to Terminate.

3.1 Initial Term. The initial term of this Lease will commence on the date on which Landlord acquires the Premises ("Commencement Date") and shall expire five (5) years thereafter, subject to extension by Tenant under Section 3.2 below. Landlord shall promptly inform Tenant in writing of the Commencement Date.

3.2 Extension Options. Tenant shall have seven (7) options to extend the term, for five (5) years each, by written notice to Landlord given at least ninety (90) days prior to the end of the then-existing term.

3.3 Tenant Right to Terminate. Upon payment of the Prepaid Rent (described in Section 6.3), Tenant may terminate this Lease upon ninety (90) days' prior written notice to Landlord, in which case Landlord shall retain Three Hundred Thousand Dollars (\$300,000.00) of

such Prepaid Rent as a termination fee, and shall promptly refund to Tenant the remainder, if any, of the Prepaid Rent not applicable/applied to minimum monthly rent prior to the date of termination.

In connection therewith, Tenant hereby expressly waives all rights it may have under California Civil Code Section 1951.2 and other laws that determine landlord damages upon termination of a lease for tenant default, and agrees that the termination fee above is a negotiated termination fee and not damages for tenant lease default, or a penalty or forfeiture.

4. Condition of the Premises. Tenant is in possession of the Premises pursuant to the Existing Lease, and stipulates and agrees that the Premises are being leased to Tenant hereunder in an "as is" condition, without representation or warranty, express or implied.

The subject premises have not been inspected by a Certified Access Specialist (CASp). A CASp can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under State law. Although State law does not require a CASp inspection of the subject premises, a commercial property owner or lessor may not prohibit a lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the subject premises.

Landlord and Tenant hereby agree, however, that Landlord shall not bear the cost of any such inspections or repairs it being the intent and agreement of Landlord and Tenant that any such inspections or repairs must be performed by Tenant, and Landlord will not unreasonably withhold its consent thereto.

5. Leasehold Title Insurance. This Lease and Tenant's interest under this Lease shall be subject and subordinate to all matters of record, and all matters affecting title that are visible upon inspection. Tenant acknowledges that Tenant could have obtained, and may still obtain leasehold title insurance for its interest under this Lease, at its cost, and Landlord will cooperate therewith in good faith, but at no cost to Landlord.

6. Rent.

6.1 Minimum Monthly Rent. Commencing on the date on which Prepaid Rent, described in Section 6.3 below, shall have been applied to the minimum monthly rent described herein (and on the date on which Landlord returns any unapplied portion of the Prepaid Rent to Tenant under Section 6.3 below), Tenant shall pay rent to Landlord in the amount of TWENTY NINE THOUSAND EIGHT HUNDRED THIRTY FOUR AND NO/100 DOLLARS (\$29,834.00) per calendar month during the Term, in advance, on the first business day of every calendar month, without deduction or offset, but prorated for any partial calendar month at the beginning or end of the Term, and adjusted periodically in accordance with Section 6.2. (Such rent has been determined by recent appraisal or appraisal update obtained by Landlord to be the fair market rent for the Premises.)

6.2 Periodic Adjustment. The minimum monthly rent in Section 6.1 shall be subject to increase/adjustment at the commencement of the third anniversary year of the Commencement Date and at the end of every three years thereafter ("the adjustment dates") as follows: The base for computing the adjustment is the Consumer Price Index, All Urban Consumers (Revised 1982-1984) (All Items, for the Los Angeles-Long Beach--Anaheim Metropolitan Area, published by the United States Department of Labor, Bureau of Statistics ("Index"), which is published for the calendar month that is two months prior to the calendar month containing the Commencement Date and each calendar month that is every three years thereafter ("Beginning Index") (for example, if the Commencement Date is January 15, 2024, the initial comparison/base month would be November, 2023 and the next one would be November, 2026). If the Index published nearest preceding the adjustment date ("Adjustment Index") has increased over the applicable Beginning Index, the minimum monthly rent for the following three years (i.e., until the next rent adjustment) shall be determined by multiplying the then current minimum monthly rent by a fraction, the numerator of which is the applicable Adjustment Index and the denominator of which is the applicable Beginning Index. Any percentage increase in the minimum monthly rent shall not exceed nine percent (9%) of the minimum monthly rent in effect for the month immediately preceding the percentage increase.

If the applicable Adjustment Index has decreased from the applicable Beginning Index, no adjustment shall be made (i.e., minimum monthly rent shall not decrease).

If the Index is changed so that the base year differs from that used as of the date immediately preceding the month in which the term commences, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised during the term, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

Should the Index be discontinued or become unavailable to the general public, or should the method of computation be fundamentally changed, another generally recognized as authoritative shall be substituted by agreement of the parties. If they are unable to agree within thirty (30) days after demand by the other party, the substitute index shall, on application of either party, be selected by the chief officer of the San Francisco regional office of the Bureau of Labor Statistics or its successor. If such substitute index is unavailable, then the parties hereto agree to submit to arbitration under the auspices of the American Arbitration Association for the purpose of determining a substitute index which shall thereafter be binding upon the parties.

6.3 Prepaid Rent. Minimum monthly rent at the rate set forth in Section 6.1 is due from and after the Commencement Date. Within five (5) days after Landlord delivers a counterpart original of this Lease, signed by Landlord, Tenant shall prepay such minimum monthly rent in the amount of Two Million Four Hundred Thousand and No/100 Dollars (\$2,400,000.00) ("Prepaid Rent"). The Prepaid Rent shall be applied by Landlord to the minimum monthly rent due until all of the prepayment has been applied, or this Lease is terminated by Tenant under Section 3.3 above. If the Premises is sold by Landlord, then any unused/unapplied portion of the Prepaid Rent shall be returned to Tenant.

7. Taxes and Assessments.

7.1 Personal Property Taxes. Tenant shall pay before delinquency all taxes, assessments, license fees, and other charges ("taxes") that are levied and assessed against Tenant's personal property installed or located in or on the Premises, and that become payable during the term. On demand by Landlord, Tenant shall furnish Landlord with satisfactory evidence of these payments.

7.2 Real Property Taxes; Possessory Interest Taxes.

(a) Tenant to Pay All Real Property Taxes. Tenant shall pay when due all real property taxes and general and special assessments ("real property taxes") levied and assessed against the Premises (including improvements), including but not limited to possessory interest taxes, any increase in taxes due to new construction, change of ownership or any other increase permitted under California Law. If Tenant shall fail to pay any such taxes, Landlord shall have the right to pay the same, in which event Tenant shall reimburse Landlord within five (5) business days after written demand, as additional rent, together with interest at the rate of ten percent (10%) per annum.

(b) Proration of Tenant's Tax Liability. Tenant's liability to pay real property taxes and assessments with respect to the fiscal year in which the term of this Lease commences and with respect to the fiscal year in which the term of this Lease ends shall be prorated between the parties as of the date upon which this lease commences and as of the date on which the term of this Lease ends.

(c) Installment Payments. If any general or special assessment for a capital improvement made by a public or governmental authority shall be levied or assessed against the Premises, and such assessment shall be payable in a lump sum or on an installment basis, Tenant shall have the right to elect the basis of payment. If Tenant shall elect to pay such assessment on the installment basis, then Tenant will pay only those installments which shall become due and payable during the term of this Lease, or any renewal or extension thereof.

(d) Tenant's Right to Contest Real Property Taxes. Tenant at its cost shall have the right, at any time, to seek a reduction in the assessed valuation of the Premises or to contest any real property taxes that are to be paid by Tenant. If Tenant seeks a reduction or contests the real property taxes, the failure on Tenant's part to pay the real property taxes shall not constitute a default as long as Tenant complies with the provisions of this paragraph.

Landlord shall not be required to join in any proceeding or contest brought by Tenant unless the provisions of any law require that the proceeding or contest be brought by or in the name of Landlord or any owner of the Premises. In that case Landlord shall join in the proceeding or contest or permit it to be brought in Landlord's name as long as Landlord is not required to bear any cost. Tenant, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered, together with all costs, charges, interest, and penalties incidental to the decision or judgment.

Landlord appoints Tenant as its agent for the sole purpose of making payment to the tax collector, obtaining information and other data from the county or city assessor, and

instituting and maintaining any proceeding or contest allowed under this paragraph, with respect to all real property taxes in connection with the Premises.

If Tenant does not pay the real property taxes when due and Tenant seeks a reduction or contests them as provided in this paragraph, before the commencement of the proceeding or contest Tenant shall furnish to Landlord a surety bond issued by an insurance company qualified to do business in California. The amount of the bond shall equal one hundred percent (100%) of the total amount of real property taxes in dispute, together with an amount equal to penalties and interest for one fiscal year. The bond shall hold Landlord and the Premises harmless from any damage arising out of the proceeding or contest and shall insure the payment of any judgment that may be rendered.

8. Use.

8.1 Uses Allowed. Tenant shall use the Premises only for the maintenance and operation of new motor vehicle sales, service, repair and leasing business, including sales of parts, used motor vehicles, automobile insurance and financing incidental thereto (the "Permitted Uses"). The Premises shall be used for no other purposes. The sale of used automobiles shall be permitted only as part of new automobile sales. Service and repair and parts sales shall be permitted only so long as the Premises are also used primarily for new automobile and motor vehicle sales.

8.2 Uses Prohibited. Tenant shall not do, bring, or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises, provided Tenant shall have the right to use the Premises pursuant to Section 8.1 above. Tenant shall not use the Premises in any manner that will constitute waste, nuisance, or unreasonable annoyance to or in any way obstruct or interfere with the rights of owners or occupants of adjacent properties.

8.3 Operation of Business. Tenant shall continuously during the entire term hereof conduct and carry on Tenant's business for the Permitted Uses in the Premises not less than six (6) days per week and shall keep the Premises open for business and cause Tenant's business to be conducted therein in accordance with sound business practices for sales and leases of its products, provided, however, that this provision shall not apply if the Premises should be closed and the business of Tenant temporarily discontinued thereon on account of damage or destruction, strikes, lockouts or similar causes beyond the reasonable control of Tenant. Premises may, but shall not be required to be, open on New Year's Day or other holidays.

Tenant shall keep the Premises adequately stocked with vehicles; subject to the manufacturer's availability of inventory, and with sufficient sales personnel, to care for the patronage and conduct said business in accordance with sound business practices for operation of a new car dealership.

All sales by Tenant from operation of its business on the Premises shall be reported as sales or leases of vehicles, parts, materials and supplies from the Premises which are subject to imposition of the Bradley Burns Uniform Local Sales and Use Tax Law commencing with Section 7200 of the Revenue and Taxation Code of the State of California, as amended, or its equivalent governing sales tax collection and allocation, arising from all businesses and activities conducted by Tenant from time to time.

8.4 Compliance with Law. Tenant shall not use the Premises, or permit anything to be done in or about the Premises, which will in any way conflict with any law now in force or which may hereafter be enacted or promulgated. Tenant shall, during the term, at its cost, promptly comply with all laws now in force or which may hereafter be in force relating to or affecting the condition, use or occupancy of the Premises.

8.5 Hazardous Materials.

(a) The following defined terms used in this Section shall have the following meanings:

"Hazardous Materials" include: (i) oil or other petroleum products, (ii) "hazardous wastes," as defined by the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. §6901 et seq., or similar state or local law, ordinance, regulation or order, (iii) "hazardous substances," as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §9601 et seq., or similar state or local law, ordinance, regulation or order, (iv) "hazardous materials," as defined by the Hazardous Materials Transportation Act (HMTA), 49 U.S.C. §1802, or similar state or local law, ordinance, regulation or order, (v) radioactive materials subject to the Atomic Energy Act (AEA), 42 U.S.C. §2011 et seq., or similar state or local law, ordinance, regulation or order, and (vi) any other pollutant, contaminant, chemical, or substance whose presence creates or could create a hazard to health or the environment or a violation of any federal, state or local Environmental Law.

"Environmental Liability" means any and all liability, claim, demand, obligation, cause or action, accusation, allegation, order, violation, damage, loss, cost, expense, injury, judgment, penalty, or fine alleged by any third party (including, without limitation, any private party or governmental entity), arising out of, relating to, or resulting from, directly or indirectly, in whole or in part: (i) the presence, generation, transport, disposal, treatment, storage or Release of Hazardous Materials, (ii) the violation or alleged violation of any Environmental Law, or (iii) any Enforcement or Remedial Action. This liability includes any cost of removing or disposing of any Hazardous Materials, any cost of enforcement, cost of investigation and/or remedial action, and any other cost or expense whatsoever, including, without limitation, reasonable attorneys', accountants', engineers', and consultants' fees and disbursements, interests, and medical expenses.

"Environmental Law" means any past, present, or future federal, state, or local laws, ordinances, regulations, judgments, and orders and the common law, including the law of strict liability and the law of abnormally dangerous activities, relating to environmental matters, including, without limitation, provisions pertaining to or regulating air pollution, water pollution, noise control, wetlands, watercourses, wildlife, Hazardous Materials, or any other activities or conditions which impact or relate to the environment or nature.

"Enforcement or Remedial Actions" include any step taken by any person or entity (i) to cleanup, remedy, or remove any Release of Hazardous Materials, or (ii) to enforce compliance with or to collect or impose penalties, fines, or other sanctions provided by any Environmental Law.

“Release” includes any and all releasing, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, disposing, dumping, and any other means by which any Hazardous Material or other substance may be introduced into or travel through the environment.

(b) the Tenant shall be solely responsible and liable for the Premises’ compliance with all Environmental Laws.

(c) Landlord shall not bear any responsibility or liability contractually, under common law, or under federal, state, or local laws or regulations for: (i) any Hazardous Materials which have been, are, or may be present, generated or Released in, on, under, or adjacent to the Premises or the disposal of such Hazardous Materials, or (ii) any Environmental Liability associated with the Property or past, present or future activities conducted on the Property.

(d) Tenant and its successors and assigns, expressly waive any and all rights against Landlord pertaining to any Environmental Liability or pursuant to any Environmental Law, including, without limitation, any claim alleged under CERCLA.

(e) Tenant, for itself, its successors and assigns, agrees to reimburse, defend, indemnify and hold harmless Landlord, its subsidiaries, affiliates and stockholders and their respective successors and assigns, officers, directors, employees, and agents from and against any and all losses, costs, expenses, claims, demands obligations and liabilities (including, without limitation, cleanup costs, reasonable attorneys’ and consultants’ fees and expenses) arising from or related to, directly or indirectly, in whole or in part: (i) the threatened or actual Release of any Hazardous Material in, on, under or from the Premises, and (ii) any Environmental Liability or Enforcement or Remedial Action associated with the Premises or any past, present or future activities conducted on the Property or any adjacent property.

9. Demolition or Development; Other Improvements. Tenant shall not engage in any “demolition or development” with respect to the Premises. Without Landlord’s prior written approval, which shall not be unreasonably withheld for improvements required by Tenant’s licensor that are not “demolition or development”, Tenant shall not make any other improvements to the Premises. Tenant shall obtain all required governmental approvals and permits for any and all improvements. Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, damages, fines, penalties, losses, costs and expenses arising directly or indirectly from or relating to any violation by Tenant of the first sentence of this Section.

10. Ownership of Improvements at Expiration of Term. Any improvements made shall remain on and be surrendered with the Premises upon the expiration or earlier termination of the term, except that Tenant can remove any fixtures and equipment that Tenant has installed on the Premises which can be removed without damaging the improvements. If Landlord agrees in writing to removal of fixtures which cannot be removed without damaging the improvements, then Tenant at its cost shall repair any damage to the Premises occasioned by such removal of fixtures and equipment, which repair shall include the patching and filling of holes and repairs. Tenant’s obligations hereunder shall survive the expiration or earlier termination of this Lease.

11. Maintenance and Repairs. Tenant at its cost shall maintain in good condition and repair the Premises and every part thereof, structural or nonstructural, landscaping, driveways, parking lots, fences and signs located within the Premises including all sidewalks contiguous to the Premises. Landlord shall incur no expense nor have any responsibility of any kind whatsoever in connection with maintenance of the Premises.

12. Mechanics Liens. Tenant shall pay all costs for construction done by it or caused to be done by it on the Premises as permitted by this Lease. Tenant shall keep the Premises free and clear of mechanics' liens and other liens of a like nature filed or claimed by reason of any labor or material furnished to Tenant or its assigns, or to any other person using or occupying the premises or any portion thereof under or through them or any of them, and Tenant will protect and indemnify Landlord against any and all such liens and against all attorneys' fees, costs and expenses which may accrue, grow out of or be incurred by reason of, or on account of, any such lien.

Should any lien or claim for lien be filed against the Premises, Tenant shall give Landlord notice of the lien or claim for lien as soon as Tenant has knowledge thereof. Should Tenant fail to pay off and fully discharge, cause to be released by the giving of a bond, or otherwise indemnify Landlord against any loss arising out of any such lien or claim for lien which arises out of Tenant's use of the Premises or by any action caused directly or indirectly by Tenant within thirty (30) days after the filing of any such lien or claim for lien, Landlord shall have the right, at its option, to pay the same or any portion thereof, and Landlord shall be the sole judge of the legality thereof, in which event Tenant shall repay to Landlord all money which Landlord may pay out in discharge of any such lien or claim for lien, and all reasonable attorneys' fees, costs or expenses which may accrue, grow out of or be incurred by reason of or on account of any of the same, with Tenant's next rent installment together with interest at the rate of ten percent (10%) per annum. Landlord shall have the right at any time to enter into and upon the Premises to post and keep posted thereon notices provided for by Section 3094 of the Civil Code of the State of California, or by any other law of said state, or other notices of such character as Landlord may determine to be necessary to protect Landlord and the Premises against any liens or claims for liens, to the effect that Landlord will not be responsible for any construction, alteration, or repairs upon the Premises not being done or performed by or on behalf of Landlord.

13. Utilities. Tenant shall make all arrangements for and pay for all utilities and services furnished to or used by it, including, without limitation, gas, electricity, water, telephone service, trash collection and other similar charges which may accrue with respect to the Premises, and for all connection charges.

14. Indemnity and Exculpation.

14.1 Indemnity. Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, liabilities, losses, damages, costs and expenses (including, without limitation, attorneys' fees and costs) arising directly or indirectly, or caused by, the use of the Premises by Tenant or its officers, members, employees, contractors or invitees, or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by the Tenant in, on, or about the Premises, or breach of Tenant's obligations under this Lease, or any negligence or willful misconduct of Tenant or its officers, members, employees, contractors or

invitees. In case any action or proceeding be brought against Landlord by reason of such claim, Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord. Tenant's obligations hereunder shall survive the expiration or earlier termination of this Lease.

14.2 Exculpation of Landlord. Landlord and its authorized representatives shall not be liable to Tenant for any damage to Tenant's business, or for any loss of profit, or for damage to the goods, wares, merchandise or other property of Tenant, save and except in those instances where such damage is proximately caused, in whole or in part, by any active negligence of Landlord, its agents, employees or contractors.

15. Subleasing and Assignment.

15.1 Subleasing. Tenant shall not sublease any or all of the Premises for subtenants without the prior consent of Landlord, in Landlord's sole and absolute discretion.

15.2 Assignment. Tenant shall not assign this Lease without the prior consent of Landlord, in Landlord's sole and absolute discretion. The following shall also constitute assignment of this Lease, requiring Landlord's prior written consent in Landlord's sole and absolute discretion:

(1) Any total or partial sale, assignment, conveyance, or transfer in any other mode or form, of or with respect to any interest in the Tenant or a series of such sales, assignments and the like that, in the aggregate, result in a disposition of more than 49% of the ownership interests in the Tenant; or

(2) Any merger, consolidation, sale or lease of all or substantially all of the assets of the Tenant or a series of such sales, assignments and the like that, in the aggregate, result in a disposition of more than 49% of the ownership interests in Tenant or 49% of all or substantially all of the assets of the Tenant; or

(3) The recordation of any deed of trust, mortgage, lien or similar encumbrance against all or any portion of Tenant's interest in the Premises, except in accordance with Section 16 below.

Notwithstanding the foregoing, the following shall not constitute an assignment of this Lease, provided prior written notice is provided to Landlord describing the transfer and why it is permitted under the following: any transfer of any interest in the Tenant irrespective of the percentage of ownership (i) to any other owner of any interest in the Tenant; or (ii) to any Affiliate (as defined below), or (iii) to any other person or entity in which any holder of an interest (including any beneficial interest) in the Tenant is a manager, officer or partner or in which any of the aforementioned is a shareholder, member or partner.

For purposes of this Section, "Affiliate" shall mean and refer to any person or entity, directly or indirectly, Controlling or Controlled by or under common Control with the Tenant, whether by direct or indirect ownership of equity interests, by contract or otherwise.

For purposes of this Section, "Control," "Controlling" or "Controlled" means and refers to exercising or having possession, directly or indirectly, of the power to direct or cause the direction

of the management and policies of a person or entity, whether by ownership of equity interests, by contract or otherwise.

16. Encumbrances.

16.1 Mortgage of Leasehold Estate. Tenant may encumber the leasehold estate of Tenant created hereunder upon prior written notice to Landlord with a copy of the loan documents for the loan secured by the encumbrance. In that event, the secured lender shall not become personally liable to perform the obligations of Tenant under this Lease unless and until said leasehold mortgagee becomes the owner of the leasehold estate pursuant to foreclosure, assignment in lieu of foreclosure, trustee's sale, or otherwise, and thereafter said leasehold mortgagee shall remain personally liable for such obligations arising during its ownership of the leasehold estate.

16.2 Leasehold Mortgagee. Definition of "Leasehold Mortgagee" shall be deemed and construed to mean the leasehold mortgagee under any mortgage or the beneficiary under any deed of trust executed by the Tenant covering the leasehold estate created by this lease. "Leasehold Mortgagee" shall also embrace and include any successor in interest of said leasehold mortgagee or said beneficiary named in said mortgage or deed of trust.

17. Insurance.

17.1 Public Liability and Property Damage Insurance. Tenant at its cost shall obtain and keep in force at all times during the term of this Lease public liability and property damage insurance with liability limits of not less than Two Million Dollars (\$2,000,000.00) combined single limit for both bodily injury and property damage, insurance shall insure performance by Tenant of its obligation to indemnify and hold the Landlord harmless under the indemnity provisions of this Lease. Both parties shall be named as additional insured, and the policy shall contain cross liability endorsements.

Not more frequently than each three (3) years, if, in the opinion of Tenant's leasehold mortgagee, if any, or of the insurance broker retained by Landlord, the amount of public liability and property damage insurance coverage at that time is not adequate, Tenant shall increase the insurance coverage as required by Tenant's leasehold mortgagee or Landlord's insurance broker.

17.2 Fire Insurance on Building and Other Improvements. Tenant at its cost shall obtain and keep in force at all times during the term of this Lease for any buildings (during the course of construction and at all times thereafter) and other improvements that are a part of the Premises a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of at least ninety percent (90%) of full replacement value. The insurance policy shall be issued in the name of Landlord, Tenant and Tenant's leasehold mortgagee, if any, as their interests appear. The insurance policy shall provide that any proceeds shall be paid pursuant to the provisions of this Lease with respect to destruction.

The "full replacement value" of any buildings and other improvements to be insured shall be determined by Tenant in conjunction with the company issuing the insurance

policy at the time the policy is initially obtained. Not more frequently than every three years during the term and any extended term of this Lease, and if so requested by Landlord in writing, Tenant shall redetermine the replacement value in conjunction with the insurance company issuing the insurance policy. The redetermination shall be made promptly and in accordance with the rules and practices of the Board of Fire Underwriters, or a like board recognized and generally accepted by the insurance company, and Tenant shall promptly notify Landlord of the results of such redetermination. The insurance policy shall be adjusted by Tenant at its cost according to the redetermination.

If Tenant fails to obtain and keep said insurance in force at all times during the term of this Lease, Landlord may, but shall not be required to, obtain and keep same in force, in which event Tenant shall repay to Landlord the cost of said insurance on the next day upon which rent becomes due. Tenant's obligation to pay the insurance costs shall be prorated for any partial year at the commencement and expiration or termination of the term.

17.3 Other Insurance Matters. All the insurance required under this Lease shall:

(a) Be issued by insurance companies authorized to do business in the State of California, with at least an "A" rating at the inception of the policy, as rated in the most recent edition of Best's Insurance Reports. Tenant shall not be required to replace the policy until expiration of the then current policy term if the company issuing the policy has its rating reduced to less than an "A" rating;

(b) Be issued as a primary policy; and

(c) Contain an endorsement requiring thirty (30) days' notice from the insurance company to both parties and Tenant's leasehold mortgagee, if any, before cancellation or change in the coverage, scope, or amount of any policy.

Each policy, or a certificate of the policy, together with evidence of payment of premiums, shall be deposited with the other party at the commencement of the term, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy.

17.4 Subrogation. As long as their respective insurers so permit, Landlord and Tenant hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage and other property insurance policies existing for the benefit of the respective parties. Each party shall apply to their insurers to obtain said waivers. Each party shall obtain any special endorsements, if required by their insurer to evidence compliance with the aforementioned waiver.

18. Destruction.

18.1 No Termination on Destruction of Premises. Damage to or destruction of any portion or all of the buildings, structures or improvements now or hereafter existing on the Premises by fire, earthquake, the elements or any other cause whatsoever, whether with or without fault on the part of Tenant shall not terminate this Lease or entitle Tenant to surrender the Premises, or entitle Tenant to any abatement of or reduction in rent payable by Tenant hereunder, or

otherwise affect the respective obligations of the parties hereto, any law to the contrary notwithstanding.

18.2 Procedure in Event of Loss; Rebuilding. All proceeds payable pursuant to the provisions of any policies of fire insurance shall be expressly made payable in the case of loss or damage to Tenant or any leasehold mortgagee and shall be used for the following purposes and with the following powers and duties:

(a) All proceeds received from any insurance policy shall first be used, subject to any conditions contained in this Lease, for the restoration and repair of any and all buildings, improvements and equipment located on the Premises which have become destroyed or damaged. Any such restoration or repair shall be made upon the same general plan, quality and character as existing before such casualty loss. Such proceeds shall be used and applied in satisfaction and discharge of the cost of the restoration of the destroyed or damaged buildings, improvements and equipment;

(b) Said funds shall be paid from time to time to persons furnishing labor or materials, or both, including architects' fees and contractors' compensation in the construction work on vouchers approved by a licensed architect or engineer approved by the leasehold mortgagee and employed by Tenant to superintend the work; and

(c) Any such funds remaining in the hands of the Tenant or leasehold mortgagee after the completion of the restoration or the repair work and the payment and discharge of the cost thereof shall belong to Tenant or shall be paid by Tenant to the leasehold mortgagee as may be required by the leasehold mortgagee.

18.3 Option Not to Rebuild During Last Five Years of Term. Should the improvements on the Premises suffer destruction or damage which exceeds fifty percent (50%) of their then replacement cost, by fire or other cause at any time during the last five (5) years of the term of this Lease, Tenant shall have the following options:

(a) Rebuild and repair the buildings as hereinabove set forth; or

(b) Pay to Landlord an amount equal to the cost of clearing the destroyed buildings and debris; and upon such payment to Landlord, this Lease shall thereupon be canceled and terminated. Should Tenant elect this second option, written notice thereof shall be given to Landlord within one hundred twenty (120) days after such destruction.

19. Condemnation.

19.1 Effect of Condemnation. If any portion of the Premises shall be taken for any public or quasi-public use under any statute or by right of eminent domain, or private purchase in lieu thereof and a portion thereof remains which is susceptible of occupation hereunder for Permitted Uses, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor or purchaser, or from the time of taking of physical possession by the condemnor or proposed condemnor, whichever event shall first occur, and the rent payable hereunder shall thereafter be adjusted so that the Tenant shall be required to pay for the remainder of the term only such portion of the rent as the value of the portion remaining after such taking bears to the value

of the entire Premises prior to such taking. If all of the Premises, or such portion thereof be taken so that there does not remain a portion susceptible for occupation hereunder for Permitted Uses, this Lease shall terminate as of the date title shall vest in the condemnor or purchaser, or from the time of taking of physical possession by the condemnor or proposed condemnor, whichever event shall first occur.

19.2 Apportionment, Distribution of Award on Total Taking. On a taking of the entire Premises, or on a taking of a portion where there does not remain a portion suitable for occupation hereunder, all sums, including damages and interest, awarded for the fee or the leasehold, or both, shall be deposited promptly with First American Title Insurance Company as escrow agent and shall be distributed and disbursed in the following order of priority:

First, all real and personal property taxes constituting a lien on the Premises or improvements;

Second, to Tenant a sum equal to the value of any improvements, alterations and additions placed upon the Premises by Tenant;

Third, to Landlord a sum equal to the value of the fee for the Premises taken, valued as unimproved land and unburdened by all leases and subleases plus the sum of \$86,000.00 (which is the agreed value of the existing improvements at the date of the preceding lease).

Fourth, to Tenant the balance of the award, including any amount assessed or awarded to Tenant in the proceeding or action for such taking with respect to relocation costs and loss of goodwill.

19.3 Apportionment, Distribution of Award for Partial Taking. On a partial taking, all sums, including damages and interest, awarded for the fee title or the leasehold or both, shall be deposited promptly with Title Company as escrow agent and shall be distributed and disbursed in the following order of priority:

First, to Tenant a sum equal to the cost of restoring the improvements, alterations and additions placed upon the Premises by Tenant;

Second, to Landlord a sum equal to the value of the fee for the Premises taken, valued as unimproved land and unburdened by all leases and subleases;

Third, to Tenant the balance of the award, including any amount assessed or awarded to Tenant in the proceeding or action for such taking with respect to relocation costs and loss of goodwill.

19.4 Temporary Taking by Governmental Agency. In the event the use of the Premises or a part thereof, as distinct from the fee title, is taken over by governmental authorities under a War Powers Act or similar legal act on a temporary basis, Landlord will look to such governmental authorities during this period of such use for the performance of any and all of the obligations of Tenant hereunder. If such use continues for 30 consecutive days, Tenant shall have the right to terminate this Lease upon written notice to Landlord.

19.5 Goodwill and Fixtures and Equipment. Nothing contained herein is intended to diminish, defeat or waive Tenant's rights to any award or compensation pursuant to Eminent Domain Law, Code of Civil Procedure Sections 1230 - 1273, for goodwill, relocation or any other law providing for benefits or damages for Tenant in a condemnation action. However, Tenant shall not be entitled to any portion of the award to Landlord for the value of the Premises as described in paragraphs 21.2 and 21.3 based upon any claim for bonus value or leasehold value.

19.6 Extension of Term. In the event Tenant is unable to occupy the Premises for the Permitted Uses for a period of time, because of a temporary taking pursuant to paragraph 21.4 or because of restoration work pursuant to paragraph 21.3, then the term of the Lease pursuant to paragraph 4 shall be extended for a corresponding period of time.

20. Default.

20.1 Tenant's Default. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

(a) Failure to occupy and operate the Premises for any of the Permitted Uses for sixty (60) consecutive days after written notice of such failure from Landlord;

(b) Failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of three (3) days after written notice thereof by Landlord to Tenant;

(c) Failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by the Tenant, other than to pay rent or any other payment required to be made hereunder, where such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion;

(d) A subletting or assignment by Tenant in violation of this Lease;

(e) An assignment for the benefit of its creditors, and such assignment is not terminated within thirty (30) days after written notice by Landlord to Tenant of the violation of this subparagraph; and

(f) A voluntary or involuntary petition filed by or against Tenant under any law for the purpose of adjudication of Tenant as a bankrupt, or for the extension of time of payment, composition, arrangement, adjustment, modification, settlement or satisfaction of the liabilities of Tenant or for the reorganization of Tenant under the Revised Bankruptcy Act of the United States having the same general purpose, or a receiver appointed for Tenant by reason of insolvency or alleged insolvency of Tenant, and such adjudication, order, adjustment, decree, custody and supervision has not been vacated or set aside or appeal taken or otherwise terminated or permanently stayed within sixty (60) days after (1) the date of entry or beginning thereof, (2) the date of Landlord's written notice to Tenant of Tenant's default under this subparagraph, whichever date or event is later.

Notices given under this paragraph shall specify the alleged default and applicable Lease provisions, and shall demand that Tenant perform the provisions of this Lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the Premises. No such notice shall be deemed a forfeiture or a termination of this Lease unless Landlord so elects in the notice.

20.2 Landlord's Remedies. In the event of any such default and breach by Tenant, Landlord shall have the following remedies. These remedies are not exclusive; they are cumulative in addition to any other remedies now or hereafter available to Landlord under the laws or judicial decisions of the State of California.

(a) Tenant's Right to Possession Not Terminated. Landlord can continue this Lease in full force and effect, and the Lease will continue in effect as long as Landlord does not terminate Tenant's right to possession, and Landlord shall have the right to collect rent when due. During the period Tenant is in default, Landlord can enter the Premises and relet them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to Landlord for all reasonable costs Landlord incurs in reletting the Premises, including, without limitation, broker's commissions, expenses of remodeling the Premises required by the reletting, and like costs. Reletting can be for a period shorter or longer than the remaining term of this Lease. Rents received by Landlord from any reletting shall be applied first to the payment of any indebtedness, other than rent due hereunder from Tenant to Landlord, second to the payment of any costs and expenses of any reletting, third to the payment of rent due and unpaid hereunder and the residue, if any shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Tenant shall pay to Landlord the rent due under this Lease on the dates the rent is due, less the rent Landlord receives from any reletting. No act by Landlord allowed by this paragraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease. After Tenant's default and for so long as Landlord does not terminate Tenant's right to possession of the Premises, if Tenant obtains Landlord's consent Tenant shall have the right to assign or sublet its interest in this Lease, but Tenant shall not be released from liability.

(b) Termination of Tenant's Right to Possession. In the event of any such default or breach by Tenant, Landlord can terminate Tenant's right to possession of the Premises at any time. No act by Landlord other than giving notice to Tenant shall terminate this Lease. Acts of maintenance, efforts to relet the Premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this Lease shall not constitute a termination of Tenant's right to possession. On termination, Landlord has the right to recover from Tenant:

(i) The worth, at the time of the award of the unpaid rent that had been earned at the time of termination of this Lease;

(ii) The worth, at the time of the award of the amount by which the unpaid rent that would have been earned after the date of termination of this Lease until the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided;

(iii) The worth, at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(iv) Any other amount, and court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default.

"The net worth, at the time of the award," as used in (i) and (ii) of this paragraph, is to be computed by allowing interest at the rate of ten percent (10%) per annum. "The worth, at the time of the award," as referred to in (iii) of this paragraph, is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one percent (1%).

20.3 Default by Landlord. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after notice by Tenant to Landlord in writing, specifying wherein Landlord has failed to perform such obligations; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

21. Rights of Leasehold Mortgagee. Should this Lease be terminated by reason of the rejection of this Lease in a bankruptcy of Tenant, Landlord agrees that any Leasehold Mortgagee shall have the right for a period of one hundred twenty (120) days subsequent to said termination to elect to obtain a new Lease of the Premises provided the Leasehold Mortgagee cures all defaults of Tenant under this Lease. Such new Lease shall be for a term to commence as of the date of said termination of this Lease and shall have as the date for the expiration thereof the same expiration date stated in this Lease. The rents, covenants, conditions and provisions of such new Lease shall be the same as the rents, covenants, conditions and provisions of this Lease existing immediately preceding said termination, except it shall have a period of time reasonably determined by Landlord for the Leasehold Mortgagee to cure non-monetary defaults of Tenant. If the leasehold mortgagee shall elect to demand such new Lease within said one hundred twenty (120) day period, it shall give written notice to Landlord of such election; and, thereupon, within thirty (30) days thereafter, Landlord and the leasehold mortgagee shall execute and deliver such new Lease upon the terms above set forth, and the leasehold mortgagee shall, at the time of the execution and delivery of such new lease, pay to Landlord all rent and additional rent owing by Tenant to Landlord under the terms of this Lease immediately prior to the termination of this Lease as well as all rent and additional rent which would have become payable hereunder by Tenant to Landlord to the date of the execution and delivery of such new lease, had this Lease not terminated, and which remain unpaid at the time of the execution and delivery of such new lease, together with reasonable attorneys' fees and expenses in connection therewith. Any such new Lease may, at the option of the leasehold mortgagee, be executed to a nominee of the leasehold mortgagee without the leasehold mortgagee assuming the burdens and obligations of Tenant thereunder, beyond the period of its occupancy.

22. Leasehold Mortgagee Entitled to Notice of Default; Right to Cure Default. Wherever in this Lease it shall be required or permitted that notice or demand shall be given or

served by either party to this Lease to or on the other, such notice or demand shall also be given or served to any leasehold mortgagee that may have provided funds for the construction of any improvements on the Premises, provided that said leasehold mortgagee shall have notified Landlord in writing and advised Landlord of the name and address to which said notice shall be forwarded.

Landlord may not terminate the Lease because of any default or breach thereunder on the part of Tenant if the leasehold mortgagee or the trustee under the Deed of Trust, within sixty (60) days after service of written notice on the leasehold mortgagee by Landlord of Landlord's intention so to terminate:

(a) Cures the default or breach if it can be cured by the payment or expenditure of money provided to be paid under the terms of the Lease, or if the default or breach is not so curable, commences, or causes the trustee under the Deed of Trust to commence, and thereafter to pursue to completion, steps and proceedings to foreclosure on the leasehold covered by the Deed of Trust; and

(b) Keeps and performs all of the covenants and conditions of the Lease requiring the payment or expenditure of money by Tenant until such time as the leasehold is sold upon foreclosure pursuant to the Deed of Trust, or is released or reconveyed thereunder, or is transferred upon judicial foreclosure or by an assignment in lieu of foreclosure.

(c) Landlord agrees to accept any curative acts performed by the leasehold mortgagee as though they were performed by Tenant.

So long as said leasehold mortgagee performs the obligations of Tenant hereunder, no foreclosure of, deed given in lieu of foreclosure of or sale under any encumbrance created by Landlord shall affect leasehold mortgagee's assumption of Tenant's right under this Lease and Landlord will attorn to leasehold mortgagee.

In the event the leasehold mortgagee acquires the Lease by foreclosure, or by transfer or assignment in lieu of foreclosure, the leasehold mortgagee shall have the absolute right to assign its interest in the Premises or to sublet all or any part of the Premises without the prior written consent of Landlord. Upon the assignment of the Lease by the leasehold mortgagee, the leasehold mortgagee shall be released from any and all obligations as Tenant under the Lease, provided that the leasehold mortgagee has cured any default of Tenant and continues to pay rent to and including the date of the assignment.

23. No surrender without Leasehold Mortgagee's Consent. Provided that there exists no default concerning which notice of default and an opportunity to cure has been given, Landlord agrees that it will not accept a surrender of the Premises or a cancellation of this Lease from Tenant prior to the termination of this Lease without the prior written consent of the leasehold mortgagee.

24. Rights of Successive Mortgagees. Should there be more than one (1) leasehold mortgagee at the time of any termination of this Lease as provided in this paragraph, their respective rights shall be in the order in which their mortgages or deeds of trust are liens on the leasehold estate.

25. Entry by Landlord. Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times for any of the following purposes:

25.1 Inspection. To determine whether the Premises are in good condition and whether Tenant is complying with its obligations under this Lease;

25.2 Maintenance and Restoration. To do any necessary maintenance and to make any restoration to the Premises that Landlord has the right or obligation to perform, and in connection therewith to erect scaffolding and protective barricades around and about the Premises, but not so as to prevent entry to the Premises, and to do any other act or thing necessary for the safety or preservation of the Premises;

25.3 Posting of Notices. To serve, post, or keep posted any notices required or allowed under the provisions of this Lease;

25.4 Notices for Benefit of Landlord. To post "for rent" or "for lease" signs during the last three (3) months of the term, or during any period while Tenant is in default; Landlord shall not have the right to post "for sale" signs throughout the entire term without limitation; and

25.5 Show Premises. To show the Premises to prospective brokers, agents, buyers, tenants, persons interested in an exchange, or lenders, at any time during the term upon reasonable prior notice to Tenant.

26. Subordination; Attornment. This Lease is and shall be subject to any encumbrance now of record, but shall be prior to any encumbrance recorded after the date of this Lease affecting the Premises. If, however, a lender requires that this Lease be subordinated to any such new encumbrance, this Lease shall be subordinate to that encumbrance, if Landlord first obtains from the lender a written agreement that provides substantially the following:

"As long as Tenant performs its obligations under this Lease, no foreclosure of, deed given in lieu of foreclosure of, or sale under the encumbrance, and no steps or procedures taken under the encumbrance, shall affect Tenant's rights under this Lease."

"The provisions in this Lease concerning the disposition of insurance proceeds on destruction of the Premises, and the provisions of this Lease concerning the disposition of any condemnation award, shall prevail over any conflicting provisions in the encumbrance."

"Tenant shall attorn to any purchaser at any foreclosure sale, or to any grantee or transferee designated in any deed given in lieu of foreclosure."

Tenant shall execute the written agreement and any other documents required by the lender to accomplish the purposes of this paragraph.

27. Merger. The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Landlord, terminate all or any existing subleases or may, at the option of Landlord, operate as an assignment to Landlord of any or all of such subleases.

28. Estoppel Certificates. Each party, within ten (10) days after notice from the other party, shall execute and deliver to the other party, in recordable form, a certificate stating that this Lease is unmodified and in full force and effect, or in full force and effect as modified, and stating the modifications. The certificate also shall state the amount of minimum monthly rent, the dates to which the rent has been paid in advance, and any other matters related to the status of the Lease as may be required by a prospective transferee or encumbrancer of the Premises.

Failure to deliver the certificate within the ten (10) days shall be conclusive upon the party failing to deliver the certificate for the benefit of the party requesting the certificate and any successor to the party requesting the certificate, that this Lease is in full force and effect and has not been modified except as may be represented by the party requesting the certificate.

29. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served sent by certified mail, postage prepaid, or by reputable overnight delivery service, addressed as follows:

To Landlord at: City of Covina
 125 East College Street
 Covina, CA 91723-2199
 Attn: City Manager

To Tenant at: WB COVINA – KI, LLC
 680 E. Colter St.
 Phoenix, AZ 85012

With a copy to:

KroescheSchindler, LLP
Attn: Michelle J. Berner, Esq.
2603 Main Street Suite 200
Irvine, CA 92614

Either party may change its address by written notice to the other. Notice shall be deemed communicated within forty-eight (48) hours from the time of mailing, or the next business day after delivered to a reputable overnight delivery service for next day or next business day delivery.

30. Waiver. No waiver of any breach of any of the covenants, agreements, restrictions, and conditions of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant, agreement, obligation, condition or provision.

No delay or omission in the exercise of any right or remedy of Landlord on any default by Tenant shall impair such a right or remedy or be construed as a waiver.

The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

No act or conduct of Landlord, including, without limitation, the acceptance of the keys to the Premises, shall constitute an acceptance of the surrender of the Premises by Tenant before the expiration of the term. Only a notice from Landlord to Tenant shall constitute acceptance of the surrender of the Premises and accomplish a termination of the Lease.

Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent act by Tenant.

31. Termination of New Memorandum of Lease. Tenant shall execute and deliver to Landlord on the expiration or termination of this Lease, immediately on Landlord's request, a termination of memorandum of lease reasonably necessary to clear the title to the Premises from the recorded memorandum of this Lease, in recordable form and otherwise in the form requested by Landlord. If Tenant fails to do so, Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, losses, costs, damages, expenses and counsel fees suffered or incurred by Landlord as a direct or indirect result thereof. Tenant's obligations under this Section shall survive the expiration or earlier termination of this Lease.

32. Attorneys' Fees. If either party becomes a party to any litigation concerning this Lease or the Premises by reason of any act or omission of the other party or its authorized representatives, and not by any act or omission of the party that becomes a party to that litigation or any act or omission of its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for reasonable attorneys' fees and court costs incurred by it in the litigation.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit in such action, including costs of appeal, if any, in such amount as the court may award.

33. Surrender of Premises. On the last day of the term thereof, or on any sooner termination, Tenant shall surrender the Premises to Landlord in good condition and repair, broom clean, ordinary wear and tear excepted. Tenant shall repair any damage to the Premises occasioned by the removal of Tenant's trade fixtures, furnishings and equipment which Tenant has the right to remove from the Premises pursuant to the provisions of this Lease, which repair shall include the patching and filling of holes and repair of structural damage.

Tenant shall remove all its personal property. Landlord can elect to retain or dispose of in any manner any alterations or Tenant's personal property that Tenant does not remove from the Premises on expiration or termination of the term of this Lease by giving at least ten (10) days' notice to Tenant. Title to any such alterations or Tenant's personal property that Landlord elects to retain or dispose of on expiration of the ten (10) day period shall vest in Landlord. **TENANT WAIVES ALL CLAIMS AGAINST LANDLORD FOR ANY DAMAGE TO TENANT**

RESULTING FROM LANDLORD'S RETENTION OR DISPOSITION OF ANY SUCH ALTERATIONS OR TENANT'S PERSONAL PROPERTY, AND TENANT WAIVES ALL STATUTES THAT CONFLICT WITH THE FOREGOING OR WHICH IMPOSE OBLIGATIONS ON LANDLORD WITH RESPECT TO TENANT'S PROPERTY LEFT IN THE PREMISES. Tenant shall be liable to Landlord for Landlord's cost for storing, removing, and disposing of any alterations or Tenant's personal property. Tenant's obligations hereunder shall survive the expiration or earlier termination of this Lease.

34. Holding Over. If Tenant remains in possession of the Premises or any part thereof after the expiration of the term with the written consent of Landlord, then unless otherwise specified in such consent, such possession by Tenant shall be deemed to be a month-to-month tenancy at a rent in the amount of the last monthly rent plus all other charges payable hereunder, including but not limited to property taxes, and upon all terms hereof applicable to a month-to-month tenancy, terminable on thirty (30) days' notice given at any time by either party.

35. Time of Essence. Time is of the essence of each provision of this Lease.

36. Quiet Enjoyment. Upon Tenant paying the rent reserved hereunder and observing and performing all of the covenants, conditions and provisions on Tenant's part to be observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire term hereof, subject to all provisions of this Lease.

37. Successors and Assigns. Subject to any provisions hereof relative to assignment or subletting by Tenant, this Lease shall be binding on and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

38. Non-Discrimination. Tenant covenants and agrees for itself, its successors, its assigns and every successor in interest to the Premises or any part thereof, there shall be no discrimination against or segregation of any person, or group of persons, on account of sex, marital status, race, color, creed, national origin, religion or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Premises nor shall Tenant itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Premises.

39. Rent Payable in U.S. Money. Rent and all other sums payable under this Lease must be paid in lawful money of the United States of America.

40. Choice of Law. This Lease shall be construed and interpreted in accordance with the laws of the State of California.

41. No Brokers. No party to this Lease has had any contact or dealing regarding the lease of the Premises to Tenant through any licensed real estate broker or any other person who may claim a right to commission or finder's fee as a procuring cause of the Lease of the Premises. In the event that any broker or a finder presents a claim for a commission or a finder's fee which is based either on this Lease or upon the broker's or finder's dealings or communications with any party, then the party through whom the broker or finder bases his claim shall indemnify, save

harmless and defend the other party from said claim, including but not limited to all costs and expenses incurred by the other party in defending said claim.

42. No Construction Against Landlord. This Lease shall be construed as if prepared by both parties.

43. Severability. The unenforceability, invalidity, or illegality of any provision shall not render the other provisions unenforceable, invalid, or illegal, and all such other provisions shall remain in full force and effect; and it is the intention of the parties hereto that if any provision of this Lease is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

44. Waiver of Relocation Benefits. Tenant acknowledges that it is a post-acquisition tenant having leased the Premises from Landlord after Landlord's acquisition of the Premises. By entering into this Lease, Tenant and any subtenant or successor in interest to Tenant under this Lease hereby expressly waive any claim for compensation for fixtures and equipment installed on the Premises at such time as the Lease is terminated or the term expires. Tenant, any subtenant, and any successor in interest to the Tenant also waive any claim against Landlord for moving expenses, relocation assistance, and any claim for loss or damage to goodwill, as a result of being required to move if this Lease is terminated for any reason or due to expiration of the term of this Lease. Tenant shall not be considered a "displaced person" as such term is defined in Section 7260 (b) (c) or (d) of the California Government Code as it relates to Landlord. Tenant disclaims such status and hereby acknowledges its ineligibility for relocation assistance as provided in California Government Code sections 7260 through 7277, as it now exists or may be amended.

45. Integrated Agreement; Modifications. This Lease contains all the agreements of the parties with respect to any matter covered or mentioned in this Lease. No prior agreement or understanding pertaining to any such matter shall be effective. No provision of this Lease may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest at the time of the modification.

LANDLORD

CITY OF COVINA

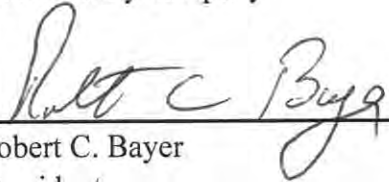
By: _____

Print Name: CHRIS MARCARELLO

Title: CITY MANAGER

TENANT:

WB COVINA - K1, LLC a Delaware
limited liability company

By: 
Robert C. Bayer
President

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	LEGAL DESCRIPTION OF LAND
B	FORM OF MEMORANDUM OF LEASE, AND TERMINATION OF PREVIOUS MEMORANDUM OF LEASE

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 Los Angeles)

On May 15, 2024 before me, Fabian Velez, Notary Public
(insert name and title of the officer)

personally appeared Chris Marcarello
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)



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 Los Angeles)

On March 27, 2024 before me, Fabian Velez, Notary Public
(insert name and title of the officer)

personally appeared Robert C. Bayer,
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 *[Handwritten Signature]* (Seal)

EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County, more particularly described as follows:

Beginning at the intersection of the centerline of Citrus Avenue, (formerly Citrus Street), 66 feet wide, with the centerline of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as both streets are shown on said map; thence easterly along said centerline of Rowland Street 246.67 feet; thence southerly, parallel with the westerly line of said Lot 4, a distance of 49.50 feet to the southerly line of said Rowland Street, said point being the True Point of Beginning; thence continuing southerly, parallel with said westerly line of Lot 4, a distance of 99.33 feet; thence westerly, parallel with said southerly line of Rowland Street, 59.36 feet; thence northwesterly, a distance of 38.61 feet, in a direct line to the intersection of a line that is parallel with and distant 161.50 feet easterly from said centerline of Citrus Avenue, measured at right angles thereto, with a line that is parallel with and distant 127.31 feet from said southerly line of Rowland Street, measured at right angles thereto; thence southerly, parallel with said centerline of Citrus Avenue, a distance of 15.44 feet, to a line that is parallel with and distant 142.75 feet from said southerly line of Rowland Street; thence westerly along last said parallel line, a distance of 111.50 feet, to a line that is parallel with and distant 17 feet easterly from the easterly line of said Citrus Avenue, measured at right angles thereto; thence northerly, a distance of 125.75 feet along said last mentioned parallel line to a point 17 feet southerly thereon from said southerly line of Rowland Street; thence northeasterly 24.04 feet in a direct line to a point in said southerly line of Rowland Street, 17 feet easterly thereon from said last mentioned parallel line; thence easterly along said southerly line of Rowland Street, 179.67 feet to the True Point of Beginning.

PARCEL 2:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County and that portion of Lot 24 of Tract No. 19651 in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 506, Pages 33 and 34 of Maps of said County Recorder, more particularly described as follows:

Beginning at the intersection of a line that is parallel with and distant 63 feet westerly, measured at right angles, from the westerly line of Shoppers Lane, 70 feet wide, as said Shoppers Lane is shown on map of Tract No. 18945, recorded in Book 579, Pages 25 and 26 of Maps, Records of said County, with the southerly line of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as shown on said map of Tract No. 18945; thence southerly along said parallel line, a distance of 362.53 feet, more or less, to its intersection with a line that is parallel with and distant 63 feet

northerly, measured at right angles, from the southerly line of said Lot 24; thence westerly, a distance of 218.67 feet, along last mentioned parallel line to its intersection with a line that is parallel with and distant 44.80 feet easterly, measured at right angles, from the easterly line of Lot 23 of said Tract No. 19651; thence southerly along last mentioned parallel line, a distance of 63 feet, to the southerly line of said Lot 24; thence westerly along last said southerly line of Lot 24, a distance of 44.80 feet, to the easterly line of said Lot 23; thence northerly along the easterly line of said Lot 23 and its northerly prolongation, a distance of 118.98 feet, to the northerly line of said Lot 24; thence westerly along the northerly line of said Lot 24 to its intersection with a line that is parallel with and distant 17 feet easterly from the easterly line of Citrus Avenue, (formerly Citrus Street), 66 feet wide, as said Citrus Street is shown on said map of Phillips Tract, measured at right angles thereto; thence northerly along last mentioned parallel line, a distance of 163.67 feet, more or less, to its intersection with a line that is parallel with and distant 142.75 feet southerly from the southerly line of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as said Rowland Street is shown on said map of Phillips Tract; thence easterly along last mentioned parallel line, a distance of 111.50 feet; thence northerly, parallel with the centerline of said Citrus Avenue, a distance of 15.44 feet; thence northeasterly, a distance of 38.61 feet, in a direct line to the intersection of a line that is parallel with and distant 187.31 feet easterly from said centerline of Citrus Avenue, measured at right angles thereto, with a line that is parallel with and distant 99.33 feet southerly from said southerly line of Rowland Street, measured at right angles thereto; thence easterly, parallel with said southerly line of Rowland Street, a distance of 59.36 feet; thence northerly, parallel with said centerline of Citrus Avenue, a distance of 99.33 feet to said southerly line of Rowland Street; thence easterly along said southerly line of Rowland Street, a distance of 167.47 feet, more or less, to the point of beginning.

EXHIBIT B

**FORM OF "MEMORANDUM OF LEASE, AND TERMINATION OF
PREVIOUS RECORDED MEMORANDUM OF LEASE"**

(Attached.)

FIRST AMENDMENT TO LEASE

This AMENDMENT TO LEASE (this "Amendment") is dated as of July 16, 2024 (the "Effective Date") and is entered into by and between the CITY OF COVINA, a municipal corporation ("Landlord"), and WB COVINA-KI, LLC a Delaware limited liability company ("Tenant").

RECITALS

- A. The Landlord and Tenant are parties to that certain Lease dated November 21, 2023.
- B. Landlord and Tenant desire to amend the Lease as hereinafter set forth.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

- 1. New Exhibit "A" (Legal Description of Land). Exhibit "A" to the Lease is hereby deleted and the attached new Exhibit "A" is hereby substituted in lieu thereof.
- 2. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- 3. Time of Essence. Time is of the essence of every provision hereof and the new Exhibit A in which time is a factor.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year first above written.

LANDLORD:

CITY OF COVINA

By: _____

Print Name: _____

Title: _____

TENANT:

WB COVINA-KI, LLC

By: Robert C. Bayer
Print Name: Robert C. Bayer
Title: owner, Dealer Principal

ATTEST:

Chief Deputy City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Real Property in the City of Covina, County of Los Angeles, State of California, described as follows:
PARCEL 1:

LOT 4 IN BLOCK 23 OF THE PHILLIPS TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF COVINA, AS PER MAP RECORDED IN BOOK 9, PAGES 3 AND 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CITRUS AVENUE, 66 FEET WIDE; WITH THE CENTER LINE OF ROWLAND AVENUE, 99 FEET WIDE; THENCE EASTERLY, ALONG SAID CENTER LINE OF ROWLAND AVENUE, 260 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 49.50 FEET TO THE SOUTHERLY LINE OF SAID ROWLAND AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY PARALLEL WITH SAID WESTERLY LINE OF LOT 4, A DISTANCE OF 100 FEET; THENCE EASTERLY, PARALLEL WITH SAID SOUTHERLY LINE OF ROWLAND AVENUE, 133 FEET; THENCE NORTHERLY, PARALLEL WITH SAID WESTERLY LINE OF SAID LOT 4, 100 FEET TO SAID SOUTHERLY LINE OF ROWLAND AVENUE; THENCE WESTERLY, ALONG ROWLAND AVENUE, 133 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE SOUTHERLY 305 FEET OF LOT 4.

ALSO EXCEPT THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 0 DEGREES 09' 25" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 306.58 FEET TO THE NORTHEAST CORNER OF TRACT 19651, AS PER MAP RECORDED IN BOOK 506, PAGE 33 OF MAPS, RECORDS OF SAID COUNTY, THENCE NORTH 89 DEGREES 06' 44" WEST ALONG THE NORTHERLY LINE OF SAID TRACT NO. 19651, A DISTANCE OF 189.98 FEET; THENCE NORTH 0 DEGREES 09' 25" EAST PARALLEL WITH SAID EASTERLY LINE 281.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25 FEET THENCE NORTHWESTERLY ALONG SAID CURVE AN ANGLE OF 89 DEGREES 17' 05" AN ARC DISTANCE OF 38.96 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 4, SAID NORTHERLY LINE BEING THE SOUTHERLY LINE OF ROWLAND AVENUE (99 FEET WIDE); THENCE SOUTH 89 DEGREES 07' 40" EAST ALONG SAID NORTHERLY LINE 214.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LOT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 63 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SHOPPERS LANE, 70 FEET WIDE, AS SAID SHOPPERS LANE IS SHOWN ON MAP OF TRACT NO. 18945, RECORDED IN BOOK 579 PAGES 25 AND 26 OF MAPS, RECORDS OF SAID COUNTY, WITH THE NORTHERLY LINE OF TRACT NO. 19651, RECORDED IN BOOK 506 PAGES 33 AND 34 OF MAPS; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 306.53 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ROWLAND STREET, (FORMERLY ROWLAND AVENUE), 99 FEET WIDE, AS SHOWN ON MAP OF SAID TRACT NO. 18945; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 38.31 FEET, MORE OR LESS, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25 FEET, SAID POINT BEING DISTANT 214.67 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 89°17'05", AN ARC DISTANCE

OF 38.96 FEET, TO SAID WESTERLY LINE OF SHOPPERS LAND; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SHOPPERS LANE, A DISTANCE OF 281.84 FEET, TO SAID NORTHERLY LINE OF SAID TRACT NO. 19651; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID TRACT NO. 19651, A DISTANCE OF 63 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREON AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 2:

THAT PORTION OF LOT 24 OF TRACT NO. 19651 IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 506, PAGES 33 AND 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH PROLONGATION OF THE EASTERLY LINE OF LOT 23 OF SAID TRACT NO. 19651 WITH THE NORTHERLY LINE OF SAID LOT 24; THENCE EASTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 262.97 FEET, TO ITS INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT 63 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 24; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 55.98 FEET, TO ITS INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT 63 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 24; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE A DISTANCE OF 218.67 FEET, TO ITS INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT 44.80 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 23; THENCE SOUTHERLY ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 63 FEET; TO THE SOUTHERLY LINE OF SAID LOT 24; THENCE WESTERLY ALONG LAST SAID SOUTHERLY LINE OF SAID LOT 24, A DISTANCE OF 44.80 FEET TO THE EASTERLY LINE OF SAID LOT 23 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 118.98 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREON AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 3:

LOT 4 IN BLOCK 23 OF THE PHILLIPS TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF COVINA, AS PER MAP RECORDED IN BOOK 9, PAGES 3 AND 4 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CITRUS AVENUE, 66 FEET WIDE; WITH THE CENTER LINE OF ROWLAND AVENUE, 99 FEET WIDE; THENCE EASTERLY, ALONG SAID CENTER LINE OF ROWLAND AVENUE, 260 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 49.50 FEET TO THE SOUTHERLY LINE OF SAID ROWLAND AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY PARALLEL WITH SAID WESTERLY LINE OF LOT 4, A DISTANCE OF 100 FEET; THENCE EASTERLY, PARALLEL WITH SAID SOUTHERLY LINE OF ROWLAND AVENUE, 133 FEET; THENCE NORTHERLY, PARALLEL WITH SAID WESTERLY LINE OF SAID LOT 4, 100 FEET TO SAID SOUTHERLY LINE OF ROWLAND AVENUE; THENCE WESTERLY, ALONG ROWLAND AVENUE, 133 FEET TO THE TRUE POINT OF BEGINNING.



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: A Request from WB COVINA – KI, LLC to Approve an Assignment of the Lease Agreement Between the City of Covina as Landlord and WB COVINA – KI, LLC as Tenant for Property Located at 602-626 South Citrus Avenue and 128 East Rowland Street

Presented by: Brian K. Lee, AICP, Director of Community Development

Recommendation: Adopt Resolution CC 2024-65, Approving the Assignment of a Lease Agreement Between the City of Covina as Landlord and WB COVINA – KI, LLC as Tenant for Property Located at 602-626 South Citrus Avenue and 128 East Rowland Street to Hang 10, LLC and Authorize the City Manager or his Designee to Execute Necessary Documents.

EXECUTIVE SUMMARY:

On November 21, 2023, the City Council authorized the execution and delivery of a Lease Agreement (“Lease”) between the City of Covina, as landlord, and WB COVINA-KI, LLC, as tenant, for Property Located at 602-626 South Citrus Avenue and 128 East Rowland Street, operating as a Kia car dealership. This Lease became effective in July 2024. Prior to the enactment of the current Lease, WB COVINA-KI, LLC operated under a previous lease and has been involved in operating the dealership for more than a decade. Under the current Agreement, should the Tenant wish to assign the Lease or change ownership interests, they must be given prior consent to do so by the Landlord. The Tenant has notified the City of their request to assign the Lease to Hang10, LLC. At this time, the City requests formal consent be given to assign the Lease pursuant to Resolution CC 2024-65 (Attachment A).

DISCUSSION:

WB COVINA-KI, LLC is selling their ownership of the Kia car dealership located at 602-626 S. Citrus Avenue and 128 E. Rowland Street. WB COVINA-KI, LLC owns the business, but rents the land from the City. Pursuant to the Lease, formal approval is required for WB COVINA-KI, LLC to assign the Lease to the new prospective owner. Upon receiving the request from the current Tenant, Staff and Mayor King met with Mr. Brandon Steven of Hang 10, LLC, the prospective tenant. Mr. Steven owns 18 car dealerships in California and Kansas, with the closest location in Downtown Los Angeles, and looks forward to working with and giving back to the local community. Attachment B provides a biography of Mr. Steven’s related work experience. Should this action be approved, Hang 10, LLC will be subject to the same Lease and Lease terms as were previously approved. Adoption of Resolution CC 2024-65 will provide formal approval for the current Tenant to assign the Lease to Hang 10, LLC.

FISCAL IMPACT:

Not applicable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,



Brian K. Lee
Director of Community Development

RESOLUTION CC 2024-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA AUTHORIZING THE ASSIGNMENT OF A LEASE BY AND BETWEEN THE CITY OF COVINA, AS LANDLORD, AND WB COVINA-KI, LLC, AS THE CURRENT TENANT, TO HANG 10, LLC AS THE PROPOSED SUCCESSOR TO THE LEASE WITH RESPECT TO PROPERTY LOCATED IN THE CITY OF COVINA AT 602-626 SOUTH CITRUS AVENUE AND 128 EAST ROWLAND STREET, FINDING THAT SUCH AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the Covina Redevelopment Agency (the “Agency”) was formed, existed and exercised its powers pursuant to the Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*); and

WHEREAS, the Agency acquired a property located at 128 East Rowland Street in 1987 and acquired an adjacent property located at 602-626 South Citrus Avenue in 1998 (together, the “Property”); and

WHEREAS, in 2012, the Agency was dissolved pursuant to the Dissolution Law (ABx1 26, enacted on June 28, 2011, and as subsequently amended) and the City of Covina (the “City”) elected to serve as the Successor Agency to the Covina Redevelopment Agency (the “Successor Agency”), which is a legal entity separate from the City; and

WHEREAS, the Property transferred to the Successor Agency by operation of law upon the dissolution of the Agency; and

WHEREAS, pursuant to its Resolution CC 2023-109, adopted on November 21, 2023, the City Council authorized the execution and delivery of a Purchase and Sale Agreement by and between the City and the Successor Agency for the City’s purchase of the Property from the Successor Agency; and

WHEREAS, pursuant to Resolution No. COB 24-01, adopted on January 11, 2024, the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board approved the Successor Agency’s execution and delivery of the Purchase and Sale Agreement; and

WHEREAS, the City purchased the Property from the Successor Agency on July , 2024 as evidenced by a Grant Deed recorded in Los Angeles County as document number ; and

WHEREAS, pursuant to Resolution CC 2023-110, adopted on November 21, 2023, the City Council authorized the execution and delivery of a Lease Agreement between the City of Covina and WB COVINA-KI, LLC, a Delaware limited liability company (the “Tenant”), pursuant to the Lease by and between the City and the Tenant, attached hereto as Exhibit “A” and incorporated herein (the “Lease”); and

WHEREAS, the Memorandum of Lease is recorded in Los Angeles County as document number _____; and

WHEREAS, WB COVINA KI, LLC, desires to sell certain assets of WB Covina KI related to the ownership and/or operation of WB Covina KI's business LLC to Hang 10, LLC a Delaware limited liability company ("Successor") and is seeking written consent from the City to assign the Lease to the potential Successor pursuant to Section 15 "Subletting and Assignment" of the Lease; and

WHEREAS, the Surplus Land Act (Government Code Sections 54220-54234) applies to the disposition of surplus land, and Section 102 (H) of the Final Surplus Land Act Guidelines (the "Guidelines") promulgated by the California Department of Housing and Community Development ("HCD") provides that "the disposition of surplus land" means the sale or lease of local agency-owned land formally declared surplus; and

WHEREAS, Section 102 (H) of the Guidelines also provides that a "lease" shall not include a lease of land on which no development or demolition will occur, and the Surplus Land Act Frequently Asked Questions document prepared by HCD provides that a lease that allows tenant improvements and minor maintenance would not be considered a disposition of surplus land; and

WHEREAS, the Lease does not allow for development or demolition, and therefore, the Lease is not a disposition pursuant to the Surplus Land Act; and

WHEREAS, the Lease of the Property is for the public benefit of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE, FIND, DECLARE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The Assignment of the Lease from WB COVINA KI, LLC to WB Covina KI's business LLC to Hang 10, LLC as it relates to the Property described in the Lease in the form attached hereto as Exhibit "A" is hereby approved.

SECTION 3. The Authorized Officers and staff of the City are hereby authorized, jointly and severally, to do all things (including but not limited to the execution of any certificates or other instruments) which they may deem necessary or proper to effectuate the purposes of this Assignment, and any such actions previously taken are hereby ratified and confirmed.

SECTION 4. Pursuant to the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA") the City has evaluated the action of authorizing the City to assign the Lease on the Property to the prospective Tenant. The act of authorizing the City to assign the Lease does not approve any new development or construction of

buildings, nor does it authorize any new land uses. For this reason, it can be seen with certainty that authorizing the City to assign the Lease to the prospective Tenant pursuant to Section 15 of the Lease substantially in the form attached to this Resolution as Exhibit “A” will not result in any significant adverse impact on the environment. Thus, said City authorization is exempt from the CEQA environmental review requirements pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations (the “CEQA Guidelines”). Staff of the City is hereby directed to prepare and post a notice of exemption pursuant to CEQA Guidelines Section 15062.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution and the same shall take effect and be in force.

PASSED, APPROVED and ADOPTED by the City Council of the City of Covina, California, on this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-65 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

AYES: COUNCIL MEMBERS: NONE
NOES: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

Exhibit "A"

**LEASE
(in substantial final form)**

LEASE

between

CITY OF COVINA
(Landlord)

and

WB COVINA – KI, LLC (Tenant)

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LEASE

1. Date; Parties. This Lease is dated as of March 27, 2024 and is entered into by and between the CITY OF COVINA, a California municipal corporation ("Landlord") and WB COVINA — KI, LLC a Delaware limited liability company ("Tenant").

2. Condition Precedent; Demise of Premises; Termination of Existing Lease; Recordable Memorandum of Lease.

2.1 Condition Precedent; Demise. It is a condition precedent to the effectiveness of this Lease that the Landlord acquire the land in the City of Covina, County of Los Angeles, State of California described on Exhibit "A" and the improvements thereon except for any public improvements such as sidewalks (collectively, "Premises"). Subject to the satisfaction of the foregoing condition, Landlord leases the Premises to Tenant and Tenant leases the Premises from Landlord, upon and subject to the terms hereinafter set forth.

2.2 Termination of Existing Lease. Tenant currently occupies the Premises pursuant to a Lease between the Covina Redevelopment Agency (predecessor-in-interest to Landlord) and PRY Properties (predecessor-in-interest to Tenant; said lease was ultimately assigned to Tenant) dated July 11, 2000, as amended (the "Existing Lease"), which is evidenced of record by a Memorandum of Lease dated June 27, 2001 recorded on August 13, 2001 as Document No. 011475578 in the Official Records of Los Angeles County ("Existing Memorandum of Lease").

Upon the Commencement Date (defined in Section 3.1 below), the Existing Lease shall terminate except for obligations of Tenant arising thereunder prior to such termination.

2.3 New Memorandum of Lease, and Termination of Existing Recorded Memorandum of Lease. Promptly after Landlord notifies Tenant in writing of the Commencement Date (defined in Section 3.1 below), Tenant shall execute and deliver to Landlord, duly acknowledged, a counterpart of a "Memorandum of Lease, and Termination of Previous Memorandum of Lease" in the form attached hereto as Exhibit "B" for recording upon the Commencement Date, which shall terminate of record the Existing Memorandum of Lease.

3. Term; Extensions; Right to Terminate.

3.1 Initial Term. The initial term of this Lease will commence on the date on which Landlord acquires the Premises ("Commencement Date") and shall expire five (5) years thereafter, subject to extension by Tenant under Section 3.2 below. Landlord shall promptly inform Tenant in writing of the Commencement Date.

3.2 Extension Options. Tenant shall have seven (7) options to extend the term, for five (5) years each, by written notice to Landlord given at least ninety (90) days prior to the end of the then-existing term.

3.3 Tenant Right to Terminate. Upon payment of the Prepaid Rent (described in Section 6.3), Tenant may terminate this Lease upon ninety (90) days' prior written notice to Landlord, in which case Landlord shall retain Three Hundred Thousand Dollars (\$300,000.00) of

such Prepaid Rent as a termination fee, and shall promptly refund to Tenant the remainder, if any, of the Prepaid Rent not applicable/applied to minimum monthly rent prior to the date of termination.

In connection therewith, Tenant hereby expressly waives all rights it may have under California Civil Code Section 1951.2 and other laws that determine landlord damages upon termination of a lease for tenant default, and agrees that the termination fee above is a negotiated termination fee and not damages for tenant lease default, or a penalty or forfeiture.

4. Condition of the Premises. Tenant is in possession of the Premises pursuant to the Existing Lease, and stipulates and agrees that the Premises are being leased to Tenant hereunder in an "as is" condition, without representation or warranty, express or implied.

The subject premises have not been inspected by a Certified Access Specialist (CASp). A CASp can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under State law. Although State law does not require a CASp inspection of the subject premises, a commercial property owner or lessor may not prohibit a lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the subject premises.

Landlord and Tenant hereby agree, however, that Landlord shall not bear the cost of any such inspections or repairs it being the intent and agreement of Landlord and Tenant that any such inspections or repairs must be performed by Tenant, and Landlord will not unreasonably withhold its consent thereto.

5. Leasehold Title Insurance. This Lease and Tenant's interest under this Lease shall be subject and subordinate to all matters of record, and all matters affecting title that are visible upon inspection. Tenant acknowledges that Tenant could have obtained, and may still obtain leasehold title insurance for its interest under this Lease, at its cost, and Landlord will cooperate therewith in good faith, but at no cost to Landlord.

6. Rent.

6.1 Minimum Monthly Rent. Commencing on the date on which Prepaid Rent, described in Section 6.3 below, shall have been applied to the minimum monthly rent described herein (and on the date on which Landlord returns any unapplied portion of the Prepaid Rent to Tenant under Section 6.3 below), Tenant shall pay rent to Landlord in the amount of TWENTY NINE THOUSAND EIGHT HUNDRED THIRTY FOUR AND NO/100 DOLLARS (\$29,834.00) per calendar month during the Term, in advance, on the first business day of every calendar month, without deduction or offset, but prorated for any partial calendar month at the beginning or end of the Term, and adjusted periodically in accordance with Section 6.2. (Such rent has been determined by recent appraisal or appraisal update obtained by Landlord to be the fair market rent for the Premises.)

6.2 Periodic Adjustment. The minimum monthly rent in Section 6.1 shall be subject to increase/adjustment at the commencement of the third anniversary year of the Commencement Date and at the end of every three years thereafter ("the adjustment dates") as follows: The base for computing the adjustment is the Consumer Price Index, All Urban Consumers (Revised 1982-1984) (All Items, for the Los Angeles-Long Beach--Anaheim Metropolitan Area, published by the United States Department of Labor, Bureau of Statistics ("Index"), which is published for the calendar month that is two months prior to the calendar month containing the Commencement Date and each calendar month that is every three years thereafter ("Beginning Index") (for example, if the Commencement Date is January 15, 2024, the initial comparison/base month would be November, 2023 and the next one would be November, 2026). If the Index published nearest preceding the adjustment date ("Adjustment Index") has increased over the applicable Beginning Index, the minimum monthly rent for the following three years (i.e., until the next rent adjustment) shall be determined by multiplying the then current minimum monthly rent by a fraction, the numerator of which is the applicable Adjustment Index and the denominator of which is the applicable Beginning Index. Any percentage increase in the minimum monthly rent shall not exceed nine percent (9%) of the minimum monthly rent in effect for the month immediately preceding the percentage increase.

If the applicable Adjustment Index has decreased from the applicable Beginning Index, no adjustment shall be made (i.e., minimum monthly rent shall not decrease).

If the Index is changed so that the base year differs from that used as of the date immediately preceding the month in which the term commences, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised during the term, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

Should the Index be discontinued or become unavailable to the general public, or should the method of computation be fundamentally changed, another generally recognized as authoritative shall be substituted by agreement of the parties. If they are unable to agree within thirty (30) days after demand by the other party, the substitute index shall, on application of either party, be selected by the chief officer of the San Francisco regional office of the Bureau of Labor Statistics or its successor. If such substitute index is unavailable, then the parties hereto agree to submit to arbitration under the auspices of the American Arbitration Association for the purpose of determining a substitute index which shall thereafter be binding upon the parties.

6.3 Prepaid Rent. Minimum monthly rent at the rate set forth in Section 6.1 is due from and after the Commencement Date. Within five (5) days after Landlord delivers a counterpart original of this Lease, signed by Landlord, Tenant shall prepay such minimum monthly rent in the amount of Two Million Four Hundred Thousand and No/100 Dollars (\$2,400,000.00) ("Prepaid Rent"). The Prepaid Rent shall be applied by Landlord to the minimum monthly rent due until all of the prepayment has been applied, or this Lease is terminated by Tenant under Section 3.3 above. If the Premises is sold by Landlord, then any unused/unapplied portion of the Prepaid Rent shall be returned to Tenant.

7. Taxes and Assessments.

7.1 Personal Property Taxes. Tenant shall pay before delinquency all taxes, assessments, license fees, and other charges ("taxes") that are levied and assessed against Tenant's personal property installed or located in or on the Premises, and that become payable during the term. On demand by Landlord, Tenant shall furnish Landlord with satisfactory evidence of these payments.

7.2 Real Property Taxes; Possessory Interest Taxes.

(a) Tenant to Pay All Real Property Taxes. Tenant shall pay when due all real property taxes and general and special assessments ("real property taxes") levied and assessed against the Premises (including improvements), including but not limited to possessory interest taxes, any increase in taxes due to new construction, change of ownership or any other increase permitted under California Law. If Tenant shall fail to pay any such taxes, Landlord shall have the right to pay the same, in which event Tenant shall reimburse Landlord within five (5) business days after written demand, as additional rent, together with interest at the rate of ten percent (10%) per annum.

(b) Proration of Tenant's Tax Liability. Tenant's liability to pay real property taxes and assessments with respect to the fiscal year in which the term of this Lease commences and with respect to the fiscal year in which the term of this Lease ends shall be prorated between the parties as of the date upon which this lease commences and as of the date on which the term of this Lease ends.

(c) Installment Payments. If any general or special assessment for a capital improvement made by a public or governmental authority shall be levied or assessed against the Premises, and such assessment shall be payable in a lump sum or on an installment basis, Tenant shall have the right to elect the basis of payment. If Tenant shall elect to pay such assessment on the installment basis, then Tenant will pay only those installments which shall become due and payable during the term of this Lease, or any renewal or extension thereof.

(d) Tenant's Right to Contest Real Property Taxes. Tenant at its cost shall have the right, at any time, to seek a reduction in the assessed valuation of the Premises or to contest any real property taxes that are to be paid by Tenant. If Tenant seeks a reduction or contests the real property taxes, the failure on Tenant's part to pay the real property taxes shall not constitute a default as long as Tenant complies with the provisions of this paragraph.

Landlord shall not be required to join in any proceeding or contest brought by Tenant unless the provisions of any law require that the proceeding or contest be brought by or in the name of Landlord or any owner of the Premises. In that case Landlord shall join in the proceeding or contest or permit it to be brought in Landlord's name as long as Landlord is not required to bear any cost. Tenant, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered, together with all costs, charges, interest, and penalties incidental to the decision or judgment.

Landlord appoints Tenant as its agent for the sole purpose of making payment to the tax collector, obtaining information and other data from the county or city assessor, and

instituting and maintaining any proceeding or contest allowed under this paragraph, with respect to all real property taxes in connection with the Premises.

If Tenant does not pay the real property taxes when due and Tenant seeks a reduction or contests them as provided in this paragraph, before the commencement of the proceeding or contest Tenant shall furnish to Landlord a surety bond issued by an insurance company qualified to do business in California. The amount of the bond shall equal one hundred percent (100%) of the total amount of real property taxes in dispute, together with an amount equal to penalties and interest for one fiscal year. The bond shall hold Landlord and the Premises harmless from any damage arising out of the proceeding or contest and shall insure the payment of any judgment that may be rendered.

8. Use.

8.1 Uses Allowed. Tenant shall use the Premises only for the maintenance and operation of new motor vehicle sales, service, repair and leasing business, including sales of parts, used motor vehicles, automobile insurance and financing incidental thereto (the "Permitted Uses"). The Premises shall be used for no other purposes. The sale of used automobiles shall be permitted only as part of new automobile sales. Service and repair and parts sales shall be permitted only so long as the Premises are also used primarily for new automobile and motor vehicle sales.

8.2 Uses Prohibited. Tenant shall not do, bring, or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises, provided Tenant shall have the right to use the Premises pursuant to Section 8.1 above. Tenant shall not use the Premises in any manner that will constitute waste, nuisance, or unreasonable annoyance to or in any way obstruct or interfere with the rights of owners or occupants of adjacent properties.

8.3 Operation of Business. Tenant shall continuously during the entire term hereof conduct and carry on Tenant's business for the Permitted Uses in the Premises not less than six (6) days per week and shall keep the Premises open for business and cause Tenant's business to be conducted therein in accordance with sound business practices for sales and leases of its products, provided, however, that this provision shall not apply if the Premises should be closed and the business of Tenant temporarily discontinued thereon on account of damage or destruction, strikes, lockouts or similar causes beyond the reasonable control of Tenant. Premises may, but shall not be required to be, open on New Year's Day or other holidays.

Tenant shall keep the Premises adequately stocked with vehicles; subject to the manufacturer's availability of inventory, and with sufficient sales personnel, to care for the patronage and conduct said business in accordance with sound business practices for operation of a new car dealership.

All sales by Tenant from operation of its business on the Premises shall be reported as sales or leases of vehicles, parts, materials and supplies from the Premises which are subject to imposition of the Bradley Burns Uniform Local Sales and Use Tax Law commencing with Section 7200 of the Revenue and Taxation Code of the State of California, as amended, or its equivalent governing sales tax collection and allocation, arising from all businesses and activities conducted by Tenant from time to time.

8.4 Compliance with Law. Tenant shall not use the Premises, or permit anything to be done in or about the Premises, which will in any way conflict with any law now in force or which may hereafter be enacted or promulgated. Tenant shall, during the term, at its cost, promptly comply with all laws now in force or which may hereafter be in force relating to or affecting the condition, use or occupancy of the Premises.

8.5 Hazardous Materials.

(a) The following defined terms used in this Section shall have the following meanings:

"Hazardous Materials" include: (i) oil or other petroleum products, (ii) "hazardous wastes," as defined by the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. §6901 et seq., or similar state or local law, ordinance, regulation or order, (iii) "hazardous substances," as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §9601 et seq., or similar state or local law, ordinance, regulation or order, (iv) "hazardous materials," as defined by the Hazardous Materials Transportation Act (HMTA), 49 U.S.C. §1802, or similar state or local law, ordinance, regulation or order, (v) radioactive materials subject to the Atomic Energy Act (AEA), 42 U.S.C. §2011 et seq., or similar state or local law, ordinance, regulation or order, and (vi) any other pollutant, contaminant, chemical, or substance whose presence creates or could create a hazard to health or the environment or a violation of any federal, state or local Environmental Law.

"Environmental Liability" means any and all liability, claim, demand, obligation, cause or action, accusation, allegation, order, violation, damage, loss, cost, expense, injury, judgment, penalty, or fine alleged by any third party (including, without limitation, any private party or governmental entity), arising out of, relating to, or resulting from, directly or indirectly, in whole or in part: (i) the presence, generation, transport, disposal, treatment, storage or Release of Hazardous Materials, (ii) the violation or alleged violation of any Environmental Law, or (iii) any Enforcement or Remedial Action. This liability includes any cost of removing or disposing of any Hazardous Materials, any cost of enforcement, cost of investigation and/or remedial action, and any other cost or expense whatsoever, including, without limitation, reasonable attorneys', accountants', engineers', and consultants' fees and disbursements, interests, and medical expenses.

"Environmental Law" means any past, present, or future federal, state, or local laws, ordinances, regulations, judgments, and orders and the common law, including the law of strict liability and the law of abnormally dangerous activities, relating to environmental matters, including, without limitation, provisions pertaining to or regulating air pollution, water pollution, noise control, wetlands, watercourses, wildlife, Hazardous Materials, or any other activities or conditions which impact or relate to the environment or nature.

"Enforcement or Remedial Actions" include any step taken by any person or entity (i) to cleanup, remedy, or remove any Release of Hazardous Materials, or (ii) to enforce compliance with or to collect or impose penalties, fines, or other sanctions provided by any Environmental Law.

“Release” includes any and all releasing, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, disposing, dumping, and any other means by which any Hazardous Material or other substance may be introduced into or travel through the environment.

(b) the Tenant shall be solely responsible and liable for the Premises’ compliance with all Environmental Laws.

(c) Landlord shall not bear any responsibility or liability contractually, under common law, or under federal, state, or local laws or regulations for: (i) any Hazardous Materials which have been, are, or may be present, generated or Released in, on, under, or adjacent to the Premises or the disposal of such Hazardous Materials, or (ii) any Environmental Liability associated with the Property or past, present or future activities conducted on the Property.

(d) Tenant and its successors and assigns, expressly waive any and all rights against Landlord pertaining to any Environmental Liability or pursuant to any Environmental Law, including, without limitation, any claim alleged under CERCLA.

(e) Tenant, for itself, its successors and assigns, agrees to reimburse, defend, indemnify and hold harmless Landlord, its subsidiaries, affiliates and stockholders and their respective successors and assigns, officers, directors, employees, and agents from and against any and all losses, costs, expenses, claims, demands obligations and liabilities (including, without limitation, cleanup costs, reasonable attorneys’ and consultants’ fees and expenses) arising from or related to, directly or indirectly, in whole or in part: (i) the threatened or actual Release of any Hazardous Material in, on, under or from the Premises, and (ii) any Environmental Liability or Enforcement or Remedial Action associated with the Premises or any past, present or future activities conducted on the Property or any adjacent property.

9. Demolition or Development; Other Improvements. Tenant shall not engage in any “demolition or development” with respect to the Premises. Without Landlord’s prior written approval, which shall not be unreasonably withheld for improvements required by Tenant’s licensor that are not “demolition or development”, Tenant shall not make any other improvements to the Premises. Tenant shall obtain all required governmental approvals and permits for any and all improvements. Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, damages, fines, penalties, losses, costs and expenses arising directly or indirectly from or relating to any violation by Tenant of the first sentence of this Section.

10. Ownership of Improvements at Expiration of Term. Any improvements made shall remain on and be surrendered with the Premises upon the expiration or earlier termination of the term, except that Tenant can remove any fixtures and equipment that Tenant has installed on the Premises which can be removed without damaging the improvements. If Landlord agrees in writing to removal of fixtures which cannot be removed without damaging the improvements, then Tenant at its cost shall repair any damage to the Premises occasioned by such removal of fixtures and equipment, which repair shall include the patching and filling of holes and repairs. Tenant’s obligations hereunder shall survive the expiration or earlier termination of this Lease.

11. Maintenance and Repairs. Tenant at its cost shall maintain in good condition and repair the Premises and every part thereof, structural or nonstructural, landscaping, driveways, parking lots, fences and signs located within the Premises including all sidewalks contiguous to the Premises. Landlord shall incur no expense nor have any responsibility of any kind whatsoever in connection with maintenance of the Premises.

12. Mechanics Liens. Tenant shall pay all costs for construction done by it or caused to be done by it on the Premises as permitted by this Lease. Tenant shall keep the Premises free and clear of mechanics' liens and other liens of a like nature filed or claimed by reason of any labor or material furnished to Tenant or its assigns, or to any other person using or occupying the premises or any portion thereof under or through them or any of them, and Tenant will protect and indemnify Landlord against any and all such liens and against all attorneys' fees, costs and expenses which may accrue, grow out of or be incurred by reason of, or on account of, any such lien.

Should any lien or claim for lien be filed against the Premises, Tenant shall give Landlord notice of the lien or claim for lien as soon as Tenant has knowledge thereof. Should Tenant fail to pay off and fully discharge, cause to be released by the giving of a bond, or otherwise indemnify Landlord against any loss arising out of any such lien or claim for lien which arises out of Tenant's use of the Premises or by any action caused directly or indirectly by Tenant within thirty (30) days after the filing of any such lien or claim for lien, Landlord shall have the right, at its option, to pay the same or any portion thereof, and Landlord shall be the sole judge of the legality thereof, in which event Tenant shall repay to Landlord all money which Landlord may pay out in discharge of any such lien or claim for lien, and all reasonable attorneys' fees, costs or expenses which may accrue, grow out of or be incurred by reason of or on account of any of the same, with Tenant's next rent installment together with interest at the rate of ten percent (10%) per annum. Landlord shall have the right at any time to enter into and upon the Premises to post and keep posted thereon notices provided for by Section 3094 of the Civil Code of the State of California, or by any other law of said state, or other notices of such character as Landlord may determine to be necessary to protect Landlord and the Premises against any liens or claims for liens, to the effect that Landlord will not be responsible for any construction, alteration, or repairs upon the Premises not being done or performed by or on behalf of Landlord.

13. Utilities. Tenant shall make all arrangements for and pay for all utilities and services furnished to or used by it, including, without limitation, gas, electricity, water, telephone service, trash collection and other similar charges which may accrue with respect to the Premises, and for all connection charges.

14. Indemnity and Exculpation.

14.1 Indemnity. Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, liabilities, losses, damages, costs and expenses (including, without limitation, attorneys' fees and costs) arising directly or indirectly, or caused by, the use of the Premises by Tenant or its officers, members, employees, contractors or invitees, or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by the Tenant in, on, or about the Premises, or breach of Tenant's obligations under this Lease, or any negligence or willful misconduct of Tenant or its officers, members, employees, contractors or

invitees. In case any action or proceeding be brought against Landlord by reason of such claim, Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord. Tenant's obligations hereunder shall survive the expiration or earlier termination of this Lease.

14.2 Exculpation of Landlord. Landlord and its authorized representatives shall not be liable to Tenant for any damage to Tenant's business, or for any loss of profit, or for damage to the goods, wares, merchandise or other property of Tenant, save and except in those instances where such damage is proximately caused, in whole or in part, by any active negligence of Landlord, its agents, employees or contractors.

15. Subleasing and Assignment.

15.1 Subleasing. Tenant shall not sublease any or all of the Premises for subtenants without the prior consent of Landlord, in Landlord's sole and absolute discretion.

15.2 Assignment. Tenant shall not assign this Lease without the prior consent of Landlord, in Landlord's sole and absolute discretion. The following shall also constitute assignment of this Lease, requiring Landlord's prior written consent in Landlord's sole and absolute discretion:

(1) Any total or partial sale, assignment, conveyance, or transfer in any other mode or form, of or with respect to any interest in the Tenant or a series of such sales, assignments and the like that, in the aggregate, result in a disposition of more than 49% of the ownership interests in the Tenant; or

(2) Any merger, consolidation, sale or lease of all or substantially all of the assets of the Tenant or a series of such sales, assignments and the like that, in the aggregate, result in a disposition of more than 49% of the ownership interests in Tenant or 49% of all or substantially all of the assets of the Tenant; or

(3) The recordation of any deed of trust, mortgage, lien or similar encumbrance against all or any portion of Tenant's interest in the Premises, except in accordance with Section 16 below.

Notwithstanding the foregoing, the following shall not constitute an assignment of this Lease, provided prior written notice is provided to Landlord describing the transfer and why it is permitted under the following: any transfer of any interest in the Tenant irrespective of the percentage of ownership (i) to any other owner of any interest in the Tenant; or (ii) to any Affiliate (as defined below), or (iii) to any other person or entity in which any holder of an interest (including any beneficial interest) in the Tenant is a manager, officer or partner or in which any of the aforementioned is a shareholder, member or partner.

For purposes of this Section, "Affiliate" shall mean and refer to any person or entity, directly or indirectly, Controlling or Controlled by or under common Control with the Tenant, whether by direct or indirect ownership of equity interests, by contract or otherwise.

For purposes of this Section, "Control," "Controlling" or "Controlled" means and refers to exercising or having possession, directly or indirectly, of the power to direct or cause the direction

of the management and policies of a person or entity, whether by ownership of equity interests, by contract or otherwise.

16. Encumbrances.

16.1 Mortgage of Leasehold Estate. Tenant may encumber the leasehold estate of Tenant created hereunder upon prior written notice to Landlord with a copy of the loan documents for the loan secured by the encumbrance. In that event, the secured lender shall not become personally liable to perform the obligations of Tenant under this Lease unless and until said leasehold mortgagee becomes the owner of the leasehold estate pursuant to foreclosure, assignment in lieu of foreclosure, trustee's sale, or otherwise, and thereafter said leasehold mortgagee shall remain personally liable for such obligations arising during its ownership of the leasehold estate.

16.2 Leasehold Mortgagee. Definition of "Leasehold Mortgagee" shall be deemed and construed to mean the leasehold mortgagee under any mortgage or the beneficiary under any deed of trust executed by the Tenant covering the leasehold estate created by this lease. "Leasehold Mortgagee" shall also embrace and include any successor in interest of said leasehold mortgagee or said beneficiary named in said mortgage or deed of trust.

17. Insurance.

17.1 Public Liability and Property Damage Insurance. Tenant at its cost shall obtain and keep in force at all times during the term of this Lease public liability and property damage insurance with liability limits of not less than Two Million Dollars (\$2,000,000.00) combined single limit for both bodily injury and property damage, insurance shall insure performance by Tenant of its obligation to indemnify and hold the Landlord harmless under the indemnity provisions of this Lease. Both parties shall be named as additional insured, and the policy shall contain cross liability endorsements.

Not more frequently than each three (3) years, if, in the opinion of Tenant's leasehold mortgagee, if any, or of the insurance broker retained by Landlord, the amount of public liability and property damage insurance coverage at that time is not adequate, Tenant shall increase the insurance coverage as required by Tenant's leasehold mortgagee or Landlord's insurance broker.

17.2 Fire Insurance on Building and Other Improvements. Tenant at its cost shall obtain and keep in force at all times during the term of this Lease for any buildings (during the course of construction and at all times thereafter) and other improvements that are a part of the Premises a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of at least ninety percent (90%) of full replacement value. The insurance policy shall be issued in the name of Landlord, Tenant and Tenant's leasehold mortgagee, if any, as their interests appear. The insurance policy shall provide that any proceeds shall be paid pursuant to the provisions of this Lease with respect to destruction.

The "full replacement value" of any buildings and other improvements to be insured shall be determined by Tenant in conjunction with the company issuing the insurance

policy at the time the policy is initially obtained. Not more frequently than every three years during the term and any extended term of this Lease, and if so requested by Landlord in writing, Tenant shall redetermine the replacement value in conjunction with the insurance company issuing the insurance policy. The redetermination shall be made promptly and in accordance with the rules and practices of the Board of Fire Underwriters, or a like board recognized and generally accepted by the insurance company, and Tenant shall promptly notify Landlord of the results of such redetermination. The insurance policy shall be adjusted by Tenant at its cost according to the redetermination.

If Tenant fails to obtain and keep said insurance in force at all times during the term of this Lease, Landlord may, but shall not be required to, obtain and keep same in force, in which event Tenant shall repay to Landlord the cost of said insurance on the next day upon which rent becomes due. Tenant's obligation to pay the insurance costs shall be prorated for any partial year at the commencement and expiration or termination of the term.

17.3 Other Insurance Matters. All the insurance required under this Lease shall:

(a) Be issued by insurance companies authorized to do business in the State of California, with at least an "A" rating at the inception of the policy, as rated in the most recent edition of Best's Insurance Reports. Tenant shall not be required to replace the policy until expiration of the then current policy term if the company issuing the policy has its rating reduced to less than an "A" rating;

(b) Be issued as a primary policy; and

(c) Contain an endorsement requiring thirty (30) days' notice from the insurance company to both parties and Tenant's leasehold mortgagee, if any, before cancellation or change in the coverage, scope, or amount of any policy.

Each policy, or a certificate of the policy, together with evidence of payment of premiums, shall be deposited with the other party at the commencement of the term, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy.

17.4 Subrogation. As long as their respective insurers so permit, Landlord and Tenant hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage and other property insurance policies existing for the benefit of the respective parties. Each party shall apply to their insurers to obtain said waivers. Each party shall obtain any special endorsements, if required by their insurer to evidence compliance with the aforementioned waiver.

18. Destruction.

18.1 No Termination on Destruction of Premises. Damage to or destruction of any portion or all of the buildings, structures or improvements now or hereafter existing on the Premises by fire, earthquake, the elements or any other cause whatsoever, whether with or without fault on the part of Tenant shall not terminate this Lease or entitle Tenant to surrender the Premises, or entitle Tenant to any abatement of or reduction in rent payable by Tenant hereunder, or

otherwise affect the respective obligations of the parties hereto, any law to the contrary notwithstanding.

18.2 Procedure in Event of Loss; Rebuilding. All proceeds payable pursuant to the provisions of any policies of fire insurance shall be expressly made payable in the case of loss or damage to Tenant or any leasehold mortgagee and shall be used for the following purposes and with the following powers and duties:

(a) All proceeds received from any insurance policy shall first be used, subject to any conditions contained in this Lease, for the restoration and repair of any and all buildings, improvements and equipment located on the Premises which have become destroyed or damaged. Any such restoration or repair shall be made upon the same general plan, quality and character as existing before such casualty loss. Such proceeds shall be used and applied in satisfaction and discharge of the cost of the restoration of the destroyed or damaged buildings, improvements and equipment;

(b) Said funds shall be paid from time to time to persons furnishing labor or materials, or both, including architects' fees and contractors' compensation in the construction work on vouchers approved by a licensed architect or engineer approved by the leasehold mortgagee and employed by Tenant to superintend the work; and

(c) Any such funds remaining in the hands of the Tenant or leasehold mortgagee after the completion of the restoration or the repair work and the payment and discharge of the cost thereof shall belong to Tenant or shall be paid by Tenant to the leasehold mortgagee as may be required by the leasehold mortgagee.

18.3 Option Not to Rebuild During Last Five Years of Term. Should the improvements on the Premises suffer destruction or damage which exceeds fifty percent (50%) of their then replacement cost, by fire or other cause at any time during the last five (5) years of the term of this Lease, Tenant shall have the following options:

(a) Rebuild and repair the buildings as hereinabove set forth; or

(b) Pay to Landlord an amount equal to the cost of clearing the destroyed buildings and debris; and upon such payment to Landlord, this Lease shall thereupon be canceled and terminated. Should Tenant elect this second option, written notice thereof shall be given to Landlord within one hundred twenty (120) days after such destruction.

19. Condemnation.

19.1 Effect of Condemnation. If any portion of the Premises shall be taken for any public or quasi-public use under any statute or by right of eminent domain, or private purchase in lieu thereof and a portion thereof remains which is susceptible of occupation hereunder for Permitted Uses, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor or purchaser, or from the time of taking of physical possession by the condemnor or proposed condemnor, whichever event shall first occur, and the rent payable hereunder shall thereafter be adjusted so that the Tenant shall be required to pay for the remainder of the term only such portion of the rent as the value of the portion remaining after such taking bears to the value

of the entire Premises prior to such taking. If all of the Premises, or such portion thereof be taken so that there does not remain a portion susceptible for occupation hereunder for Permitted Uses, this Lease shall terminate as of the date title shall vest in the condemnor or purchaser, or from the time of taking of physical possession by the condemnor or proposed condemnor, whichever event shall first occur.

19.2 Apportionment, Distribution of Award on Total Taking. On a taking of the entire Premises, or on a taking of a portion where there does not remain a portion suitable for occupation hereunder, all sums, including damages and interest, awarded for the fee or the leasehold, or both, shall be deposited promptly with First American Title Insurance Company as escrow agent and shall be distributed and disbursed in the following order of priority:

First, all real and personal property taxes constituting a lien on the Premises or improvements;

Second, to Tenant a sum equal to the value of any improvements, alterations and additions placed upon the Premises by Tenant;

Third, to Landlord a sum equal to the value of the fee for the Premises taken, valued as unimproved land and unburdened by all leases and subleases plus the sum of \$86,000.00 (which is the agreed value of the existing improvements at the date of the preceding lease).

Fourth, to Tenant the balance of the award, including any amount assessed or awarded to Tenant in the proceeding or action for such taking with respect to relocation costs and loss of goodwill.

19.3 Apportionment, Distribution of Award for Partial Taking. On a partial taking, all sums, including damages and interest, awarded for the fee title or the leasehold or both, shall be deposited promptly with Title Company as escrow agent and shall be distributed and disbursed in the following order of priority:

First, to Tenant a sum equal to the cost of restoring the improvements, alterations and additions placed upon the Premises by Tenant;

Second, to Landlord a sum equal to the value of the fee for the Premises taken, valued as unimproved land and unburdened by all leases and subleases;

Third, to Tenant the balance of the award, including any amount assessed or awarded to Tenant in the proceeding or action for such taking with respect to relocation costs and loss of goodwill.

19.4 Temporary Taking by Governmental Agency. In the event the use of the Premises or a part thereof, as distinct from the fee title, is taken over by governmental authorities under a War Powers Act or similar legal act on a temporary basis, Landlord will look to such governmental authorities during this period of such use for the performance of any and all of the obligations of Tenant hereunder. If such use continues for 30 consecutive days, Tenant shall have the right to terminate this Lease upon written notice to Landlord.

19.5 Goodwill and Fixtures and Equipment. Nothing contained herein is intended to diminish, defeat or waive Tenant's rights to any award or compensation pursuant to Eminent Domain Law, Code of Civil Procedure Sections 1230 - 1273, for goodwill, relocation or any other law providing for benefits or damages for Tenant in a condemnation action. However, Tenant shall not be entitled to any portion of the award to Landlord for the value of the Premises as described in paragraphs 21.2 and 21.3 based upon any claim for bonus value or leasehold value.

19.6 Extension of Term. In the event Tenant is unable to occupy the Premises for the Permitted Uses for a period of time, because of a temporary taking pursuant to paragraph 21.4 or because of restoration work pursuant to paragraph 21.3, then the term of the Lease pursuant to paragraph 4 shall be extended for a corresponding period of time.

20. Default.

20.1 Tenant's Default. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

(a) Failure to occupy and operate the Premises for any of the Permitted Uses for sixty (60) consecutive days after written notice of such failure from Landlord;

(b) Failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of three (3) days after written notice thereof by Landlord to Tenant;

(c) Failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by the Tenant, other than to pay rent or any other payment required to be made hereunder, where such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion;

(d) A subletting or assignment by Tenant in violation of this Lease;

(e) An assignment for the benefit of its creditors, and such assignment is not terminated within thirty (30) days after written notice by Landlord to Tenant of the violation of this subparagraph; and

(f) A voluntary or involuntary petition filed by or against Tenant under any law for the purpose of adjudication of Tenant as a bankrupt, or for the extension of time of payment, composition, arrangement, adjustment, modification, settlement or satisfaction of the liabilities of Tenant or for the reorganization of Tenant under the Revised Bankruptcy Act of the United States having the same general purpose, or a receiver appointed for Tenant by reason of insolvency or alleged insolvency of Tenant, and such adjudication, order, adjustment, decree, custody and supervision has not been vacated or set aside or appeal taken or otherwise terminated or permanently stayed within sixty (60) days after (1) the date of entry or beginning thereof, (2) the date of Landlord's written notice to Tenant of Tenant's default under this subparagraph, whichever date or event is later.

Notices given under this paragraph shall specify the alleged default and applicable Lease provisions, and shall demand that Tenant perform the provisions of this Lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the Premises. No such notice shall be deemed a forfeiture or a termination of this Lease unless Landlord so elects in the notice.

20.2 Landlord's Remedies. In the event of any such default and breach by Tenant, Landlord shall have the following remedies. These remedies are not exclusive; they are cumulative in addition to any other remedies now or hereafter available to Landlord under the laws or judicial decisions of the State of California.

(a) Tenant's Right to Possession Not Terminated. Landlord can continue this Lease in full force and effect, and the Lease will continue in effect as long as Landlord does not terminate Tenant's right to possession, and Landlord shall have the right to collect rent when due. During the period Tenant is in default, Landlord can enter the Premises and relet them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to Landlord for all reasonable costs Landlord incurs in reletting the Premises, including, without limitation, broker's commissions, expenses of remodeling the Premises required by the reletting, and like costs. Reletting can be for a period shorter or longer than the remaining term of this Lease. Rents received by Landlord from any reletting shall be applied first to the payment of any indebtedness, other than rent due hereunder from Tenant to Landlord, second to the payment of any costs and expenses of any reletting, third to the payment of rent due and unpaid hereunder and the residue, if any shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Tenant shall pay to Landlord the rent due under this Lease on the dates the rent is due, less the rent Landlord receives from any reletting. No act by Landlord allowed by this paragraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease. After Tenant's default and for so long as Landlord does not terminate Tenant's right to possession of the Premises, if Tenant obtains Landlord's consent Tenant shall have the right to assign or sublet its interest in this Lease, but Tenant shall not be released from liability.

(b) Termination of Tenant's Right to Possession. In the event of any such default or breach by Tenant, Landlord can terminate Tenant's right to possession of the Premises at any time. No act by Landlord other than giving notice to Tenant shall terminate this Lease. Acts of maintenance, efforts to relet the Premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this Lease shall not constitute a termination of Tenant's right to possession. On termination, Landlord has the right to recover from Tenant:

(i) The worth, at the time of the award of the unpaid rent that had been earned at the time of termination of this Lease;

(ii) The worth, at the time of the award of the amount by which the unpaid rent that would have been earned after the date of termination of this Lease until the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided;

(iii) The worth, at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(iv) Any other amount, and court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default.

"The net worth, at the time of the award," as used in (i) and (ii) of this paragraph, is to be computed by allowing interest at the rate of ten percent (10%) per annum. "The worth, at the time of the award," as referred to in (iii) of this paragraph, is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one percent (1%).

20.3 Default by Landlord. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after notice by Tenant to Landlord in writing, specifying wherein Landlord has failed to perform such obligations; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

21. Rights of Leasehold Mortgagee. Should this Lease be terminated by reason of the rejection of this Lease in a bankruptcy of Tenant, Landlord agrees that any Leasehold Mortgagee shall have the right for a period of one hundred twenty (120) days subsequent to said termination to elect to obtain a new Lease of the Premises provided the Leasehold Mortgagee cures all defaults of Tenant under this Lease. Such new Lease shall be for a term to commence as of the date of said termination of this Lease and shall have as the date for the expiration thereof the same expiration date stated in this Lease. The rents, covenants, conditions and provisions of such new Lease shall be the same as the rents, covenants, conditions and provisions of this Lease existing immediately preceding said termination, except it shall have a period of time reasonably determined by Landlord for the Leasehold Mortgagee to cure non-monetary defaults of Tenant. If the leasehold mortgagee shall elect to demand such new Lease within said one hundred twenty (120) day period, it shall give written notice to Landlord of such election; and, thereupon, within thirty (30) days thereafter, Landlord and the leasehold mortgagee shall execute and deliver such new Lease upon the terms above set forth, and the leasehold mortgagee shall, at the time of the execution and delivery of such new lease, pay to Landlord all rent and additional rent owing by Tenant to Landlord under the terms of this Lease immediately prior to the termination of this Lease as well as all rent and additional rent which would have become payable hereunder by Tenant to Landlord to the date of the execution and delivery of such new lease, had this Lease not terminated, and which remain unpaid at the time of the execution and delivery of such new lease, together with reasonable attorneys' fees and expenses in connection therewith. Any such new Lease may, at the option of the leasehold mortgagee, be executed to a nominee of the leasehold mortgagee without the leasehold mortgagee assuming the burdens and obligations of Tenant thereunder, beyond the period of its occupancy.

22. Leasehold Mortgagee Entitled to Notice of Default; Right to Cure Default. Wherever in this Lease it shall be required or permitted that notice or demand shall be given or

served by either party to this Lease to or on the other, such notice or demand shall also be given or served to any leasehold mortgagee that may have provided funds for the construction of any improvements on the Premises, provided that said leasehold mortgagee shall have notified Landlord in writing and advised Landlord of the name and address to which said notice shall be forwarded.

Landlord may not terminate the Lease because of any default or breach thereunder on the part of Tenant if the leasehold mortgagee or the trustee under the Deed of Trust, within sixty (60) days after service of written notice on the leasehold mortgagee by Landlord of Landlord's intention so to terminate:

(a) Cures the default or breach if it can be cured by the payment or expenditure of money provided to be paid under the terms of the Lease, or if the default or breach is not so curable, commences, or causes the trustee under the Deed of Trust to commence, and thereafter to pursue to completion, steps and proceedings to foreclosure on the leasehold covered by the Deed of Trust; and

(b) Keeps and performs all of the covenants and conditions of the Lease requiring the payment or expenditure of money by Tenant until such time as the leasehold is sold upon foreclosure pursuant to the Deed of Trust, or is released or reconveyed thereunder, or is transferred upon judicial foreclosure or by an assignment in lieu of foreclosure.

(c) Landlord agrees to accept any curative acts performed by the leasehold mortgagee as though they were performed by Tenant.

So long as said leasehold mortgagee performs the obligations of Tenant hereunder, no foreclosure of, deed given in lieu of foreclosure of or sale under any encumbrance created by Landlord shall affect leasehold mortgagee's assumption of Tenant's right under this Lease and Landlord will attorn to leasehold mortgagee.

In the event the leasehold mortgagee acquires the Lease by foreclosure, or by transfer or assignment in lieu of foreclosure, the leasehold mortgagee shall have the absolute right to assign its interest in the Premises or to sublet all or any part of the Premises without the prior written consent of Landlord. Upon the assignment of the Lease by the leasehold mortgagee, the leasehold mortgagee shall be released from any and all obligations as Tenant under the Lease, provided that the leasehold mortgagee has cured any default of Tenant and continues to pay rent to and including the date of the assignment.

23. No surrender without Leasehold Mortgagee's Consent. Provided that there exists no default concerning which notice of default and an opportunity to cure has been given, Landlord agrees that it will not accept a surrender of the Premises or a cancellation of this Lease from Tenant prior to the termination of this Lease without the prior written consent of the leasehold mortgagee.

24. Rights of Successive Mortgagees. Should there be more than one (1) leasehold mortgagee at the time of any termination of this Lease as provided in this paragraph, their respective rights shall be in the order in which their mortgages or deeds of trust are liens on the leasehold estate.

25. Entry by Landlord. Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times for any of the following purposes:

25.1 Inspection. To determine whether the Premises are in good condition and whether Tenant is complying with its obligations under this Lease;

25.2 Maintenance and Restoration. To do any necessary maintenance and to make any restoration to the Premises that Landlord has the right or obligation to perform, and in connection therewith to erect scaffolding and protective barricades around and about the Premises, but not so as to prevent entry to the Premises, and to do any other act or thing necessary for the safety or preservation of the Premises;

25.3 Posting of Notices. To serve, post, or keep posted any notices required or allowed under the provisions of this Lease;

25.4 Notices for Benefit of Landlord. To post "for rent" or "for lease" signs during the last three (3) months of the term, or during any period while Tenant is in default; Landlord shall not have the right to post "for sale" signs throughout the entire term without limitation; and

25.5 Show Premises. To show the Premises to prospective brokers, agents, buyers, tenants, persons interested in an exchange, or lenders, at any time during the term upon reasonable prior notice to Tenant.

26. Subordination; Attornment. This Lease is and shall be subject to any encumbrance now of record, but shall be prior to any encumbrance recorded after the date of this Lease affecting the Premises. If, however, a lender requires that this Lease be subordinated to any such new encumbrance, this Lease shall be subordinate to that encumbrance, if Landlord first obtains from the lender a written agreement that provides substantially the following:

"As long as Tenant performs its obligations under this Lease, no foreclosure of, deed given in lieu of foreclosure of, or sale under the encumbrance, and no steps or procedures taken under the encumbrance, shall affect Tenant's rights under this Lease."

"The provisions in this Lease concerning the disposition of insurance proceeds on destruction of the Premises, and the provisions of this Lease concerning the disposition of any condemnation award, shall prevail over any conflicting provisions in the encumbrance."

"Tenant shall attorn to any purchaser at any foreclosure sale, or to any grantee or transferee designated in any deed given in lieu of foreclosure."

Tenant shall execute the written agreement and any other documents required by the lender to accomplish the purposes of this paragraph.

27. Merger. The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Landlord, terminate all or any existing subleases or may, at the option of Landlord, operate as an assignment to Landlord of any or all of such subleases.

28. Estoppel Certificates. Each party, within ten (10) days after notice from the other party, shall execute and deliver to the other party, in recordable form, a certificate stating that this Lease is unmodified and in full force and effect, or in full force and effect as modified, and stating the modifications. The certificate also shall state the amount of minimum monthly rent, the dates to which the rent has been paid in advance, and any other matters related to the status of the Lease as may be required by a prospective transferee or encumbrancer of the Premises.

Failure to deliver the certificate within the ten (10) days shall be conclusive upon the party failing to deliver the certificate for the benefit of the party requesting the certificate and any successor to the party requesting the certificate, that this Lease is in full force and effect and has not been modified except as may be represented by the party requesting the certificate.

29. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served sent by certified mail, postage prepaid, or by reputable overnight delivery service, addressed as follows:

To Landlord at: City of Covina
 125 East College Street
 Covina, CA 91723-2199
 Attn: City Manager

To Tenant at: WB COVINA – KI, LLC
 680 E. Colter St.
 Phoenix, AZ 85012

With a copy to:

KroescheSchindler, LLP
Attn: Michelle J. Berner, Esq.
2603 Main Street Suite 200
Irvine, CA 92614

Either party may change its address by written notice to the other. Notice shall be deemed communicated within forty-eight (48) hours from the time of mailing, or the next business day after delivered to a reputable overnight delivery service for next day or next business day delivery.

30. Waiver. No waiver of any breach of any of the covenants, agreements, restrictions, and conditions of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant, agreement, obligation, condition or provision.

No delay or omission in the exercise of any right or remedy of Landlord on any default by Tenant shall impair such a right or remedy or be construed as a waiver.

The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

No act or conduct of Landlord, including, without limitation, the acceptance of the keys to the Premises, shall constitute an acceptance of the surrender of the Premises by Tenant before the expiration of the term. Only a notice from Landlord to Tenant shall constitute acceptance of the surrender of the Premises and accomplish a termination of the Lease.

Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waiver or render unnecessary Landlord's consent to or approval of any subsequent act by Tenant.

31. Termination of New Memorandum of Lease. Tenant shall execute and deliver to Landlord on the expiration or termination of this Lease, immediately on Landlord's request, a termination of memorandum of lease reasonably necessary to clear the title to the Premises from the recorded memorandum of this Lease, in recordable form and otherwise in the form requested by Landlord. If Tenant fails to do so, Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, losses, costs, damages, expenses and counsel fees suffered or incurred by Landlord as a direct or indirect result thereof. Tenant's obligations under this Section shall survive the expiration or earlier termination of this Lease.

32. Attorneys' Fees. If either party becomes a party to any litigation concerning this Lease or the Premises by reason of any act or omission of the other party or its authorized representatives, and not by any act or omission of the party that becomes a party to that litigation or any act or omission of its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for reasonable attorneys' fees and court costs incurred by it in the litigation.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit in such action, including costs of appeal, if any, in such amount as the court may award.

33. Surrender of Premises. On the last day of the term thereof, or on any sooner termination, Tenant shall surrender the Premises to Landlord in good condition and repair, broom clean, ordinary wear and tear excepted. Tenant shall repair any damage to the Premises occasioned by the removal of Tenant's trade fixtures, furnishings and equipment which Tenant has the right to remove from the Premises pursuant to the provisions of this Lease, which repair shall include the patching and filling of holes and repair of structural damage.

Tenant shall remove all its personal property. Landlord can elect to retain or dispose of in any manner any alterations or Tenant's personal property that Tenant does not remove from the Premises on expiration or termination of the term of this Lease by giving at least ten (10) days' notice to Tenant. Title to any such alterations or Tenant's personal property that Landlord elects to retain or dispose of on expiration of the ten (10) day period shall vest in Landlord. **TENANT WAIVES ALL CLAIMS AGAINST LANDLORD FOR ANY DAMAGE TO TENANT**

RESULTING FROM LANDLORD'S RETENTION OR DISPOSITION OF ANY SUCH ALTERATIONS OR TENANT'S PERSONAL PROPERTY, AND TENANT WAIVES ALL STATUTES THAT CONFLICT WITH THE FOREGOING OR WHICH IMPOSE OBLIGATIONS ON LANDLORD WITH RESPECT TO TENANT'S PROPERTY LEFT IN THE PREMISES. Tenant shall be liable to Landlord for Landlord's cost for storing, removing, and disposing of any alterations or Tenant's personal property. Tenant's obligations hereunder shall survive the expiration or earlier termination of this Lease.

34. Holding Over. If Tenant remains in possession of the Premises or any part thereof after the expiration of the term with the written consent of Landlord, then unless otherwise specified in such consent, such possession by Tenant shall be deemed to be a month-to-month tenancy at a rent in the amount of the last monthly rent plus all other charges payable hereunder, including but not limited to property taxes, and upon all terms hereof applicable to a month-to-month tenancy, terminable on thirty (30) days' notice given at any time by either party.

35. Time of Essence. Time is of the essence of each provision of this Lease.

36. Quiet Enjoyment. Upon Tenant paying the rent reserved hereunder and observing and performing all of the covenants, conditions and provisions on Tenant's part to be observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire term hereof, subject to all provisions of this Lease.

37. Successors and Assigns. Subject to any provisions hereof relative to assignment or subletting by Tenant, this Lease shall be binding on and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

38. Non-Discrimination. Tenant covenants and agrees for itself, its successors, its assigns and every successor in interest to the Premises or any part thereof, there shall be no discrimination against or segregation of any person, or group of persons, on account of sex, marital status, race, color, creed, national origin, religion or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Premises nor shall Tenant itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Premises.

39. Rent Payable in U.S. Money. Rent and all other sums payable under this Lease must be paid in lawful money of the United States of America.

40. Choice of Law. This Lease shall be construed and interpreted in accordance with the laws of the State of California.

41. No Brokers. No party to this Lease has had any contact or dealing regarding the lease of the Premises to Tenant through any licensed real estate broker or any other person who may claim a right to commission or finder's fee as a procuring cause of the Lease of the Premises. In the event that any broker or a finder presents a claim for a commission or a finder's fee which is based either on this Lease or upon the broker's or finder's dealings or communications with any party, then the party through whom the broker or finder bases his claim shall indemnify, save

harmless and defend the other party from said claim, including but not limited to all costs and expenses incurred by the other party in defending said claim.

42. No Construction Against Landlord. This Lease shall be construed as if prepared by both parties.

43. Severability. The unenforceability, invalidity, or illegality of any provision shall not render the other provisions unenforceable, invalid, or illegal, and all such other provisions shall remain in full force and effect; and it is the intention of the parties hereto that if any provision of this Lease is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

44. Waiver of Relocation Benefits. Tenant acknowledges that it is a post-acquisition tenant having leased the Premises from Landlord after Landlord's acquisition of the Premises. By entering into this Lease, Tenant and any subtenant or successor in interest to Tenant under this Lease hereby expressly waive any claim for compensation for fixtures and equipment installed on the Premises at such time as the Lease is terminated or the term expires. Tenant, any subtenant, and any successor in interest to the Tenant also waive any claim against Landlord for moving expenses, relocation assistance, and any claim for loss or damage to goodwill, as a result of being required to move if this Lease is terminated for any reason or due to expiration of the term of this Lease. Tenant shall not be considered a "displaced person" as such term is defined in Section 7260 (b) (c) or (d) of the California Government Code as it relates to Landlord. Tenant disclaims such status and hereby acknowledges its ineligibility for relocation assistance as provided in California Government Code sections 7260 through 7277, as it now exists or may be amended.

45. Integrated Agreement; Modifications. This Lease contains all the agreements of the parties with respect to any matter covered or mentioned in this Lease. No prior agreement or understanding pertaining to any such matter shall be effective. No provision of this Lease may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest at the time of the modification.

LANDLORD

CITY OF COVINA

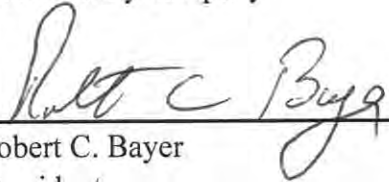
By: Chris Marcarello

Print Name: CHRIS MARCARELLO

Title: CITY MANAGER

TENANT:

WB COVINA - KI, LLC a Delaware
limited liability company

By: 
Robert C. Bayer
President

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	LEGAL DESCRIPTION OF LAND
B	FORM OF MEMORANDUM OF LEASE, AND TERMINATION OF PREVIOUS MEMORANDUM OF LEASE

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 Los Angeles)

On May 15, 2024 before me, Fabian Velez, Notary Public
(insert name and title of the officer)

personally appeared Chris Marcarello
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.

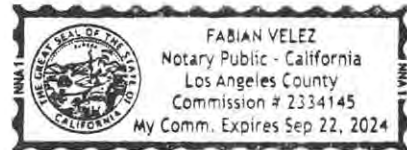
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



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 Los Angeles)

On March 27, 2024 before me, Fabian Velez, Notary Public
(insert name and title of the officer)

personally appeared Robert C. Bayer,
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)

EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County, more particularly described as follows:

Beginning at the intersection of the centerline of Citrus Avenue, (formerly Citrus Street), 66 feet wide, with the centerline of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as both streets are shown on said map; thence easterly along said centerline of Rowland Street 246.67 feet; thence southerly, parallel with the westerly line of said Lot 4, a distance of 49.50 feet to the southerly line of said Rowland Street, said point being the True Point of Beginning; thence continuing southerly, parallel with said westerly line of Lot 4, a distance of 99.33 feet; thence westerly, parallel with said southerly line of Rowland Street, 59.36 feet; thence northwesterly, a distance of 38.61 feet, in a direct line to the intersection of a line that is parallel with and distant 161.50 feet easterly from said centerline of Citrus Avenue, measured at right angles thereto, with a line that is parallel with and distant 127.31 feet from said southerly line of Rowland Street, measured at right angles thereto; thence southerly, parallel with said centerline of Citrus Avenue, a distance of 15.44 feet, to a line that is parallel with and distant 142.75 feet from said southerly line of Rowland Street; thence westerly along last said parallel line, a distance of 111.50 feet, to a line that is parallel with and distant 17 feet easterly from the easterly line of said Citrus Avenue, measured at right angles thereto; thence northerly, a distance of 125.75 feet along said last mentioned parallel line to a point 17 feet southerly thereon from said southerly line of Rowland Street; thence northeasterly 24.04 feet in a direct line to a point in said southerly line of Rowland Street, 17 feet easterly thereon from said last mentioned parallel line; thence easterly along said southerly line of Rowland Street, 179.67 feet to the True Point of Beginning.

PARCEL 2:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County and that portion of Lot 24 of Tract No. 19651 in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 506, Pages 33 and 34 of Maps of said County Recorder, more particularly described as follows:

Beginning at the intersection of a line that is parallel with and distant 63 feet westerly, measured at right angles, from the westerly line of Shoppers Lane, 70 feet wide, as said Shoppers Lane is shown on map of Tract No. 18945, recorded in Book 579, Pages 25 and 26 of Maps, Records of said County, with the southerly line of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as shown on said map of Tract No. 18945; thence southerly along said parallel line, a distance of 362.53 feet, more or less, to its intersection with a line that is parallel with and distant 63 feet

northerly, measured at right angles, from the southerly line of said Lot 24; thence westerly, a distance of 218.67 feet, along last mentioned parallel line to its intersection with a line that is parallel with and distant 44.80 feet easterly, measured at right angles, from the easterly line of Lot 23 of said Tract No. 19651; thence southerly along last mentioned parallel line, a distance of 63 feet, to the southerly line of said Lot 24; thence westerly along last said southerly line of Lot 24, a distance of 44.80 feet, to the easterly line of said Lot 23; thence northerly along the easterly line of said Lot 23 and its northerly prolongation, a distance of 118.98 feet, to the northerly line of said Lot 24; thence westerly along the northerly line of said Lot 24 to its intersection with a line that is parallel with and distant 17 feet easterly from the easterly line of Citrus Avenue, (formerly Citrus Street), 66 feet wide, as said Citrus Street is shown on said map of Phillips Tract, measured at right angles thereto; thence northerly along last mentioned parallel line, a distance of 163.67 feet, more or less, to its intersection with a line that is parallel with and distant 142.75 feet southerly from the southerly line of Rowland Street, (formerly Rowland Avenue), 99 feet wide, as said Rowland Street is shown on said map of Phillips Tract; thence easterly along last mentioned parallel line, a distance of 111.50 feet; thence northerly, parallel with the centerline of said Citrus Avenue, a distance of 15.44 feet; thence northeasterly, a distance of 38.61 feet, in a direct line to the intersection of a line that is parallel with and distant 187.31 feet easterly from said centerline of Citrus Avenue, measured at right angles thereto, with a line that is parallel with and distant 99.33 feet southerly from said southerly line of Rowland Street, measured at right angles thereto; thence easterly, parallel with said southerly line of Rowland Street, a distance of 59.36 feet; thence northerly, parallel with said centerline of Citrus Avenue, a distance of 99.33 feet to said southerly line of Rowland Street; thence easterly along said southerly line of Rowland Street, a distance of 167.47 feet, more or less, to the point of beginning.

EXHIBIT B

**FORM OF "MEMORANDUM OF LEASE, AND TERMINATION OF
PREVIOUS RECORDED MEMORANDUM OF LEASE"**

(Attached.)

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

City of Covina
125 E. College Street
Covina, CA 91723
Attn: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED DECLARE THAT THE LEASE DESCRIBED HEREIN IS
EXEMPT FROM DOCUMENTARY TRANSFER TAXES AS A LEASE WITH A
TERM OF LESS THAN 35 YEARS

**MEMORANDUM OF LEASE, AND TERMINATION OF PREVIOUS
RECORDED MEMORANDUM OF LEASE**

This MEMORANDUM OF LEASE, AND TERMINATION OF PREVIOUS RECORDED MEMORANDUM OF LEASE is dated as of July 8, 2024 and is entered into by and between the CITY OF COVINA ("Landlord"), and WALTERSBAYER AUTOMOTIVE GROUP, LLC, a California limited liability company ("Tenant"), who agree as follows:

1. Leased Premises. Landlord is the owner of the land in the City of Covina, State of California legally described on Exhibit "A" attached hereto and the improvements thereon (the "Premises").
2. Lease. Landlord and Tenant have entered into a Lease dated substantially concurrently herewith for the Premises (the "Lease"), the terms of which are incorporated herein by reference.
3. Term. The initial term of the Lease is for five (5) years, and the Tenant has the right to extend up to seven (7) times on the terms and subject to the conditions set forth in the Lease.
4. Termination of Previous Recorded Memorandum of Lease. That certain Memorandum of Lease dated June 27, 2001 between the Covina Redevelopment Agency, predecessor-in-interest to Landlord, and SAI Auto Group, LLC (which assigned its lease for the Premises to Tenant), which was recorded on August 13, 2001 in the Official Records of Los Angeles County as Document No. 01 1475578, is hereby terminated. The lease described in such earlier recorded Memorandum of Lease has been terminated, as provided in the new Lease.
5. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and public notice, and to comply with California law that requires

municipal leases be recorded, and to terminate the previous Memorandum of Lease that was recorded on the Premises. It in no way modifies the provisions of the Lease..

IN WITNESS WHEREOF the parties have executed this Memorandum of Lease as of the date first written above.

LANDLORD:

CITY OF COVINA

By: _____
Chris Marcarello, City Manager

TENANT:

WALTERSBAYER AUTOMOTIVE
GROUP, LLC,
a California limited liability company

By: _____
Managing Member

CALIFORNIA ALL-PURPOSE 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,

,
Notary Public, (insert name and title of the officer) 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)

CALIFORNIA ALL-PURPOSE 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,

,
Notary Public, ^(insert name and title of the officer) personally appeared

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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)

EXHIBIT "A"

DESCRIPTION OF LAND

[COMPARE LEGAL DESCRIPTION FROM PTR TO THE FOLLOWING, WHICH IS FROM THE EXISTING LEASE]

[PARCEL 1:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County, more particularly described as follows:

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PARCEL 2:

That portion of Lot 4, Block 23 of the Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records in the County Recorder of said County and that portion of Lot 24 of Tract No. 19651 in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 506, Pages 33 and 34 of Maps of said County Recorder, more particularly described as follows:

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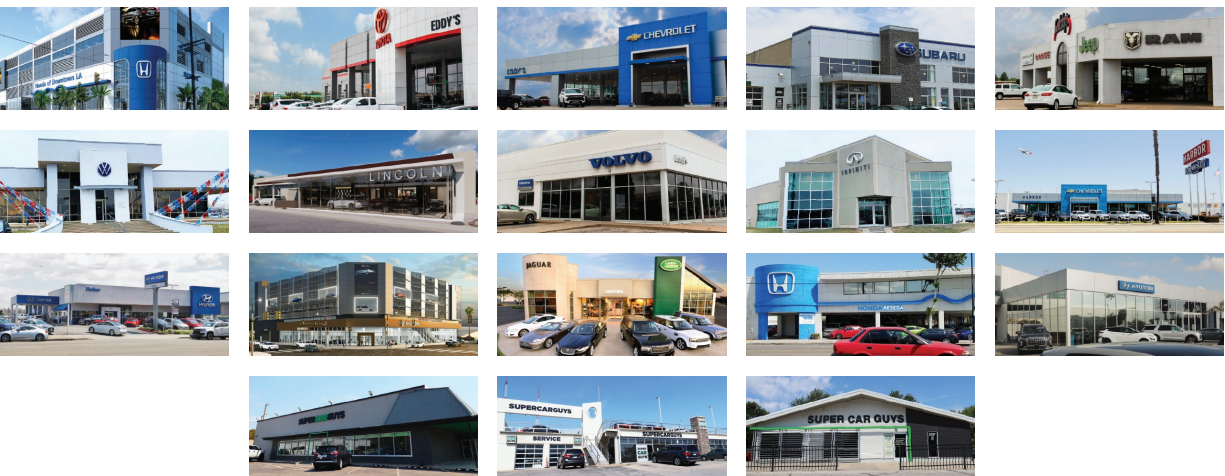
BRANDON STEVEN

Brandon Steven Motors
Owner/ President

- Honda of Downtown LA*
- Eddy's Toyota
- Eddy's Chevrolet
- Eddy's Cadillac
- Subaru of Wichita
- Eddy's Chrysler Dodge Jeep Ram
- Eddy's Volkswagen
- Eddy's Lincoln
- Eddy's Volvo
- Eddy's Infiniti
- Harbor Chevrolet*
- Harbor Hyundai*
- Hyundai of Downtown LA*
- Jaguar Land Rover of Ventura*
- Honda of Reseda*
- Hyundai Carson*
- 3 Super Car Guys Locations
- Eddy's Everything



**California Locations*



W: 316.652.2222 | D: 316.618.2310



BRANDON@BRANDONSTEVENMOTORS.COM



Brandon Steven, President of Brandon Steven Motors, attended Southern Illinois University in Carbondale, Illinois. Brandon seemed **destined for a career in business** even from his early years. Business had always played an important role in the Stevens household. His father, Rod Steven Sr., was an entrepreneur himself, having owned 15 Little Joe's Car Wash locations, The Slope Ski Shop and Dock 44 Discount Store, and several other related businesses.

Brandon learned his **relentless work ethic and time management** from his father. Prior to high school and college, Brandon had pursued many entrepreneurial endeavors including a pigeon removal and re-homing business named Pigeon Busters. At 12 years old he would collect and sell pigeons away from businesses. He had many jobs from snow removal to working at his Father's car wash.

Eventually, he needed to work under someone else so he transitioned to washing cars at a local car dealership. He then began selling vehicles and making a career of helping people find the perfect vehicle to fit their needs. After having mild success in the car business, Brandon wanted to avoid college and start forming the foundation for his career. Brandon's mother, a former teacher, disagreed and so Brandon went to join his older brother Rodney at Southern Illinois University. During college, **Brandon continued to sharpen his entrepreneurial skills** starting a marketing business that published HBO TV guides with advertising on pizza boxes. He juggled school, fraternity, playing tennis, flipping cars and selling them, along with a small scooter sales business.

Upon completing his undergraduate degree, Brandon opened a telephone based car finding service that connected potential buyers with vehicles available in the market. While this first business venture struggled, Steven continued down an automotive path by continuing to repair vehicles and resell them for a small profit one at a time. Little by little, the car sales started increasing and transformed from flipping a few vehicles a month to a few vehicles every week. In 1996, Brandon decided it was time to go all-in and he purchased the **original Brandon Stevens Motors headquarters on West Street in Wichita, Kansas.**

In 1997, Brandon and his brother Rodney formed Steven Enterprises, LLC. The parent company for all of their future business ventures including the **Genesis Health Club** franchise, which owns and operates over **60 locations in 8 states.** By the turn of the century in 2000, the business would grow to four used car dealerships in the Wichita area.



In 2004, Steven Enterprises purchased its **first new car dealership, Subaru of Wichita**. The volume of sales continued to grow in Wichita and drew attention from the automotive industry throughout the country.

Brandon then **acquired the longtime Wichita franchise, Eddy's Toyota**. By 2009, he had developed two additional new car dealerships: Ford of Augusta and a Suzuki of Wichita. After years of building these dealerships and raising Suzuki of Wichita to the #1 volume dealership in the **nation** for 5 years straight and **Eddy's Toyota to the #1 volume dealership in the region**, Brandon started rapidly adding dealerships. In 2013 Brandon converted the defunct Suzuki brand dealership to Subaru of Wichita. Shortly after that, he purchased a **Chrysler Dodge Jeep Ram** franchise in March of 2019. On the same day, Brandon acquired a **Chevrolet Cadillac** store and a **Volvo dealership** in March 2015, which was followed up in March of 2016 with the purchase of a Mazda location in the Kansas City suburb of Lee's Summit, Missouri. After a million dollar renovation to the existing building and a lot expansion the store soon became the largest volume Mazda franchise in Kansas City.

Business continued to grow with the purchase of a collaboration called Manheim Wichita. 2018 started with a bang as Brandon opened the doors to his first **fine dining restaurant** in west Wichita, **6S Steakhouse**. He sold his rural Ford dealership, Ford of Augusta. By April of 2018, Brandon along with this team at Eddy's Chevrolet Cadillac decided to add Lincoln to their car dealership portfolio, which soon started breaking sales records for the longtime dealership and is now the **largest and only Black Label Lincoln dealership in Kansas**.

Year after year, Wichita Business Journal publishes the ranking of automobile dealerships by total units sold and year after year Brandon Steven Motors continues to top the list claiming more the twice the volume of nearest competing automotive group. Today, Brandon Steven Motors ranks #89 in Automotive News' list of the Top 150 Automotive Dealership Groups in the US.

Brandon started to purchase dealerships in and around **Los Angeles, California in July 2020** with Honda of Downtown Los Angeles. Since then, he has added Harbor Chevrolet, Harbor Hyundai, Hyundai of Downtown Los Angeles, Jaguar Land Rover Ventura, Honda of Reseda, and Carson Hyundai.



In addition to decades of business accolades, Brandon is passionate about children and fitness. **Genesis Foundation for Fitness & Tennis (GFFT)**, founded in 2007 by Brandon and his brother Rodney Steven, is a non-profit organization geared towards helping young people build character and self-esteem as they discover the benefits of physical activity through local scholarships. Brandon is also dedicated to foster children finding forever adoptive families through his sole sponsorship of **Susan's Kids**, a local Wichita non-profit.

Brandon has been a very successful fundraiser and a generous philanthropist. In 2007 Brandon received the **prestigious National Man of the Year award from the Leukemia and Lymphoma Society**. When nominated for the award, Brandon knew he could make a difference and set his goals high. With the help of many generous contributors, Brandon reached his goal and broke the national record for a great and deserving cause. **His main platform of philanthropy is with under privileged children.**

Brandon strives to motivate those around him and challenges them to achieve more and get a little bit better every day. He values health, fitness and a competitive drive. Brandon and his brother, Rodney Steven II, co-own The **Wichita Thunder hockey** team with their younger brother, Johnny Steven under **Steven Brothers Sports Management**.

Brandon and his wife Karen Steven reside in Wichita, Kansas and have six children: Lauren, Lainie, Lexi, Landry, Brandon Jr. and Leighton.



CC Regular Meeting AGENDA ITEM REPORT

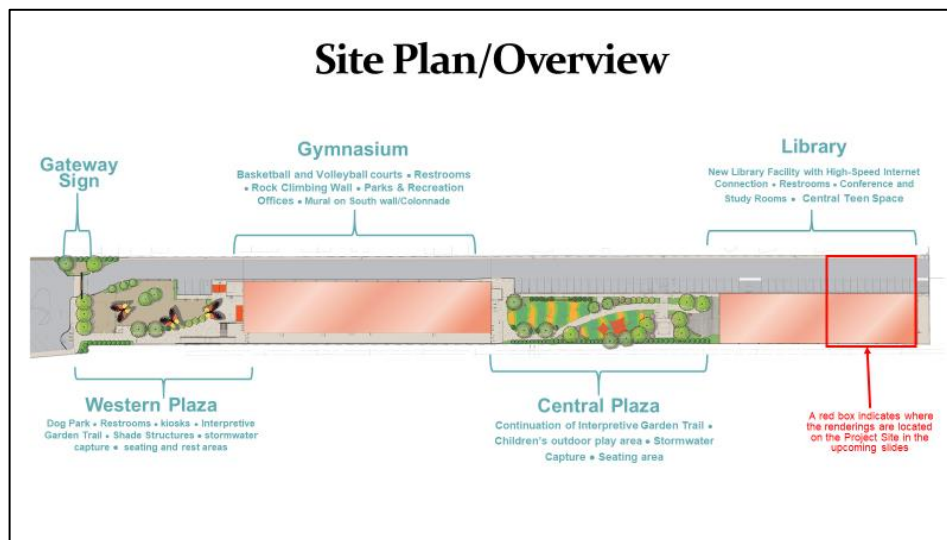
- Meeting:** July 16, 2024
- Title:** Covina Recreation Village Project Phase I – West Gymnasium Building - Award of Contract to Perera Construction and Design Inc. for an Amount of \$12,112,926
- Presented by:** Brian K. Lee, Director of Community Development
Lisa Evans, Director of Park and Recreation
Rafael M. Fajardo, Interim Public Works Director/City Engineer
- Recommendation:**
1. Approve plans and specifications for the Covina Recreation Village Project– West Gymnasium Building Phase I;
 2. Reject bid protest by AMG & Associates, Inc.;
 3. Award the Contract for the Covina Recreation Village Project – West Gymnasium Building Phase I to Perera Construction and Design Inc. as the lowest responsive bidder in an amount of \$12,112,926 and authorize the City Manager to execute the Contract; and
 4. Authorize contingency amount of \$750,000 for any unforeseen construction expenses.

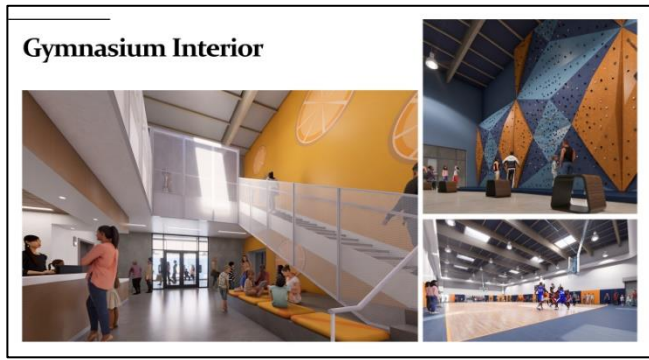
EXECUTIVE SUMMARY:

As part of the City’s Fiscal Year 2023-2024 Capital Improvement Program, the City Council approved the Covina Recreation Village Project (“CRV”) which consists of the construction of the Covina Recreation Village Project which consists of a new gymnasium, library and offsite improvements on 2.49 acres at:

- 640-680 N. Citrus Ave. – approximately 18,196 square feet (West Building)
- 640-680 N. Citrus Ave. – approximately 13,530 square feet (East Building)

As proposed, the CRV will be constructed in three (3) phases – Phase I will include the construction of the indoor gymnasium and parks/recreation administrative offices at the west building, Phase II will include the construction of the offsite improvements and Phase III will include the construction of a new public library facility.





Following a public advertisement and bidding process, it is recommended that the City Council consider awarding a construction contract for Phase I of this project to the lowest responsive and responsible bidder, Perera Construction and Design Inc., and reject the bid protest submitted by the second lowest responsive bidder, AMG and Associates, Inc. The proposed contract will be funded through a variety of grant awards, local parks development impact fees and environmental funds totaling approximately \$13 million.

DISCUSSION:

Following a public bidding process for the Covina Recreation Village in February/March 2024, the City received one bid in the amount of \$29,756,000 from Bernards for the construction of the project. The bid amount was approximately 30% above the City’s construction cost estimate. On March 19th, 2024, the City Council rejected the bid and directed staff to revise the construction bid package and resolicit bids for construction.

As a result, City staff separated the project into three (3) bidding phases as follows:

Phase I

- Indoor gymnasium
- Park and Recreation Department Administrative Offices
- Indoor rock-climbing wall
- Garbage Enclosure
- Pedestrian Circulation Path from Metrolink Station to gymnasium building

Phase II

- Public Plaza and open space
- Public parking
- Kiosk space
- Community Dog Park
- Gateway Entrance Sign
- Playground
- Restroom

Phase III

- Library
- Community meeting room/classroom/library extension
- Space for Covina library programs

City staff proceeded with the advertisement of Phase I of the project and estimated a construction cost in the amount of \$12,000,000. A Notice Inviting Bids was published in the *San Gabriel Valley Examiner* on Thursday, May 16th, 23rd, 30th & June 6th 2024. Sealed bids were accepted in the Office of the City Clerk until 10:00 am on

Tuesday, June 18th, 2024. Beginning at 10:00 a.m. on June 18th, 2024, the City Clerk publicly opened and read five (5) sealed bids with the following results:

RANK	BIDDER	LOCATION	TOTAL BID AMOUNT
1	Perera Construction and Design Inc.	Ontario, CA	\$ 12,112,926
2	AMG & Associates, Inc.	Santa Clarita, CA	\$ 15,568,000
3	Woodcliff Corporation	Los Angeles, CA	\$ 17,644,000
4	The Nazarian Group	Encino, CA	\$ 17,944,123
5	PCN3, Inc.	Los Alamitos, CA	\$ 18,660,000

Staff has reviewed all bid documents for compliance and has evaluated the Contractor’s professional background and recently completed projects for competency. As a result, staff recommends the award of contract to the lowest bidder, Perera Construction and Design, Inc. given that this firm has completed several projects of a similar scope and magnitude for public agencies in Southern California.

Bid Protest Letter

The second lowest bidder, AMG & Associates, Inc., submitted the attached letter of protest on June 25, 2024. In its letter, AMG maintains that Perera did not list all subcontractors for project elements, including site utilities, plumbing and elevator trades. They further maintain that Perera’s failure to include these subcontractors provided an unfair advantage not afforded to other contractors.

Perera submitted the attached letter to the City explaining that its failure to list subcontractors for plumbing and elevator trades was a clerical error. The letter includes the subcontractors that will be used for plumbing and elevator trades and evidence that subcontractor bids were received prior to the bid opening day/time. Further, the letter asserts that similar irregularities are found in the bid from AMG, including its failure to include contractor license numbers/Department of Industrial Relations registration numbers and the use of abbreviated contractor names that can’t be verified on contractor licensing registries.

Based on this information, it has been determined that bid irregularities exist in both the lowest and second lowest bids received. Per the advertised bid documentation for the Project, under “*Bidding Process*”, page NIB-3, “*Instruction to Bidders*”, Section 12, page IB-6, and “*Owner Rights*”, Section 26, page IB-9, the City reserves the right to reject any Bid or all Bids and to waive any irregularities or informalities in any Bid or in the bidding, as deemed to be in its best interest. Further, these provisions explain that “the Owner may investigate the qualifications of any Bidder under consideration, require confirmation of information furnished by a Bidder and require additional evidence of qualifications to perform the work describes in these bid documents”.

After reviewing the bid protest and bid documentation with the City Attorney’s Office, it has been determined that the omission of a plumbing and elevator subcontractor from Perera was a clerical error. This omission has been cured by providing its subcontractor information for plumbing and elevator trades and evidence that bids were received prior to the project’s bid opening day/time. This information confirms that the irregularity in Perera’s bid does not provide them with an unfair advantage not afforded to other bidders and that the total bid price has not been changed as a result. Further, it is in the City’s best interest to award a contract to Perera given that its bid is \$3.456 million less than the bid provided by AMG & Associates. The bid received from AMG & Associates is approximately 30% higher than the engineer’s estimate for the project and beyond the existing resources that are available to fund the project’s construction.

Based on the foregoing, it is recommended that the City Council consider rejecting the bid protest submitted by AMG & Associates, Inc. and awarding a contract to Perera Construction and Design, Inc. for the construction of the project.

FISCAL IMPACT:

The funding sources allocated for the Covina Recreation Village Project West Gymnasium Building Phase I are as follows:

FUNDS	AMOUNT	ACCOUNT
State of California Prop 68 Parks Grant	\$4,345,229	4600PR68-42177-P2202/4600PR68-55100-P2202
State of California Natural Resources Agency (Rubio Grant)	\$2,500,000	4600CNRG-42177-P2202/4600CNRG-55100-P2202
Federal Appropriation – (Napolitano Earmark) EDI	\$3,000,000	4600OMNI-42090-P2202/4600OMNI-55100-P2202
Qimby Fees (Stakeholder)	\$1,129,696	26040000-43395-P2202/2604-3400-55100-P2202
Environmental	\$74,420	62005580-55100-P2202
Pedestrian Bridge Grant	\$1,673,581	4600OM23-42090-P2202/4600-OM23-55100-P2202
RMC Grant	\$300,000	46003400-42600-P2207/46003400-55200-P2202
Total	\$13,022,926	


PROJECT EXPENSES

DESCRIPTION	AMOUNT
Contract Amount (Perera Construction and Design Inc.)	\$ 12,112,926
Contingency Allowance	\$ 750,000
Total Contract Amount	\$ 12,912,926
Climbing Wall (El Dorado Co.)	\$160,000
Total Fiscal Impact	\$ 13,022,926

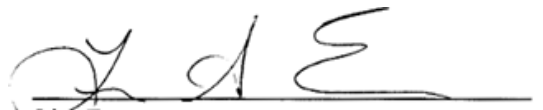
CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

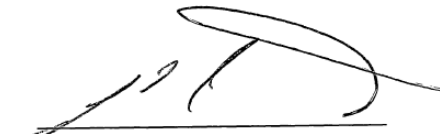
Respectfully submitted,



Brian K. Lee
Director of Community Development



Lisa Evans
Parks and Recreation/Library Services Director



Rafael M. Fajardo
Interim Director of Public Works/City Engineer

CONTRACT BID FORMS

**COVINA RECREATION VILLAGE PROJECT
WEST GYMNASIUM BUILDING
PHASE I
PROJECT No. P2202**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF COVINA:

The undersigned, as Bidder, declares that: (1) this Bid is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this Bid shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Covina to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents, for the following stated unit prices or lump-sum price as submitted on the Bid herein.

The undersigned submits as part of this Bid a completed copy of its Industrial Safety Record. This Safety Record includes all construction Work undertaken in California by the undersigned and any partnership, joint venture or corporation that any principal of the undersigned participated in as a principal or owner for the last five (5) calendar years and the current calendar year before the date of Bid submittal. Separate information is being submitted for each such partnership, joint venture, or corporate or individual Bidder. The undersigned may attach any additional information or explanation of data that it would like to be taken into consideration in evaluating the Safety Record. An explanation of the circumstances surrounding any and all fatalities is attached.

Accompanying this Bid is a Bid Bond in an amount equal to at least ten percent (10%) of the total aggregate Bid price based on the quantities shown and the unit prices quoted. The undersigned further agrees that, should it be awarded the Contract and thereafter fail or refuse to execute the Contract and provide the required evidence of insurance and Bonds within fifteen (15) Days after delivery of the Contract to the undersigned, then the cash, check or Bid Bond shall be forfeited to the City to the extent permitted by law.

The undersigned certifies to have a minimum of five (5) consecutive years of current experience in the type of Work related to the Project and that this experience is in actual operation of the firm with permanent employees performing a part of the Work as distinct from a firm operating entirely by subcontracting all phases of the Work. The undersigned also certifies to be properly licensed by the State as a contractor to perform this type of Work. The undersigned possesses California Contractor's License:

Number 585965, Class B, which expires on January 31, 2026.

Bidder's Name: Perera Construction & Design, Inc.

Signature:  Date: June 18, 2024

CITY OF COVINA
 BID SCHEDULE
 SCHEDULE OF PRICES FOR
 COVINA RECREATION VILLAGE PROJECT
 WEST GYMNASIUM BUILDING
 PHASE I
 PROJECT No. P2202

Bidder's Name: Perera Construction & Design, Inc.

To the Honorable Mayor and Members of the City Council:

In compliance with the Notice Inviting Bids, the undersigned hereby agrees to execute the Contract to furnish all labor, materials, equipment and supplies for the Project in accordance with the Contract Documents to the satisfaction and under the direction of the City Engineer, at the following prices:

BASE BID SCHEDULE

WEST GYM BUILDING – 640 N. CITRUS AVENUE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICES	TOTAL AMOUNT
1.	Construct West Building Gymnasium/Office as indicated on the Construction Plans and Specifications.	LS			

Note:

Rock Climbing Wall to be provided and installed by others.


TOTAL BASE BID PRICE IN DIGITS: \$ 12,112,926.⁰⁰

TOTAL BASE BID PRICE IN WORDS:

TWELVE MILLION, ONE HUNDRED TWELVE THOUSAND NINE HUNDRED TWENTY-SIX DOLLARS.

Contractor shall provide bid unit prices for Base Bid in the attached spreadsheets in the appendix of these specifications. These spreadsheets are part of the Contract Documents. Bidder must submit these spreadsheets as part of the contract bid forms. Failure to do so shall declare the submitted bid non-responsive and the bidder may be disqualified.

Note: Items may be adjusted or deleted. Therefore, regardless of total actual volume (percentage) compared to estimated quantities, the unit prices provided above by the Bidder shall be applied to the final quantity when payment is calculated for these items. No adjustment in the unit prices will be allowed. The City reserves the right to not use any of the estimated quantities, and if this right is exercised, the Contractor will not be entitled to any additional compensation. Cost of all export of material shall be included in the above unit costs; no additional compensation will be granted for such expenses.

By:  2890 Inland Empire Blvd., Suite 102
Signature Business Street Address
Keith Pokrywa Ontario, CA 91764
Type or Print Name City, State and Zip Code
CEO/President (909) 484-6350
Title Telephone Number
June 18, 2024
Date

Bidder's/Contractor's State of Incorporation: California

Partners or Joint Ventures: N/A

Bidder's License Number(s): 585965

Department Industrial Relations
Registered No. 1000018334

QUESTIONNAIRE FORM

Fill out all of the following information. Attach additional sheets if necessary.

(1) Bidder's Name: Perera Construction & Design, Inc.

(2) If the Bidder's name is a fictitious name, who or what is the full name of the registered owner? If the Bidder's name is not a fictitious name, write "N/A" in the response to this question. If you are doing business under a fictitious name, provide a copy of the filed valid Fictitious Business Name Statement.

Perera Construction & Design, Inc.

(3) Business Address: 2890 Inland Empire Blvd., Suite 102, Ontario, CA 91764

(4) Telephone: 909-484-6350 Facsimile: N/A

(5) Type of firm - Individual, Partnership, LLC or Corporation: Corporation

(6) Corporation organized under the laws of the State of: California

(7) California State Contractor's License Number and Class: 585965

Original Date Issued: 1/20/1990 Expiration Date: 1/31/2026

(8) DIR Contractor Registration Number:
1000018334

(9) List the name and title of the person(s) who inspected the Project site for your firm:

Adrian Maldonado - Project Manager

(10) Number of years' experience the company has as a contractor in construction work: 34 Yrs.

(11) List the names, titles, addresses and telephone numbers of all individuals, firm members, partners, joint ventures, and company or corporate officers having a principal interest in this Bid:

Keith Pokrywa, CEO/President, 2890 Inland Empire Blvd., Suite 102, Ontario, CA 91764 (949) 355-1684

Tony Bojorquez, V.P. Of Operations, 2890 Inland Empire Blvd, Suite 102, Ontario, CA 91764 (909) 772-3947

(12) List all current and prior D.B.A.'s, aliases, and fictitious business names for any principal having interest in this Bid:

Perera Construction & Design, Inc.

-
- (13) List the dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this Bid:

Not Applicable

- (14) For all arbitrations, lawsuits, settlements and the like (in or out of court) that the company or any principal having an interest in this Bid has been involved with in the past five (5) years:

- a. List the names, addresses and telephone numbers of contact persons for the parties:

Not Applicable

- b. Briefly summarize the parties' claims and defenses:

Not Applicable

- c. State the tribunal (e.g., Superior Court, American Arbitration Association, etc.), the matter number, and the outcome:

Not Applicable

- (15) Has the company or any principal having an interest in this Bid ever had a contract terminated by the owner or agency? If yes, explain.

No

- (16) Has the company or any principal having an interest in this Bid ever failed to complete a project? If yes, explain.

No

(17) Has the company or any principal having an interest in this Bid ever been terminated for cause, even if it was converted to a "termination of convenience"? If yes, explain.

No

(18) For projects that the company or any principal having an interest in this Bid has been involved with in the last five (5) years, did you have any claims or actions:

- a. By you against the owner? Circle one: Yes No
- b. By the owner against you? Circle one: Yes No
- c. By any outside agency or individual for labor compliance? Circle one: Yes No
- d. By Subcontractors? Circle one: Yes No
- e. Are any of these claims or actions unresolved or outstanding? Circle one: Yes No

If your answer is "yes" to any part or parts of this question, explain.

(19) List the last three (3) projects you have worked on or are currently working on for the City of Covina:

Not Applicable

Upon request of the City, the Bidder shall furnish evidence showing a notarized financial statement, financial data, construction experience, or other additional information.

Failure to provide truthful answers to the questions above or in the following References Form may result in the Bid being deemed non-responsive.

The Bidder certifies under penalty of perjury under the laws of the State of California that the information provided above is true and correct.

[SIGNATURE PAGE FOLLOWS]

Notary Public

Company

Subscribed and sworn to me Irene
M. Enriquez

Signature: Irene M. Enriquez

This 18th day of June, 2024

Title: Notary Public

Signature: Irene M. Enriquez

(SEAL)

Signature: [Handwritten Signature]

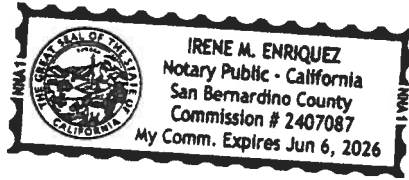
Title: CEO & President

Date: June 18, 2024

Signature: _____

Title: _____

Date: _____



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

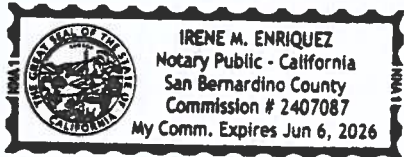
State of California

County of San Bernardino }

On June 18, 2024 before me, Irene M. Enriquez
Date Here Insert Name and Title of the Officer

personally appeared Keith Richard Pokrywa
Name(s) of Signer(s)

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 Irene M. Enriquez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

REFERENCES FORM

For all public agency projects in excess of \$5,000,000 that you are currently working on or have worked on in the past two (2) years, provide the following information:

Project 1 Name/ Number Olive View & UCLA Harbor Healthcare

Project Description Design/Build HCAI - Radiology, Angio, Nuclear Rooms

Approximate Construction Dates From: 06 - 2018 To: 07 - 2022

Agency Name: County of Los Angeles Department of Public Works

Contact Person: Gus Bitar **Telephone:** 562-673-3798

Address: 900 S. Fremont, Alhambra, CA 91803

Original Contract Amount: \$ 5,663,673.00 **Final Contract Amount:** \$ 7,286,271.00

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Changes with Scope, Added work, Covid Delays

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes **No**

Did the Agency file any claims against you?

Circle one: Yes **No**

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 2 Name/ Number _____

Project Description _____

Approximate Construction Dates From: _____ To: _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$ _____ Final Contract Amount: \$ _____

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes No

Did the Agency file any claims against you?

Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 3 Name/ Number _____ N/A _____

Project Description _____

Approximate Construction Dates _____ **From:** _____ **To:** _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$ _____ Final Contract Amount: \$ _____

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes No

Did the Agency file any claims against you?

Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 4 Name/ Number _____ N/A

Project Description _____

Approximate Construction Dates _____ From: _____ To: _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$ _____ Final Contract Amount: \$ _____

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes No

Did the Agency file any claims against you?

Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 5 Name/ Number _____ N/A _____

Project Description _____

Approximate Construction Dates _____ **From:** _____ **To:** _____

Agency Name: _____

Contact Person: _____ **Telephone:** _____

Address: _____

Original Contract Amount: \$ _____ **Final Contract Amount: \$** _____

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes No

Did the Agency file any claims against you?

Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 6 Name/ Number _____ N/A _____

Project Description _____

Approximate Construction Dates: _____ **From:** _____ **To:** _____

Agency Name: _____

Contact Person: _____ **Telephone:** _____

Address: _____

Original Contract Amount: \$ _____ **Final Contract Amount: \$** _____

If final amount is different from original amount, please explain (change orders, extra work, etc.).

Did you or any Subcontractor file any claims against the Agency?

Circle one: Yes No

Did the Agency file any claims against you?

Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Contractor Information

Legal Entity Name
 PERERA CONSTRUCTION & DESIGN, INC.

Legal Entity Type
 Corporation

Status
 Active

Registration Number
 1000018334

Registration effective date
 11/09/22

Registration expiration date
 06/30/24

Mailing Address
 2890 INLAND EMPIRE BLVD., #102 ONTARIO 91764 CA...

Physical Address
 2890 INLAND EMPIRE BLVD., #102 ONTARIO 91764 CA...

Email Address
 dyannas@pererainc.com

Trade Name/DBA
 PERERA CONSTRUCTION & DESIGN, INC.

License Number (s)
 CSLB:585965
 CSLB:585965

Registration History

Effective Date	Expiration Date
06/15/18	06/30/19
06/22/17	06/30/18
05/17/16	06/30/17
08/24/15	06/30/16
04/07/15	06/30/15
07/01/19	06/30/20
11/10/20	06/30/21
11/09/22	06/30/24

Legal Entity Information

Corporation Entity Number: 366012167

President Name: Keith Pokrywa

Vice President Name:

Treasurer Name:

Secretary Name: Hank Perera

CEO Name:

Agency for Service:

Agent of Service Name: Mary A. Salamone

RESUME

Attach to this Bid the experience resume of the person who will be designated as General Construction Superintendent or on-site Construction Manager for the Project.



ANTHONY VIRGA

GENERAL SUPERINTENDENT

EMPLOYEE SUMMARY

Anthony has over 20 years experience as a Project Superintendent, Project Engineer, and Assistant Project Manager. He has managed the construction of CM multiple prime projects, hospital projects, commercial projects, retail projects, and tenant improvement projects. He is experienced with jobsite setup, scheduling, jobsite coordination, jobsite safety, and logistics. He is also experienced in reviewing/negotiating change orders, document control, cost management and claims resolution.

PROJECT EXPERIENCE

Marina Del Rey Hospital - Cedars-Sinai Medical Center

- Pharmacy Relocation Project - Marina Del Rey, CA.

Project consist of the ground-up addition of 1,200 sf. masonry building to existing facility next door to emergency department entrance. Strict safety precautions and phasing construction used to cause minimal impact to emergency room operations.

- MDRH Signage - Marina Del Rey, CA.

Project consisted of the installation of new signage to replace existing signage at Marina Del Rey Hospital. Project included both building signs and monument signs as well as running new underground conduit and installation of new timeclocks / weatherproof boxes.

Kaiser Permanente

- Hospital Facility - Ontario, CA.

Project consisted of ground up construction on a 6-story hospital, hospital support building, central utilities plant expansion, site work and infrastructure. Project logistics and coordination were critical to maintain operations to existing medical office building and surgical center.

- Medical Office Building - Diamond Bar, CA.

Project consisted of ground up construction of single story building, interior & exterior, site work, infrastructure with emphasis on SWPPP maintenance and dust control protocols due to the projects close proximity to SCAQMD headquarters.

Southern California Edison

- SCE Shawnee Substation Phase 2 EDEF New Control Building - Westminster, CA.

The project consists of the construction of a new Control Bldg. and related site improvements.

National Archives & Records Administration

- Richard M. Nixon Library Core & Shell Renovation - Yorba Linda, CA.

Project consisted of 30,000 sf gutout and buildout of new President Richard M. Nixon exhibit which included the construction of a replica oval office, replica cabinet room, and multiple exhibit rooms with real artifacts. Project also required the relocation of actual President Nixon vehicles using cranes in a confined space. Mechanical and electrical systems included high-end HVAC system with temperature and humidity controls, high-tech security and UV sensitive lighting.

EDUCATION

California State Polytechnic University, Pomona
Certificate, Construction Management

First Aid & CPR Certified

Storm Water Pollution Protection Plan (SWPPP) Certification

OSHA 30 Training

Crane Safety & Operation Training | Scaffold Safety Training |
Swing Stage Safety Training

**DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]**

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or \$10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
T3	867365	1000002965	17130 Van Buren Blvd., #53 Riverside, CA 92504	Site Demo / Selective Interior Demo	
United Paving Co.	865828	10000007503	1880 North Delight Street, Gorona, CA 92879	AC Paving	
Devries	786273	1000009563	3440 West Warner Avenue Santa Ana, CA 92704	Site Concrete / Rebar / Concrete	
Sark	1007232	100035923	473 E. Front Street Covina, CA 91723	Structural Steel / Misc. Metals	
Superior Door	736878	1000007505	8059 Wing Avenue El Cajon, CA 92020	Overhead Doors	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

**DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]**

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or \$10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
Crown Fence Co.	1315	1000005330	230 River Road Corona, CA 92880	Fencing	
W.S. Klem	735376	1000009829	4315 E. Lowell Street, Suite B Ontario, CA 91761	Rough Carpentry	
10 GA Sheet Metal	1028768	10000445207	1101 Endeavor Drive Upland, CA 91786	Sheet Metal	
Stone Roofing	159149	1000001595	730 N. Coney Ave. Azusa, CA 91702	Roofing	
Estrada Hardware	962465	1000029498	15853 Monte Street Sylmar, CA 91342	Hollow Metal Doors & Frames	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

DESIGNATION OF SUBCONTRACTORS [Public Contract Code Section 4104]

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or \$10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
Stolo Cabinets	267920	1000004779	860 Challenger Street Brea, CA 92821	Casework	
Inland Pacific	780298	1000000911	1817 Commerce Center West San Bernardino, CA 92408	Ceramic Tile	
Capitol Carpet Floor Covering	990717	1000578657	14250 Ventura Blvd Sherman Oaks, CA 91423	Resilient Flooring/ Carpet Tiles/Wood Flooring	
World Fire Protection	1042720	100009720	1560 Commerce Street Corona, CA 92878	Fire Sprinkler	
Choice Builder Solutions	1032593	1000060248	4335 East Lowell Street Ontario, CA 91761	Specialties	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

**DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]**

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Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
Sashco, Inc.	678457	1000010519/10009135 55	8150 Inspiration Drive Rancho Cucamonga, CA 91701	Glazing	
Best Interiors	504013	1000000062	2100 East Via Burton Anaheim, CA 92806	Drywall	
Harris & Ruth Painting Co.	271139	100007958	2107 West San Bernardino Road West Covina, CA 91790	Painting	
Ceiling Experts	917628	1000000305	1340 Main Avenue Sacramento, CA 95838	Acoustical Ceiling	
JTN Goussie GIB	585006	1000004348	950 ENCHANTED WAY SIMI VALLEY, CA 93065	ACOUSTIC CEILING	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

DESIGNATION OF SUBCONTRACTORS
[Public Contract Code Section 4104]

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or \$10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
Key Air Conditioning	6168439	1000004214	10905 LAUREL AVE. SANTA FE SPRINGS, CA	HVAC	
JDZ	674925	1000003054	450 NEVERA ST. AUBURN, CA	METAL DECK	
SUNBET ELECTRIC	936334	100000552	888 E. WALNUT ST. PASADENA, CA 91101	ELECTRICAL	
EVERON	1065604	1000586138	210 W. BAYWOOD AVE.	FIRE ALARM	
H21	1060739	1000537618	430 INDUSTRIAL BLVD MINNEAPOLIS, MN 55413	Gym Equipment	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

INDUSTRIAL SAFETY RECORD FORM

Bidder's Name Perera Construction and Design Inc.

	Current Year of Record	2023	2022	2021	2020	2019	Total
Number of contracts							
Total dollar amount of contracts (in thousands of dollars)							
Number of fatalities	0	0	0	0	0	0	0
Number of lost workday cases	0	0	0	0	0	0	0
Number of lost workday cases involving permanent transfer to another job or termination of employment	0	0	0	0	0	0	0

The above information was compiled from the records that are available to me at this time and I declare under penalty of perjury under the laws of the State of California that the information is true and accurate within the limitations of those records.

Signature: 

Signature: _____

Title: Safety Leader

Title: _____

Date: 06-17-2024

Date: _____

OSHA's Form 300 (Rev. 04/2004) Log of Work-Related Injuries and Illnesses

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Please Record:

- Information about every work-related death and about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid.
- Significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional.
- Work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR Part 1904.8 through 1904.12.

Reminders:

- Complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.
- Feel free to use two lines for a single case if you need to.
- Complete the 5 steps for each case.

Year 20 24
U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment name **Perera Construction & Design, Inc.**
City **Ontario** State **CA**

Step 1. Identify the person

(A) Case no.	(B) Employee's name	(C) Job title (e.g., Welder)	(D) Date of injury or onset of illness (e.g., 2/10)	(E) Where the event occurred (e.g., Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/instrument that directly injured or made person ill (e.g., Second degree burns on right forearm from acetylene torch)
Reset	NONE		/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		
Reset			/ month / day		

Step 2. Describe the case

SELECT ONLY ONE circle based on the most serious outcome.

Death (G) Days away from work (H) Job transfer or restriction (I) Other recordable cases (J)

Step 3. Classify the case

Enter the number of days the injured or ill worker was:

Away from work (K) _____ days
On job transfer or restriction (L) _____ days

Step 4.

Select one column:

Skin disorder (1) Skin scratch (2) Respiratory condition (3) Poisoning (4) Hearing loss (5) All other illnesses (6)

Step 5.

Enter the number of days the injured or ill worker was:

(M) Injury	(N) Skin disorder	(O) Respiratory condition	(P) Poisoning	(Q) Hearing loss	(R) All other illnesses
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Add a Form Page

Page totals: 0 0 0 0 0 0

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

Summary of Work-Related Injuries and Illnesses

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Year 20 24

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0 (G)	0 (H)	0 (I)	0 (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0 (K)	0 (L)

Injury and Illness Types

Total number of (M)	(4) Poisonings	(5) Hearing loss	(6) All other illnesses
0	0	0	0
(1) Injuries	(2) Skin disorders	(3) Respiratory conditions	
0	0	0	

Post this Summary page from February 1 to April 30 of the year following the year covered by the form. Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspect of this data collection, contact US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Perera Construction & Design, Inc.
 Street 2890 Inland Empire Blvd, Suite 102
 City Ontario State CA Zip 91764
 Industry description (e.g., *Manufacture of motor truck trailers*)
Construction
 North American Industrial Classification (NAICS), if known (e.g., 336712)
2 3 6 2 2 0

Employment information (If you don't have these figures, see the Worksheet on the next page to estimate.)
 Annual average number of employees 40
 Total hours worked by all employees last year 77,832.58

Sign here
Knowingly falsifying this document may result in a fine.
 I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.
[Signature] Title CEO
 Company executive
 Phone 909.484.6350 Date 4/22/24



BID BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina ("City"), has issued an invitation for Bids for the Work described as follows:

**COVINA RECREATION VILLAGE PROJECT
WEST GYMNASIUM BUILDING
PHASE I
PROJECT No. P2202**

WHEREAS Perera Construction & Design, Inc.; 2890 Inland Empire Blvd., Suite 102, Ontario, CA 91764

(Name and address of Bidder)

("Principal"), desires to submit a Bid to City for the Work.

WHEREAS, Bidders are required to furnish a form of Bidder's security with their Bids.

NOW, THEREFORE, we, the undersigned Principal, and Fidelity and Deposit Company of Maryland;

777 South Figueroa Street, Suite 3900, Los Angeles, CA 90017

(Name and address of Surety)

("Surety"), a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of Ten Percent of the Total Amount Bid

Dollars (\$ 10% of Bid), being not less than ten percent (10%) of the total Bid price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal is awarded the Contract for the Work by the City and, within the time and in the manner required by the bidding specifications, enters into the written form of Contract included with the bidding specifications, furnishes the required Bonds (one to guarantee faithful performance and the other to guarantee payment for labor and materials), and furnishes the required insurance coverage, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.


In case suit is brought upon this instrument, Surety further agrees to pay all court costs incurred by the City in the suit and reasonable attorneys' fees in an amount fixed by the court. Surety hereby waives the provisions of Civil Code Section 2845.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: June 6, 2024

"Principal"

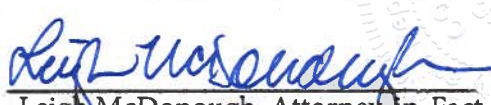
Perera Construction & Design, Inc.

By: 
Its: _____

By: _____
Its: _____

"Surety"

Fidelity and Deposit Company of Maryland

By: 
Its: Leigh McDonough, Attorney-in-Fact

By: _____
Its: _____

Note: This Bond must be dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)
On JUN 06 2024 before me, Kim Luu, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Leigh McDonough
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Jeri APODACA, Jessica ALVARADO, Leigh MCDONOUGH, Mark RICHARDSON, Kevin CATHCART, Terah LANE, James A. SCHALLER, Heather SALTARELLI, Mike PARIZINO, Rachelle RHEULT, Kim LUU of Irvine, California, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 19th day of February, A.D. 2024.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 19th day of February, A.D. 2024, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

**GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025**



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

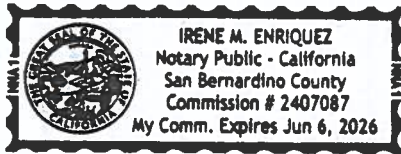
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Bernardino }
On June 18, 2024 before me, Irene M. Enriquez
Date Here Insert Name and Title of the Officer
personally appeared Keith Richard Pokrywa
Name(s) of Signer(s)

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 Irene M. Enriquez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

**NONCOLLUSION DECLARATION FORM
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
[Public Contract Code Section 7106]**

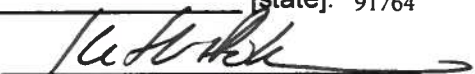
The undersigned declares:

I am the CEO/President of Perera Construction & Design, Inc., the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham Bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham Bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Bid depository, or to any member or agent thereof, to effectuate a collusive or sham Bid, and has not paid, and will not pay, any Person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 7/18/2024 [date], at 2890 Inland Empire Blvd., Suite 102, Ontario, [city], California [state]. 91764

Signature  Signature _____
Printed Name: Keith Pokrywa Printed Name: _____
Date: June 18, 2024 Date: _____

This form must be notarized.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

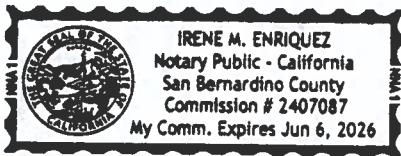
State of California

County of San Bernardino }

On June 18, 2024 before me, Irene M. Enriquez
Date Here Insert Name and Title of the Officer

personally appeared Keith Richard Pokrywa
Name(s) of Signer(s)

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 Irene M. Enriquez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

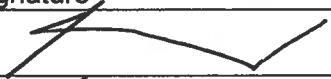

Signer is Representing: _____

Signer is Representing: _____

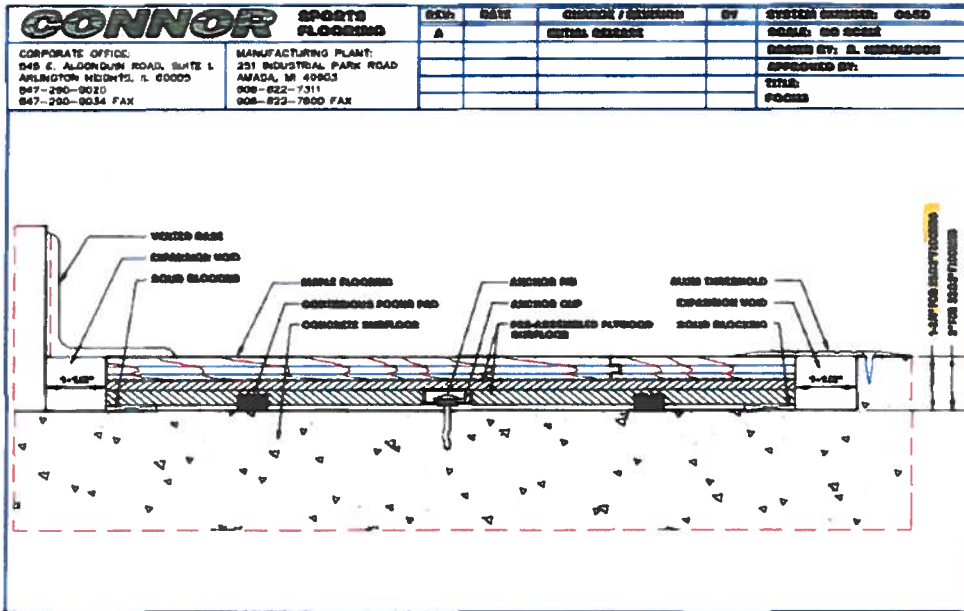
ADDENDA ACKNOWLEDGMENT FORM

Bidder's Name: Perera Construction & Design, Inc.

The Bidder shall signify receipt of all Addenda here, if any:

Addendum Number	Date Received	Signature
Addendum No. 1	June 5, 2024	
Addendum No. 2	June 12, 2024	

If there are more Addenda than there is room in the chart above, attach another page acknowledging receipt of the Addenda.



14. Referring to the highlighted area in the attachment: does that need new storefront or just needs to be fixed?

The highlighted areas refer to new storefronts. Refer to Storefront schedule in sheet A8.10W

15. Substitution request: Flooring
Action floors is acceptable substitution. Note: Per the attached specification, a 1 7/8" depressed slab accommodation will be needed to use this flooring system. Section 09.64.21.1.1.A.1.a referred to a slab depression of 1 3/4" per the Connor flooring system. See attached.

16. Summary work per sheet G0.02, calling for West and East Building , however, the plans only for the west building, please clarify.

This project is only for the West Building only, does not include any offsite improvements such as landscape, irrigation, etc. it includes circulation path from Metrolink station to building.

Failure to acknowledge receipt of addendum will disqualify the Bidder.

Issued by

Rafael M. Fajardo
 Interim Public Works Director/City Engineer

Acknowledgement:

Bidder: Perera Construction & Design, Inc. Date: June 17, 2024

Title: Tony Bojorquez, V.P. of Operations





ADDENDUM No. 2
COVINA RECREATION VILLAGE PROJECT – WEST GYMNASIUM BUILDING
PHASE I
PROJECT No. P2202
(Bid Opening Date: June 18, 2024)

DATE: June 12, 2024.
TO: To All Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Original Bid Documents. Bidder must acknowledge receipt of this Addendum in the space provided on Page B-19 of the Bid Proposal Documents. Failure to do so may make the submitted Bid as non-responsive and the Bidder may be disqualified.

Please note the following revisions on the plans and specifications for the above project:

The prospective bidders shall comply with the Community Workforce Agreement between the City of Covina and Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions as indicated in the Contract Specifications.

Failure to acknowledge receipt of addendum will disqualify the Bidder.

Issued by,

Rafael M. Fajardo
Interim Public Works Director/City Engineer

Acknowledgement:

Bidder: Perera Construction & Design, Inc.

Date: June 17, 2024

Title: Tony Bojorquez, V.P. of Operations

CRV BASE BID SCHEDULE						
WEST GYM BUILDING - 640 N CITRUS AVENUE						
SECTION	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICES	TOTAL UNIT PRICES	
2.0	DEMOLITION & MOBILIZATION					
	DEMO (E) WOOD FRAMED CANOPY	4,592	SF	\$ 4.00	\$	18,368.00
	DEMO (E) WOOD LEDGER AND BOLTS AT (E) CANOPY. CUT ANCHOR BOLTS AT FACE OF CONCRETE WALL AND REPAIR PER DETAIL 7/S4.01W	315	LF	\$ 23.00	\$	7,245.00
	DEMO (E) WOOD FRAMING	805	SF	\$ 4.00	\$	3,220.00
	SAWCUT (E) CONCRETE SLAB	514	LF	\$ 6.00	\$	3,084.00
	DEMO (E) CONCRETE SLAB, PRESERVE (E) WALL DOWELS	11,372	SF	\$ 6.00	\$	68,232.00
	SAWCUT AND DEMO PORTION OF (E) CONCRETE WALL FOOTING, 2.625'H X 1'W, BOTH SIDES, PER DETAIL 1/S0.11W	246	LF	\$ 24.00	\$	5,904.00
	REMOVE AND BACKFILL (E) DIRT TO REMOVE ABOVE FOOTING	246	LF	\$ 80.00	\$	19,680.00
	DEMO (E) 8" PIPE COLUMNS, 29'H	2	EA	\$ 2,000.00	\$	4,000.00
	DEMO (E) INTERIOR CONCRETE WALL, 29'H	58	LF	\$ 75.00	\$	4,350.00
	PROVIDE SHORING WHERE (E) GLULAM MEETS (E) CONCRETE WALL TO BE DEMOLISHED, PER DETAIL 4/S0.11W	2	LOC	\$ 5,250.00	\$	10,500.00
	DEMO (E) ROOF WOOD PENTHOUSE STRUCTURE	1,860	SF	\$ 10.00	\$	18,600.00
	PROVIDE SHORING DURING REMOVAL OF (E) COLUMN PER DETAIL 5/S0.11W	2	LOC	\$ 5,250.00	\$	10,500.00
	DEMO (E) DEPRESSED MECHANICAL WELL ON ROOF INCLUDING ROOFING, ROOF FRAMING AND PLYWOOD	560	SF	\$ 12.00	\$	6,720.00
	DEMO (E) CONCRETE PARAPET WALLS, ALL 3 SIDES COMPLETELY	67	LF	\$ 150.00	\$	10,050.00
	DEMO (E) ROOFING	18,600	SF	\$ 1.75	\$	32,550.00
	DEMO (E) 9" RIGID INSULATION	18,600	SF	\$ 1.00	\$	18,600.00
	DEMO (E) METAL ROOF COPING	724	LF	\$ 8.00	\$	5,792.00
	DEMO (E) PORTION OF ROOF FRAMING FOR ROOF HATCH	1	EA	\$ 1,500.00	\$	1,500.00
	DEMO (E) ROOF DECK WALK PADS	525	SF	\$ 6.00	\$	3,150.00
	DEMO (E) ROOF HATCH	1	EA	\$ 800.00	\$	800.00
	DEMO (E) EXTERIOR DOOR IN CONCRETE WALL	3	EA	\$ 1,250.00	\$	3,750.00
	DEMO (E) EXTERIOR DOOR	2	EA	\$ 1,500.00	\$	3,000.00
	DEMO (E) INTERIOR DOOR	1	EA	\$ 750.00	\$	750.00
	DEMO (E) INTERIOR WALL, 23'H	85	LF	\$ 15.00	\$	1,275.00
	DEMO (E) EXTERIOR DOOR AND THE SLIDING GALVANIZED WALL PANEL, 10'X14'	1	EA	\$ 1,000.00	\$	1,000.00
	DEMO (E) EXTERIOR DOOR AND THE SLIDING GALVANIZED WALL PANEL, 6' X 12'	1	EA	\$ 1,000.00	\$	1,000.00
	DEMO (E) EXTERIOR DOOR AND THE SLIDING GALVANIZED PANEL, 10' X 10'	1	EA	\$ 1,000.00	\$	1,000.00
	DEMO (E) OVERHEAD ROLL UP DOOR, 10' X 10'	2	EA	\$ 1,000.00	\$	2,000.00
	DEMO (E) METAL LOUVERS, 10' X 10'	1	EA	\$ 1,200.00	\$	1,200.00
	DEMO (E) STRUCTURE IN ITS ENTIRETY INCLUDING WALLS, FLOOR/FRAME, ALL UTILITIES, EQUIPMENT, AND FIXTURES REMOVE DOWN TO THE BARE CONCRETE	105	GSF	\$ 12.00	\$	1,260.00
	DEMO (E) FLOOR TILE	110	SF	\$ 5.00	\$	550.00

		DEMO (E) GUTTER AND DOWNSPOUT	811	LF	\$ 8.00	\$ 6,488.00
		DEMO (E) PORTION OF FURRED WALL AT PILASTER, 1.5'W X 29'	2	LOC	\$ 3,500.00	\$ 7,000.00
		DEMO AND PATCH (E) BOTTOM PORTION OF FURRED WALL AS REQUIRED TO DEMO CONCRETE SLAB	516	LF	\$ 30.00	\$ 15,480.00
		DEMO (E) FURRED WALL ENTIRELY, 29'H	67	LF	\$ 40.00	\$ 2,680.00
		SUBTOTAL				\$ 301,278.00
3.0		CONCRETE				\$ -
		NEW INTERIOR STEPS	24	LF	\$ 79.03	\$ 1,896.72
		NEW CONCRETE LANDING. 2'-4" THK	38	SF	\$ 12.50	\$ 475.00
		NEW CONCRETE WALL OPENINGS				\$ -
		SAWCUT AND REMOVE (E) EXTERIOR WALL FOR NEW DOOR OPENING, 3'x7'	2	EA	\$ 950.00	\$ 1,900.00
		SAWCUT AND REMOVE (E) EXTERIOR WALL FOR NEW DOUBLE DOOR OPENING. T X 7	1	PR	\$ 1,800.00	\$ 1,800.00
		SAWCUT AND REMOVE (E) EXTERIOR WALL FOR NEW ROLL UP DOOR OPENING, 6.5' X 10	2	EA	\$ 1,900.00	\$ 3,800.00
		NEW DOOR OPENING IN (E) INTERIOR CONCRETE WALL	2	PR	\$ 4,000.00	\$ 8,000.00
		INFILL (E) EXTERIOR DOOR OPENING	1	EA	\$ 1,708.35	\$ 1,708.35
		INFILL (E) EXTERIOR OPENING. 6' X 12'	1	EA	\$ 6,840.00	\$ 6,840.00
		INFILL (E) EXTERIOR OPENING, 10' X 10'	1	EA	\$ 9,500.00	\$ 9,500.00
		INFILL (E) EXTERIOR OPENING	119	SF	\$ 95.00	\$ 11,305.00
		INFILL (E) EXTERIOR OPENING	76	SF	\$ 95.00	\$ 7,220.00
		DOWEL TO (E) CONCRETE WALL FOR INFILLS	184	EA	\$ 26.76	\$ 4,923.84
		CUT BASE OF (E) EXTERIOR OPENING TO ACCOMODATE NEW SOG ELEVATION	20	LF	\$ 40.00	\$ 800.00
		NEW CONCRETE WORK				\$ -
		NEW 6" THK SLAB ON GRADE OVER VAPOR BARRIER OVER 4" BASE	11,372	SF	\$ 18.00	\$ 204,696.00
		INSTALL VAPOR BARRIER AROUND (E) CONCRETE PEDESTALS PER DETAIL 5/A9.90W	54	EA	\$ 180.00	\$ 9,720.00
		DOWEL TO (E) SLAB	62	EA	\$ 26.76	\$ 1,659.12
		DEPRESSED SLAB	656	SF	\$ 10.00	\$ 6,560.00
		DRILL SLAB FOR VOLLEYBALL POST SLEEVE PER DETAIL 1/A9.90W	4	EA	\$ 200.00	\$ 800.00
		GRIND (E) HIGH SPOTS AND FILL IN LOW SPOTS AT (E) SLAB, ALLOWANCE	6,448	SF	\$ -	\$ -
		NEW PAD FOOTINGS	8	CY	\$ 1,200.00	\$ 9,600.00
		NEW CONTINUOUS WALL FOOTING	10	CY	\$ 1,200.00	\$ 12,000.00
		NEW 2' DIA. X 3'D CONCRETE CAISSON PER DETAIL 3/S4.10W	2	EA	\$ 1,400.00	\$ 2,800.00
		NEW 2*W X 1'H CONCRETE CURB AT RESTROOMS	21	LF	\$ 75.00	\$ 1,575.00
		BUILT-UP CONCRETE PAD FOR STAIR PER DETAIL 2/S8.11W	108	SF	\$ 327.00	\$ 35,316.00
		NEW ELEVATOR PIT	1	EA	\$ 35,000.00	\$ 35,000.00
		SUBTOTAL				\$ 379,895.03
		SEISMIC UPGRADE				\$ -

WALL RETROFIT CONNECTION							\$	-
		FORM, BOTH SIDES	213	LF	\$ 87.69	\$	18,678.00	
		CONCRETE	33	CY	\$ 1,600.00	\$	52,800.00	
		CORE THRU (E) CONCRETE WALL	889	EA	\$ 15.00	\$	13,335.00	
		DOWEL TO (E) FOOTING	1,276	EA	\$ 40.18	\$	51,269.68	
		SAWCUT (E) INTERIOR SLAB	219	LF	\$ 8.00	\$	1,752.00	
		DEMO (E) INTERIOR SLAB	266	SF	\$ 14.00	\$	3,724.00	
		REMOVE AND BACKFILL (E) DIRT, MANUAL	56	CY	\$ 45.00	\$	2,520.00	
		REMOVE AND EXPORT (E) DIRT, MANUAL	33	CY	\$ 75.00	\$	2,475.00	
		NEW INTERIOR CONCRETE SLAB	266	SF	\$ 21.33	\$	5,675.00	
		DOWEL NEW SLAB TO EXISTING	110	EA	\$ 26.76	\$	2,943.60	
PANEL TO PANEL RETROFIT CONNECTION PER DETAIL 8/S4.10							\$	-
		NEW ANGLES ALONG HEIGHT OF WALL	314	LBS	\$ 20.00	\$	6,280.00	
		HILTI BOLTS	32	EA	\$ 16.00	\$	512.00	
NEW BRACE FRAMES							\$	-
		NEW FOUNDATION	169	CY	\$ 1,250.00	\$	211,250.00	
WALL OUT OF PLANE CONNECTION PER DETAIL 2/S6.11							\$	-
		NEW SIMPSON HOLDDOWN WITH 5/8" THREADED ROD THRU CONCRETE WALL	30	EA	\$ 1,060.00	\$	31,800.00	
		NEW SIMPSON METAL STRAP, 8'L	30	LOC	\$ 225.00	\$	6,750.00	
WALL OUT OF PLANE CONNECTION PER DETAIL 3/S6.11W							\$	-
		NEW SIMPSON HOLDDOWN WITH 5/8" THREADED ROD THRU CONCRETE WALL	150	EA	\$ 1,060.00	\$	159,000.00	
		NEW SIMPSON HOLDDOWN WITH 5/8" THREADED ROD @ 4' O.C. EA SIDE 10'L	101	LOC	\$ 1,400.00	\$	141,400.00	
		NEW SIMPSON HOLDDOWN WITH 5/8" THREADED ROD @ 4' O.C. EA SIDE, 14'L	7	LOC	\$ 1,575.00	\$	11,025.00	
		NEW SIMPSON HOLDDOWN WITH 5/8" THREADED ROD @ 4' O.C EA SIDE, 15'L	7	LOC	\$ 1,575.00	\$	11,025.00	
INTERIOR WALL OUT OF PLANE CONNECTION PER DETAIL 5/S6.11							\$	-
		NEW CONTINUOUS ANGLE	1,215	LBS	\$ 20.00	\$	24,300.00	
		3/4" BOLT	62	EA	\$ 18.00	\$	1,116.00	
		NEW SIMPSON METAL STRAP WITH 4X BLOCKING, 8'L	16	LOC	\$ 300.00	\$	4,800.00	
		MANLIFT	1	LS	\$ 38,250.00	\$	38,250.00	
		SUBTOTAL				\$	802,680.28	
5.0		METAL				\$	-	
		NEW HSS POST SUPPORTS	3,104	LBS	\$ 16.31	\$	50,630.00	
		NEW ELEVATOR HSS POST SUPPORTS	2,380	LBS	\$ 16.31	\$	38,821.00	
		NEW HSS BEAM SUPPORTS	2,044	LBS	\$ 16.31	\$	33,340.00	
		W-COLUMNS	9,048	LBS	\$ 11.90	\$	107,675.00	

		W-BEAMS	11,628	LBS	\$ 11.65	\$ 135,476.00
		BASKETBALL HOOP SUPPORTS - MC CHANNEL BEAMS	1,280	LBS	\$ 9.71	\$ 12,428.00
		BASKETBALL HOOP SUPPORTS - HSS BEAMS AND ANGLES	1,339	LBS	\$ 9.71	\$ 13,000.00
		ANGLES	456	LBS	\$ 15.54	\$ 7,084.00
		BRBF FRAMES	6,000	LBS	\$ 12.43	\$ 74,567.00
		DETAIL STEEL	3,728	LBS	\$ 10.73	\$ 40,000.00
		SUPPORTS AT NEW SCREEN GUARDRAIL PER DETAILS 2.3.4/S8.12W	59	LF	\$ 115.00	\$ 6,785.00
		ROOF TIE OFF ANCHORAGE PER DETAIL 6/S6.07W	22	EA	\$ 450.00	\$ 9,900.00
		MECHANICAL SCREEN WAL				\$ -
		MECHANICAL LOUVER PER DETAIL 5/A9.41W	376	SF	\$ 203.95	\$ 76,685.20
		NEW HSS SUPPORTS	1,890	LBS	\$ 30.00	\$ 56,700.00
		ANGLE SUPPORTS	206	LBS	\$ 20.00	\$ 4,120.00
		NEW BASE PLATE	227	LBS	\$ 18.00	\$ 4,086.00
		DETAIL STEEL	232	LBS	\$ 15.00	\$ 3,480.00
		MISC. METALS				\$ -
		STAIRS, 5WX 26 STEPS	1	FLT	\$ 50,000.00	\$ 50,000.00
		HANDRAIL AT STAIRS	114	LF	\$ 196.00	\$ 22,344.00
		PERFORATED METAL PANEL GUARDRAIL AT STAIRS	490	SF	\$ 253.00	\$ 123,970.00
		PERFORATED ALUMINUM METAL CLADDING AT CIRCULATION	698	SF	\$ 253.00	\$ 176,594.00
		NEW ROOF HATCH + NEW ROOF OPENING EA	1	EA	\$ 8,000.00	\$ 8,000.00
		NEW ROOF ACCESS LADDER	1	EA	\$ 2,500.00	\$ 2,500.00
		NEW ELEVATOR PIT LADDER 1	1	EA	\$ 2,000.00	\$ 2,000.00
		SUBTOTAL				\$ 1,060,185.20
6.0		WOOD, PLASTICS & COMPOSITES				\$ -
		ROUGH CARPENTRY				\$ -
		6X6 POSTS 351	351	BF	\$ 17.86	\$ 6,268.86
		26" RED I65 @ 16" O.C. CEILING JOISTS	385	SF	\$ 42.08	\$ 16,200.80
		26" RED I65 @ 12" O.C. CEILING JOISTS	1,040	SF	\$ 42.08	\$ 43,763.20
		24" RED I65 @ 16" O.C CEILING JOISTS	440	SF	\$ 42.08	\$ 18,515.20
		11.875" RED I65 @ 16" O.C. CEILING JOISTS	665	SF	\$ 42.08	\$ 27,983.20
		9.5" RED I65 @16" O.C. CEILING JOISTS	250	SF	\$ 42.08	\$ 10,520.00
		2X4 @ 24" O.C.	1,814	SF	\$ 8.00	\$ 14,512.00
		2X6 @ 16" O.C	180	SF	\$ 9.50	\$ 1,710.00
		STRUCTURAL PLYWOOD SHEATHING	4,764	SF	\$ 4.34	\$ 20,675.76
		NEW WOOD MEZZANINE BEAMS	807	BF		

		NEW WOOD NAILER	620	BF	\$ 12.10	\$ 7,502.00
		NEW WOOD ROOF PURLINS	11,044	BF	TBD	TBD
		NEW GLULAM BEAMS	6,931	BF	TBD	TBD
		SHORE (E) ADJACENT GLULAM BEAMS AT EACH SIDE AT NEW GLB	4	LOG	TBD	TBD
		CONNECTION TO (E) PURLIN PER DETAIL 1C/S6.10W	22	EA	\$ 278.00	\$ 6,116.00
		NEW GLB TO (E) WALL CONNECTION PER DETAIL 2/S6.12W	8	EA	\$ 4,500.00	\$ 36,000.00
		NEW 3X NAILER AT BASKETBALL HOOP SUPPORTS	64	LF	\$ 61.10	\$ 3,910.40
		NEW 4X BLOCKING	96	LF	\$ 15.00	\$ 1,440.00
		ROOF OPENING CUT OUT, FRAMING AND ROOF PAD FOR ROOFTOP	5	EA	\$ 2,438.00	\$ 12,190.00
		DUCTWORK PER DETAILS 3/S6.10W	16	EA	\$ 6,032.00	\$ 96,512.00
		NEW ROOF FRAMING FOR SKYLIGHT PER DETAIL 1/S6.12W, 8' X	16	EA	\$ 2,500.00	\$ 40,000.00
		GLULAM STRENGTHENING				\$ -
		STRENGTHEN (E) GLULAM PER DETAIL 1/S6.20W	449	LF	\$ 106.52	\$ 47,827.20
		STRENGTHEN (E) GLULAM PER DETAIL 2/S6.20W	248	LF	\$ 106.52	\$ 26,416.96
		FINISH CAPENTRY				\$ -
		CIRCULATION RECEPTION DESK	30	LF	\$ 1,670.00	\$ 50,100.00
		BASE CABINET	14	LF	\$ 708.00	\$ 9,912.00
		SOLID SURFACE COUNTERTOP	14	LF	\$ 250.00	\$ 3,500.00
		UPPER CABINET. 2'-6"H	8	LF	\$ 215.00	\$ 1,720.00
		UPPER CABINET. 2'-8"H	8	LF	\$ 185.00	\$ 1,480.00
		PAINTED PLYWOOD AT SKYLIGHTS PER DETAIL 1/A9.62W	768	SF	\$ 6.00	\$ 4,608.00
		SUBTOTAL				\$ 509,383.58
7.0		THERMAL & MOISTURE PROTECTION				\$ -
		CUT AND PATCH (E) ROOF SHEATHING AND FRAMING FOR NEW SKYLIGHT,4X8'	16	EA	\$ 450.00	\$ 7,200.00
		CUT AND PATCH (E) ROOF SHEATHING AND FRAMING FOR NEW SOLATUBE, 25"	9	EA	\$ 250.00	\$ 2,250.00
		NEW MEMBRANE ROOFING OVER 1/2" FIBER BOARD	18,600	SF	\$ 3.96	\$ 73,656.00
		NEW 9" RIGID INSULATION	18,600	SF	\$ 5.16	\$ 95,976.00
		NEW COPING FOR (E) PARAPET PER DETAIL 4/A9.40W	724	LF	\$ 34.56	\$ 25,021.44
		DOWNSPOUT	140	LF	\$ 86.90	\$ 12,166.00
		ROOF WALKING PADS	1,360	SF	\$ 7.34	\$ 9,982.40
		INFILL AND REPAIR PARAPET AS NEEDED AFTER REMOVAL OF SCUPPER	4	EA	\$ 800.00	\$ 3,200.00
		MISC. CAULKING AND FLASHING	23,555	GSF	\$ 1.53	\$ 36,039.15
		SUBTOTAL				\$ 265,490.99
8.0		DOORS AND WINDOWS				\$ -
		EXTERIOR DOORS & WINDOWS				\$ -

	NEW 6-6" X 10' STL ROLL UP DOOR/STL FRAME	2	EA	\$ 16,250.00	\$ 32,500.00
	NEW 6' X 7' AL-GL DOOR/AL FRAME AND HARDWARE	3	PR	\$ 14,310.00	\$ 42,930.00
	NEW 3' X 7' AL-GL DOOR/AL FRAME AND HARDWARE	3	EA	\$ 7,759.00	\$ 23,277.00
	NEW 3' X 7' HM DOOR/HM FRAME AND HARDWARE, PAINTED	1	EA	\$ 7,155.00	\$ 7,155.00
	PANIC HARDWARE	8	EA	\$ 4,200.00	\$ 33,600.00
	LOUVER. 12" X 24"	1	EA	\$ 200.00	\$ 200.00
	EXTERIOR WINDOW	158	SF	\$ 85.84	\$ 13,562.72
	SKYLIGHT	512	SF	\$ 65.00	\$ 33,280.00
	SOLATUBE. 25" WITH EXTENSION PER DETAIL A9.42	12	EA	\$ 3,563.17	\$ 42,758.04
	INTERIOR DOORS & WINDOWS				\$ -
	NEW 6' X 7' AL-GL DOOR/AL FRAME AND HARDWARE	1	PR	\$ 12,000.00	\$ 12,000.00
	NEW 3' X 7' AL-GL DOOR/AL FRAME AND HARDWARE	1	EA	\$ 7,500.00	\$ 7,500.00
	NEW 6' X 7' HM-GL DOOR/HM FRAME AND HARDWARE, PAINTED	1	PR	\$ 7,000.00	\$ 7,000.00
	NEW 6' X 7' HM DOOR/HM FRAME AND HARDWARE, PAINTED	2	PR	\$ 6,500.00	\$ 13,000.00
	NEW 5'-6" X 7' HM DOOR/HM FRAME AND HARDWARE, PAINTED	1	PR	\$ 6,500.00	\$ 6,500.00
	NEW 3' X 7' HM DOOR/HM FRAME AND HARDWARE, PAINTED	7	EA	\$ 3,500.00	\$ 24,500.00
	NEW 3' X 7' WD DOOR/HM FRAME AND HARDWARE, PAINTED	15	EA	\$ 3,500.00	\$ 52,500.00
	45 MIN FIRE RATING	8	EA	\$ 1,800.00	\$ 14,400.00
	20 MIN FIRE RATING	1	EA	\$ 2,200.00	\$ 2,200.00
	PANIC HARDWARE	4	EA	\$ 4,200.00	\$ 16,800.00
	LOUVER. 12"X24"	26	EA	\$ 200.00	\$ 5,200.00
	INTERIOR STOREFRONT	1,092	SF	\$ 95.78	\$ 104,591.76
	SUBTOTAL				\$ 495,454.52
9.0	FINISHES				\$ -
	EXTERIOR WAL				\$ -
	POWER/CLEAN (E) CONCRETE FINISH, PATCH AND REPAIR ANY CRACKS & VOIDS. FILL ALL HOLES WHERE AFFECTED BY REMOVAL OF PIPES AND CONDUITS.	21,178	SF	\$ 0.10	\$ 2,117.80
	PAINT AND APPLY WATERPROOF CONCRETE COATING SF	21,178	SF	\$ 4.30	\$ 91,065.40
	SCAFFOLDING	21,178	SF	\$ 0.50	\$ 10,589.00
	INTERIOR PARTITION				\$ -
	NEW INTERIOR WALL, TYPE A1	628	SF	\$ 9.90	\$ 6,217.20
	NEW INTERIOR WALL, TYPE A2	2,625	SF	\$ 9.90	\$ 25,987.50
	NEW INTERIOR WALL, TYPE A3	852	SF	\$ 5.95	\$ 5,069.40
	NEW INTERIOR WALL, TYPE A4	1,655	SF	\$ 5.95	\$ 9,847.25
	NEW INTERIOR WALL, TYPE A5	72	SF	\$ 5.95	\$ 428.40
	NEW INTERIOR WALL, TYPE C1	1,052	SF	\$ 11.32	\$ 11,908.64

		NEW INTERIOR WALL, TYPE C2	351	SF	\$ 11.32	\$ 3,973.32
		NEW INTERIOR WALL, TYPE D	273	SF	\$ 8.49	\$ 2,317.77
		NEW INTERIOR WALL, TYPE E1	817	SF	\$ 9.90	\$ 8,088.30
		NEW INTERIOR WALL, TYPE E2	224	SF	\$ 9.90	\$ 2,217.60
		NEW INTERIOR WALL, TYPE E3	169	SF	\$ 9.90	\$ 1,673.10
		NEW INTERIOR WALL, TYPE G1	153	SF	\$ 9.90	\$ 1,514.70
		NEW INTERIOR WALL, TYPE H	975	SF	\$ 9.90	\$ 9,652.50
		NEW INTERIOR WALL, TYPE J	169	SF	\$ 11.32	\$ 1,913.08
		NEW INTERIOR WALL, TYPE L1	489	SF	\$ 37.75	\$ 18,459.75
		NEW INTERIOR WALL, TYPE L2	907	SF	\$ 20.06	\$ 18,194.42
		NEW INTERIOR WALL, TYPE M	192	SF	\$ 15.17	\$ 2,912.64
		NEW INTERIOR WALL, TYPE N	8,352	SF	\$ 11.71	\$ 97,801.92
		NEW INTERIOR WALL, TYPE Q	260	SF	\$ 5.95	\$ 1,547.00
		NEW INTERIOR WALL, TYPE R1	666	SF	\$ 11.32	\$ 7,539.12
		ATHLETIC WALL PADDING, 6'H	3,139	SF	\$ 21.50	\$ 67,488.50
		CERAMIC WALL TILE	1,340	SF	\$ 31.46	\$ 42,156.40
		FLOORING				\$ -
		NEW RAISED WOOD FLOORING	13,839	SF	\$ 12.58	\$ 174,094.62
		LINOLEUM FLOORING	1,723	SF	\$ 6.23	\$ 10,734.29
		STATIC DISSIPATIVE TILE	35	SF	\$ 55.50	\$ 1,942.50
		CARPET TILE	1,141	SF	\$ 5.18	\$ 5,910.38
		SEALED CONCRETE	994	SF	\$ 6.00	\$ 5,964.00
		POLISHED CONCRETE WITH GRINDING	2	SF	\$ 9.00	\$ 22.11
		NEW CERAMIC FLOOR TILE	782	SF	\$ 26.65	\$ 20,840.30
		NEW CERAMIC TILE BASE	225	LF	\$ 15.00	\$ 3,375.00
		RUBBER BASE	1,597	LF	\$ 2.69	\$ 4,295.93
		VENTILATED BASE FOR WOOD FLOORING PER DETAIL 4/A9.90W	817	LF	\$ 2.00	\$ 1,634.00
		CEILING				\$ -
		PAINT EXPOSED STRUCTURE	16,790	SF	\$ 2.50	\$ 41,975.00
		2X2 SUSPENDED ACOUSTICAL CEILING TILES	1,820	SF	\$ 10.23	\$ 18,618.60
		NEW SOUND ABSORBING CEILING PANELS WITH 2X4 NAILER PER DETAIL 3/A9.62W	16,520	SF	\$ 17.92	\$ 296,038.40
		WOOD LINEAR CEILING	220	SF	\$ 87.45	\$ 19,239.00
		NEW GYP, BD CEILING	1,920	SF	\$ 14.99	\$ 28,780.80
		NEW GYP, BD CEILING, 1-HR RATED	240	SF	\$ 22.51	\$ 5,402.40
		GYP BD SOFFIT, 5'H, VERTICAL PORTION	70	SF	\$ 7.92	\$ 554.40

		P-LAM SOFFIT BULKHEAD AT RECEPTION PER DETAIL 5/A9.62W	32	LF	\$ 30.00	\$ 960.00
		GYP BD SOFFIT BULKHEAD AT GUARDRAIL SCREEN PER DETAIL 4/A7.02	43	LF	\$ 8.32	\$ 357.76
		MISC. PAINTING				\$ -
		PAINT (E) EXPOSED INTERIOR CONCRETE WALL	8,179	SF	\$ 8.00	\$ 65,432.00
		MISC. PAINTING	23,555	GSF	\$ 4.22	\$ 99,402.10
		SUBTOTAL				\$ 1,256,254.30
10.0		SPECIALTIES				\$ -
		SPECIALTIES				\$ -
		TOILET PARTITION, ADA	2	EA	\$ 2,000.00	\$ 4,000.00
		TOILET PARTITION, REG	7	EA	\$ 2,000.00	\$ 14,000.00
		URINAL PARTITION	2	EA	\$ 1,000.00	\$ 2,000.00
		GRAB BARS	5	SET	\$ 200.00	\$ 1,000.00
		TOILET TISSUE DISPENSER	10	EA	\$ 1,000.00	\$ 10,000.00
		SEAT COVER DISPENSER	10	EA		
		SANITARY NAPKIN DISPOSAL	8	EA		
		MIRROR	1	EA	\$ 500.00	\$ 500.00
		MIRROR, 10'X 3'	2	EA	\$ 1,500.00	\$ 3,000.00
		SOAP DISPENSER	9	EA	\$ 200.00	\$ 1,800.00
		HAND DRYER	4	EA	\$ 200.00	\$ 800.00
		COMBINATION TOWEL DISPENSER/WASTE RECEPTACLE	3	EA	\$ 100.00	\$ 300.00
		FOLDING DIAPER CHANGE STATION	1	EA	\$ 3,100.00	\$ 3,100.00
		MOP AND BROOM RACK	1	EA	\$ 500.00	\$ 500.00
		GYM STRIPING	23,555	GSF	\$ 0.22	\$ 5,182.10
		RECESSED FIRE EXTINGUISHER CABINET	3	EA	\$ 1,800.00	\$ 5,400.00
		BUILDING SIGNAGE	23,555	SF	\$ 0.20	\$ 4,711.00
		SUBTOTAL				\$ 56,293.10
11.0		EQUIPMENT				\$ -
		RETRACTABLE BASKETBALL BACKBOARD, CEILING MTD, ELECTRIC	2	EA		\$ -
		RETRACTABLE BASKETBALL BACKBOARD, WALL MTD	4	EA		\$ -
		MANUAL RETRACTABLE BLEACHERS	710	SF	\$ 77.95	\$ 55,348.00
		SCOREBOARD AND SHOT CLOCK PER DETAIL 3/A9.90	1	EA	\$ 24,000.00	\$ 24,000.00
		SUBTOTAL				\$ 79,348.00
14.0		CONVEYING EQUIPMENT				\$ -
		ELEVATORS	2	STOP	\$ 57,050.00	\$ 114,100.00
		SUBTOTAL				\$ 114,100.00

21.0	FIRE SUPPRESSION					\$ -
	FIRE SPRINKLER					\$ -
	NEW FIRE SPRINKLER SYSTEM	23,555	GSF	\$ 5.67		\$ 133,556.85
	SUBTOTAL					\$ 133,556.85
22.0	PLUMBING					\$ -
	PLUMBING					\$ -
	PLUMBING EQUIPMENT					\$ -
	INSTANTANEOUS ELECTRIC HOT WATER HEATER	1	EA	\$ 1,000.00		\$ 1,000.00
	DOMESTIC ELECTRIC HOT WATER HEATER, 100 GALLON	1	EA	\$ 18,000.00		\$ 18,000.00
	EXPANSION TANK, 6.4 GALLON 1	1	EA	\$ 2,000.00		\$ 2,000.00
	CIRCULATION PUMP. 5 GPM	1	EA	\$ 800.00		\$ 800.00
	PLUMBING					\$ -
	WATER CLOSET. ADA	3	EA	\$ 2,500.00		\$ 7,500.00
	WATER CLOSET	7	EA	\$ 2,500.00		\$ 17,500.00
	LAVATORY WALL, ADULT	1	EA	\$ 6,500.00		\$ 6,500.00
	LAVATORY WALL, 4-STATION	2	EA	\$ 12,500.00		\$ 25,000.00
	URINAL WALL, ADA	1	EA	\$ 2,000.00		\$ 2,000.00
	URINAL WALL	2	EA	\$ 2,000.00		\$ 4,000.00
	ELECTRIC WATER COOLER AND WATER BOTTLE FILLING STATION	1	EA	\$ 4,500.00		\$ 4,500.00
	BREAKROOM / WORKROOM SINK	2	EA	\$ 3,000.00		\$ 6,000.00
	SERVICE SINK. AT CUSTODIAN ROOM	1	EA	\$ 3,500.00		\$ 3,500.00
	ROUGH-IN AT FIXTURES	26	FIX	\$ 2,192.31		\$ 57,000.00
	WATER DISTRIBUTION, CW, HW & HWR					\$ -
	3/4" CW	795	LF	\$ 51.57		\$ 41,000.00
	TRAP PRIMER	3	EA	\$ 1,000.00		\$ 3,000.00
	HOSE BIBB	8	EA	\$ 2,000.00		\$ 16,000.00
	WATER HAMMER ARRESTOR	1	EA	\$ 100.00		\$ 100.00
	CW SHUT-OFF VALVE IN THE YARD BOX	1	EA	\$ 3,000.00		\$ 3,000.00
	SANITARY SEWER/VENT SYSTEM					\$ -
	2" WASTE	425	LF	\$ 218.82		\$ 93,000.00
	1 1/2" VTR	6	EA	\$ 1,000.00		\$ 6,000.00
	2" VTR	6	EA	\$ 1,000.00		\$ 6,000.00
	4" FLOOR CLEANOUT	1	EA	\$ 1,000.00		\$ 1,000.00
	4" CLEANOUT	5	EA	\$ 750.00		\$ 3,750.00
	FLOOR DRAIN	3	EA	\$ 2,000.00		\$ 6,000.00

	HUB DRAIN	1	EA	\$ 1,500.00	\$ 1,500.00
	STORM DRAINS				\$ -
	ROOF RECEPTOR	5	EA	\$ 250.00	\$ 1,250.00
	OVERFLOW DRAIN PIPING, 2"	60	LF	\$ 42.00	\$ 2,520.00
	OVERFLOW DRAIN PIPING, 3"	90	LF	\$ 50.00	\$ 4,500.00
	STORM DRAIN PIPING, 2"	60	LF	\$ 42.00	\$ 2,520.00
	STORM DRAIN PIPING, 3"	90	LF	\$ 50.00	\$ 4,500.00
	CONDENSATE DRAIN				\$ -
	NEW CONDENSATE DRAIN PIPING, 1"	140	LF	\$ 35.71	\$ 5,000.00
	NEW CONDENSATE DRAIN PIPING, 3/4"	560	LF	\$ 17.86	\$ 10,000.00
	CD CONNECTION TO ROOFTOP UNIT	5	EA	\$ 500.00	\$ 2,500.00
	CD CONNECTION TO CONDENSING UNIT	4	EA	\$ 500.00	\$ 2,000.00
	CD CONNECTION TO FAN COIL UNIT	11	EA	\$ 500.00	\$ 5,500.00
	MISC. VALVES/SPECIALTIES	1	LS	\$ 25,000.00	\$ 25,000.00
	TESTING/PERMITS/STERILIZATION	1	LS	\$ 10,000.00	\$ 10,000.00
	SUBTOTAL				\$ 410,940.00
23.0	HVAC				\$ -
	HVAC DEMOLITION - DEMO HVAC SYSTEM	23,555	GSF	\$ 0.75	\$ 17,666.25
	NEW HVAC WORK				\$ -
	PACKAGED AC HEAT PUMP, 8000 CFM	4	EA	\$ 140,000.00	\$ 560,000.00
	PACKAGED AC HEAT PUMP, 6000 CFM	1	EA	\$ 105,000.00	\$ 105,000.00
	AIR COOLED CONDENSING UNIT, 96 MBH	2	EA	\$ 12,000.00	\$ 24,000.00
	AIR COOLED CONDENSING UNIT, 21 2 MBH	2	EA	\$ 3,800.00	\$ 7,600.00
	FAN COIL UNIT, 1130 CFM	3	EA	\$ 6,500.00	\$ 19,500.00
	FAN COIL UNIT, 565 CFM	1	EA	\$ 4,200.00	\$ 4,200.00
	FAN COIL UNIT, 560 CFM	1	EA	\$ 4,200.00	\$ 4,200.00
	FAN COIL UNIT. 388 CFM	2	EA	\$ 4,200.00	\$ 8,400.00
	FAN COIL UNIT. DUCTLESS, 486 CFM	2	EA	\$ 4,300.00	\$ 8,600.00
	SUPPLY FAN, ROOF, 700 CFM	1	EA	\$ 5,500.00	\$ 5,500.00
	EXHAUST FAN. ROOF, 1300 CFM	1	EA	\$ 7,000.00	\$ 7,000.00
	GRAVITY VENTILATOR, ROOF. 1800 CFM	4	EA	\$ 800.00	\$ 3,200.00
	GRAVITY VENTILATOR. ROOF, 1200 CFM	1	EA	\$ 700.00	\$ 700.00
	MULTI BRANCH SELECTOR BOX, MEZZANINE/1ST FL, 208 V, 60 LBS	2	EA	\$ 1,400.00	\$ 2,800.00
	REFRIGERANT PIPING + INSULATION, SUPPLY & RETURN, INCLUDING SUPPORTS	495	LF	\$ 205.00	\$ 101,475.00
	DUCTWORK & DISTRIBUTION				

		GALVANIZED IRON DUCT	13,847	LBS	\$ 16.00	\$ 221,552.00
		EXTERNAL DUCT WRAPPING	3,023	SF	\$ 3.00	\$ 9,069.00
		DUCT LINING	5,958	SF	\$ 4.43	\$ 26,393.94
		DUCT SOX, 26"	586	LF	\$ 90.00	\$ 52,740.00
		DUCT SOX, 12"	30	LF	\$ 66.00	\$ 1,980.00
		CEILING DIFFUSERS/REGISTERS/GRILLES	42	EA	\$ 118.00	\$ 4,956.00
		SIDE DIFFUSERS/REGISTERS/GRILLES	8	EA	\$ 118.00	\$ 944.00
		PROVIDE 30X16 GRILLE	8	EA	\$ 118.00	\$ 944.00
		PROVIDE 4'L LINEAR DIFFUSER WITH INSULATED PLENUM	2	EA	\$ 161.00	\$ 322.00
		MESH SCREEN OVER 54 X 12 RETURN AIR OPENING	1	EA	\$ 130.00	\$ 130.00
		MESH SCREEN OVER 26 X 26 DUCT	5	EA	\$ 110.00	\$ 550.00
		24X12 WALL DIFFUSER	1	EA	\$ 125.00	\$ 125.00
		30X12 SIDEWALL GRILLE	1	EA	\$ 125.00	\$ 125.00
		MANUAL DAMPER	70	EA	\$ 98.00	\$ 6,860.00
		FIRE SMOKE DAMPER	4	EA	\$ 1,350.00	\$ 5,400.00
		SMOKE DAMPER	5	EA	\$ 900.00	\$ 4,500.00
		C02 MONITOR	2	EA	\$ 1,750.00	\$ 3,500.00
		PROVIDE MOTORIZED DAMPER TO MODULATE OSA INTAKE	2	EA	\$ 750.00	\$ 1,500.00
		CONTROLS				\$ -
		TEMPERATURE CONTROLS. DDC	1	LS	\$ 135,000.00	\$ 135,000.00
		COMMISSIONING. AS-BUILTS. TEST & BALANCE LS	1	LS	\$ 35,000.00	\$ 35,000.00
		SUBTOTAL				\$ 1,391,432.19
	26.0 - 28.0	ELECTRICAL, COMMUNICATION, SECURITY				\$ -
		NEW ELECTRICAL WORK				\$ -
		ELECTRICAL DEMOLITION - DEMO ELECTRICAL SYSTEM	23,555	GSF	\$ 0.60	\$ 14,133.00
		ELECTRICAL EQUIPMENT				\$ -
		MAIN SWITCHBOARD. 1000A-480/277V	1	EA	\$ 20,200.00	\$ 20,200.00
		EQUIPMENT GROUNDING SYSTEM	23,555	GSF	\$ 0.20	\$ 4,711.00
		DISTRIBUTION SWITCHBOARD, 400A, 120/208V	1	EA	\$ 15,195.11	\$ 15,195.11
		INVERTER , 3.47 KVA	1	EA	\$ 10,195.11	\$ 10,195.11
		TRANSFORMER, 75 KVA	1	EA	\$ 10,195.11	\$ 10,195.11
		TRANSFORMER GROUNDING	1	EA	\$ 10,195.11	\$ 10,195.11
		PANELBOARD. 225A, 480/277V	1	EA	\$ 10,195.11	\$ 10,195.11
		PANELBOARD. 100A, 480/277V	1	EA	\$ 10,195.11	\$ 10,195.11
		PANELBOARD. 225A, 120/208V	5	EA	\$ 10,195.11	\$ 50,975.55

	PANELBOARD, 100A. 120/208V	1	EA	\$ 10,195.11	\$ 10,195.11
	FUSED DISCONNECT SWITCH, 100/3	1	EA	\$ 10,195.11	\$ 10,195.11
	ELEVATOR MOTOR, 30 HP. HOOK-U	1	EA	\$ 10,195.11	\$ 10,195.11
	NEW SECONDARY FEEDER				\$ -
	1" EMT CONDUIT	180	LF	\$ 9.82	\$ 1,767.60
	1-1/2" EMT CONDUIT	110	LF	\$ 15.01	\$ 1,651.10
	2" EMT CONDUIT	200	LF	\$ 17.71	\$ 3,542.00
	#1/0 WIRE	80	LF	\$ 17.19	\$ 1,375.20
	#2 WIRE	1,120	LF	\$ 5.48	\$ 6,137.60
	#4 WIRE	315	LF	\$ 8.39	\$ 2,642.85
	#6 WIRE	320	LF	\$ 2.63	\$ 841.60
	#8 WIRE	395	LF	\$ 1.90	\$ 750.50
	#10 WIRE	75	LF	\$ 1.31	\$ 98.25
	LIGHTING SYSTEM				\$ -
	TYPE A1. 2X2 RECESSED LIGHT FIXTURE	48	EA	\$ 404.82	\$ 19,431.36
	TYPE C1. 4' RECESSED LED FIXTURE	3	EA	\$ 397.98	\$ 1,193.94
	TYPE C3. 6' RECESSED LED FIXTURE	4	EA	\$ 609.07	\$ 2,436.28
	TYPE C4. 8' RECESSED LED FIXTURE 5	5	EA	\$ 686.59	\$ 3,432.95
	TYPE C7. 4' RECESSED LED FIXTURE 5	5	EA	\$ 397.98	\$ 1,989.90
	TYPE D1. HIGH BAY LEO LIGHTING	55	EA	\$ 997.62	\$ 54,869.32
	TYPE D2. 4" LED DOWN LIGHT	9	EA	\$ 406.10	\$ 3,654.90
	TYPE D2A. 4" LED DOWN LIGHT	5	EA	\$ 406.10	\$ 2,030.50
	TYPE D3. 8" LED DOWN LIGHT	3	EA	\$ 406.10	\$ 1,218.30
	TYPE E1. EXIT SIGN	5	EA	\$ 476.89	\$ 2,384.45
	TYPE E2. EXTERIOR EXIT SIGN	11	EA	\$ 476.89	\$ 5,245.79
	TYPE G. 1 X 4' SURFACE MTD LED	16	EA	\$ 404.75	\$ 6,476.00
	TYPE UC1. 2'L UNDER CABINET LED FIXTURE	1	EA	\$ 397.98	\$ 397.98
	TYPE UC2. 3'L UNDER CABINET LED FIXTURE	1	EA	\$ 397.98	\$ 397.98
	TYPE UC3. 4'L UNDER CABINET LED FIXTURE	1	EA	\$ 397.98	\$ 397.98
	TYPE W2. 21'L WALL MTD LIGHTING AT RESTROOMS 2	2	EA	\$ 702.58	\$ 1,405.16
	TYPE P3W. 6' SURFACE/PENDANT LED STRIP, HIGH CEILING	3	EA	\$ 509.29	\$ 1,527.87
	TYPE P4. 8' SURFACE/PENDANT LED STRIP, HIGH CEILING	10	EA	\$ 520.79	\$ 5,207.90
	TYPE Y. 4 5"W X 13"H WALL MTD LED FIXTURE. WET LOCATION	4	EA	\$ 371.10	\$ 1,484.40
	WIRELESS OCCUPANCYA/ACANCY SENSOR, PASSIVE INFRARED DETECTION. 1500 SQ FT RANGE	34	EA	\$ 175.00	\$ 5,950.00
	TILE MOUNT MOTION SENSING (PIR) AND PHOTOCCELL 120/277VAC WITH 3A ZERO CROSS RELAY 8 0-10V CONTINUOUS DIMMING CONTROL MODULE INCLUDED	5	EA	\$ 175.00	\$ 875.00

	WAC DEVICE	12	EA	\$ 175.00	\$ 2,100.00
	WIRELESS RELAY SWITCHPACK, WIRED SENSOR INPUT, 0-10V DIMMING, 20A LOAD 120/277V	27	EA	\$ 175.00	\$ 4,725.00
	WIRELESS RELAY SWITCH PACK, 0-10V DIMMING, 20A LOAD 120/277V & CEPC-2-D UL924 BYPASS RELAY BY FUNCTIONAL DEVICES REFER TO	12	EA	\$ 175.00	\$ 2,100.00
	WIRELESS WALLSTATION, 2 LARGE BUTTONS. RAISE/LOWER 120/277V REQUIRED, CUSTOM ENGRAVED BUTTONS AVAILABLE	22	EA	\$ 175.00	\$ 3,850.00
	WIRELESS WALLSTATION, 2 LARGE BUTTONS, ON/OFF 120/277V REQUIRED, CUSTOM ENGRAVED BUTTONS AVAILABLE	2	EA	\$ 175.00	\$ 350.00
	UNMANAGED NETWORK SWITCH, 4 PORTS TO POWER AND COMMUNICATE WITH WAC-POES 120VAC REQUIRED WITHIN 3-FT OF THE SWITCH	3	EA	\$ 175.00	\$ 525.00
	WALL SWITCH SENSOR	1	EA	\$ 175.00	\$ 175.00
	SWITCH	1	EA	\$ 175.00	\$ 175.00
	SWITCH, KEYED 2	2	EA	\$ 175.00	\$ 350.00
	PROVIDE LOCKABLE CLEAR COVER FOR LOCAL AREA SWITCH EA1	1	EA	\$ 175.00	\$ 175.00
	PROVIDE NEMA 4 ENCLOSURE AS REQUIRED FOR WACS THAT MAY BE SUBJECT TO DAMAGE	6	EA	\$ 1,500.00	\$ 9,000.00
	BRANCH LIGHTING CKTS , EMT/CU WIRES LF	8,244	LF	\$ 21.29	\$ 175,514.76
	LIGHTING LOW VOLTAGE CONTROL	23,555	GSF	\$ 26.65	\$ 627,811.42
	OTHER LOW VOLTAGE SYSTEMS - N I C (FEES, PERMIT, & TESTING)	1	LS		\$ -
	BRANCH POWER SYSTEM				\$ -
	DUPLEX RECEPT	45	EA	\$ 456.89	\$ 20,560.05
	DUPLEX. RECEPT., NEMA 5-20R, TAMPER RESISTANT	27	EA	\$ 462.71	\$ 12,493.17
	DUPLEX RECEPT - GFI	10	EA	\$ 476.89	\$ 4,768.90
	QUAD RECEPT - WALL	5	EA	\$ 476.89	\$ 2,384.45
	QUAD RECEPT - WALL. GFI	16	EA	\$ 506.34	\$ 8,101.44
	GFCI RECEPTACLE, W.P	10	EA	\$ 517.29	\$ 5,172.90
	ROOFTOP GFCI RECEPTACLE, W.P, TAMPER RESISTANT WITH TUBE STEEL SUPPORT PER DETAIL 2/E2 14W	6	EA	\$ 601.95	\$ 3,611.70
	NEMA 11-20R RECEPTACLE WITH LOCKABLE EXTRA DUTY IN-USE ENCLOSURE FOR FUTURE USE.	4	EA	\$ 825.01	\$ 3,300.04
	BRANCH POWER CKTS., EMT/CU WIRES	3,585	LF	\$ 25.29	\$ 90,664.65
	BRANCH POWER CKTS., GRC C O ON ROOFTOP	470	LF	\$ 43.59	\$ 20,487.30
	POWER TO HAND DRYER	4	EA	\$ 300.00	\$ 1,200.00
	HVAC POWER HOOK-UPS				\$ -
	FAN COIL UNITS AND BRANCH SELECTOR BOX				\$ -
	MANUAL MOTOR STARTER SWITCH	11	EA	\$ 1,352.44	\$ 14,876.84
	POWER HOOK-UPS TO FAN COIL UNIT	11	C:A	\$ 3,179.49	\$ 34,974.39
	POWER FEEDERS TO PANEL	480	LF	\$ 137.49	\$ 65,995.20
	PACKAGED HEAT PUMP ROOFTOP UNIT				\$ -
	FUSED DISCONNECT SWITCH. 200/3, NEMA 3R, HEAVY DUTY 5 EA	5	EA	\$ 750.00	\$ 3,750.00
	2" EMT CONDUIT 730 LF	730	LF	\$ 95.49	\$ 69,707.70
	#1/0 WIRE	2,190	LF	\$ 25.00	\$ 54,750.00

	#6 WIRE	730	LF	\$ 17.00	\$ 12,410.00
ROOFTOP CONDENSING UNITS					\$ -
	NON-FUSED DISCONNECT SWITCH. 30/2, NEMA 3R, HEAVY DUTY	4	EA	\$ 313.35	\$ 1,253.40
	POWER FEEDERS TO PANEL	270	LF	\$ 137.49	\$ 37,122.30
ROOFTOP EXHAUST FANS					\$ -
	30A 2P MOTOR DISCONNECT SWITCH IN NEMA 3R ENCLOSURE	2	EA	\$ 313.35	\$ 626.70
	POWER FEEDERS TO PANEL	120	LF	\$ 137.49	\$ 16,498.80
FIRE SMOKE DAMPERS					\$ -
	MANUAL SERVICE DISCONNECT SWITCH	2	EA	\$ 250.00	\$ 500.00
	FEEDERS TO PANEL	100	LF	\$ 137.49	\$ 13,749.00
EQUIPMENT POWER HOOK-UPS					\$ -
	POWER TO SCOREBOARD	1	EA	\$ 1,000.00	\$ 1,000.00
	POWER TO BASKETBALL BACKBOARDS 2 EA	2	EA	\$ 1,000.00	\$ 2,000.00
	PROVIDE KEY SWITCH AND CONNECTION TO BASKETBALL BACKBOA	2	EA	\$ 250.00	\$ 500.00
	PROVIDE 30A 3P LOCKABLE DISCONNECT SWITCH FOR ROLL-UP DOOR * FEEDERS TO PANEL	2	EA	\$ 313.35	\$ 626.70
	PROVIDE 15A 2P LOCKABLE FUSED DISCONNECT FOR ELEVATOR CAB LIGHTING AND FAN POWER + FEEDERS TO PAN	2	EA	\$ 313.35	\$ 626.70
ELECTRIC WATER HEATER					\$ -
	60A 3P DISCONNECT SWITCH FOR WATER HEATER	1	EA	\$ 469.67	\$ 469.67
	MANUAL MOTOR STARTER SWITCH FOR CIRCULATION PUMP	1	EA	\$ 313.35	\$ 313.35
	FEEDERS TO PANEL LF160	160	LF	\$ 9.38	\$ 1,500.80
	POWER HOOK-UPS TO INSTANTANEOUS WATER HEATER	1	EA	\$ 300.00	\$ 300.00
	FEEDERS TO PANE	230	LF	\$ 9.38	\$ 2,157.40
TRAP PRIMER					\$ -
	POWER HOOK-UPS TO TP	2	EA	\$ 500.00	\$ 1,000.00
	POWER FEEDERS TO PANEL	245	LF	\$ 20.41	\$ 5,000.45
TELEPHONE/ DATA SYSTEM					\$ -
	COMBINATION TELE/DATA OUTLET	18	EA	\$ 175.00	\$ 3,150.00
	PROVIDE J-BOX AND STUB UP 1-1/4"C INTO ACCESSIBLE CEILING AND COORDINATE WITH USER IT FOR LOW VOLTAGE REQUIREMENTS	1	EA	\$ 175.00	\$ 175.00
	DATA FEEDERS (C O ONLY)	810	LF	\$ 80.00	\$ 64,800.00
	DATA BACKBONE INFRASTRUCTURE	36	EA	\$ 175.00	\$ 6,300.00
	IDF	1	EA	\$ 2,500.00	\$ 2,500.00
TELEPHONE/ DATA SYSTEM					\$ -
	PROVIDE/INSTALL A SURFACE MOUNTED 12"x12"x4" DEEP PULLBOX WITH SCREW-ON REMOVABLE COVER	2	EA	\$ 71.50	\$ 143.00
	FACP	1	EA	\$ 11,264.00	\$ 11,264.00
	SPRINKLER BELL	1	EA	\$ 120.00	\$ 120.00

		SMOKE DETECTOR	4	EA	\$ 33.00	\$ 132.00
		DUCT SMOKE DETECTOR	5	EA	\$ 406.20	\$ 2,031.00
		HEAT DETECTOR	1	EA	\$ 132.00	\$ 132.00
		SPEAKER, WP	5	EA	\$ 215.00	\$ 1,075.00
		COMBINATION SPEAKER/ STROBE	26	EA	\$ 215.38	\$ 5,599.88
		RELAY MODULE	6	EA	\$ 220.00	\$ 1,320.00
		MANUAL PULL STATION	7	EA	\$ 210.00	\$ 1,470.00
		FLOW SWITCH	1	EA	\$ 220.00	\$ 220.00
		TAMPER SWITCH	1	EA	\$ 220.00	\$ 220.00
		MONITOR MODULE	1	EA	\$ 220.00	\$ 220.00
		CONTROL RELAY 2 EA	2	EA	\$ 220.00	\$ 440.00
		DUAL MONITOR MODULE	1	EA	\$ 210.00	\$ 210.00
		FIRE ALARM HVAC SHUT DOWN TO AC UNITS	5	EA	\$ 406.20	\$ 2,031.00
		FIRE ALARM FEEDERS	1,525	LF	\$ 0.64	\$ 975.00
		SUBTOTAL				\$ 1,773,423.26
31.0		EARTHWORK				\$ -
		6" OVEREXCAVATION BELOW CONCRETE SLAB - PER SOIL REPORT DATED 12/12/2022	211	CY	\$ 45.00	\$ 9,495.00
		SUBTOTAL				\$ 9,495.00
32.0		EXTERIOR IMPROVEMENTS				\$ -
		SITE DEMOLITION				\$ -
		DEMO (E) SLAB BELOW CANOPY- SEESITE	4,650	SF	\$ 5.00	\$ 23,250.00
		DEMO PORTION OF (E) 8" THK CMU WALL PER DETAIL 2/S0.11W	310	LF	\$ 218.67	\$ 67,787.70
		DEMO PORTION OF (E) RETAINING WALL AND FOOTIN	9	LF	\$ 450.00	\$ 4,050.00
		CANOPY				\$ -
		STRENGTHEN (E) RETAINING WALL PER DETAIL 4/S4.10W	308	LF	\$ 426.27	\$ 131,291.16
		DOWEL TO (E) RETAINING WALL FOUNDATION	462	EA	\$ 15.00	\$ 6,930.00
		DOWEL NEW SLAB TO (E) RETAINING WALL	231	EA	\$ 21.47	\$ 4,959.57
		NEW 8" THK RETAINING WALL	100	SF	\$ 77.65	\$ 7,765.00
		RETAINING WALL FOOTING	7	CY	\$ 1,200.00	\$ 8,400.00
		HSS POSTS, GALVANIZED	9,952	LBS	\$ 7.77	\$ 77,300.00
		HSS POST BASEPLATE PER DETAIL 5/S5.00W	265	LBS	\$ 7.77	\$ 2,059.05
		W-BEAMS	15,352	LBS	\$ 7.77	\$ 119,285.04
		C CHANNEL BEAMS	3,749	LBS	\$ 9.71	\$ 36,400.00
		EDGE OF DECK ANGLE PER DETAIL 6/S5.03W	288	LBS	\$ 11.65	\$ 3,355.00
		CANOPY BEAM TO CONCRETE WALL PLATE PER DETAIL 4/S5.01 W	306	LBS	\$ 11.65	\$ 3,565.00

	DETAIL STEEL	2,991	LBS	\$ 5.02	\$ 15,000.00
	5/8" DIA GALVANIZED BOLT THRU CONCRETE WALL PER DETAIL 7/S5.00W	652	EA	\$ 16.00	\$ 10,432.00
	1-1/2" METAL DECK	5,021	SF	\$ 11.25	\$ 56,486.25
	ENTRY CANOPY (EXCLUDING STEEL FRAMING AND DECK) PER SHT A9.40W	5,021	SF	\$ 67.97	\$ 341,277.37
	FLASHING AT (E) CONCRETE WALL PER DETAIL 3/A9.40W	325	LF	\$ 21.81	\$ 7,088.25
	ROOF FASCIA AND FLASHING PER DETAIL 2/A9.40W 350	350	LF	\$ 228.43	\$ 79,950.50
	GUTTER AND FLASHING PER DETAIL 1/A9.40W	350	LF	\$ 62.30	\$ 21,805.00
	TYPE EX, EXTERIOR EXIT SIGN EA3	3	EA	\$ 750.00	\$ 2,250.00
	TYPE FX4B, 4'L RECESSED LED DIRECT FIXTURE, EXTERIOR	28	EA	\$ 397.95	\$ 11,142.60
	BRANCH LIGHTING CKTS., GRC/CU WIRES	465	LF	\$ 60.30	\$ 28,039.50
	CRV WEST BUILDING SUBTOTAL				\$ 10,109,079.28

Other costs	\$ 2,003,846.72
Bid Total Amount	\$ 12,112,926.00



June 25, 2024

City of Covina, Department of Public Works
Michael Flores Jr., Senior Management Analyst
125 E. College Street
Covina, CA 91723-2199

MFlores@covinaca.gov

**RE: Covina Recreation Village Project, West Gymnasium Building Phase I
Project No. P2202**

Subject: Bid Protest: Perera Construction & Design, Inc.

Dear Mr. Flores,

AMG & Associates, Inc. ("AMG"), the lowest responsive and responsible bidder for the Covina Recreation Village Project, West Gymnasium Building Phase I ("Project") submits this bid protest letter in advance of the deadline to do so. On Tuesday 18, 2024 at 9:55AM, AMG submitted its bid for the Project. While the City's tabulation of bid results indicates that AMG is the apparent second-low bidder, there exist significant irregularities in the bid documents of the apparent low bidder, Perera Construction & Design, Inc. (Perera), which leads to the legal conclusion that AMG is the true lowest responsive and responsible bidder. This letter sets forth the legal and factual grounds for AMG's challenge of any potential award of the contract for the Project to Perera.

Pursuant to *Instruction to Bidders, IB-7, Item 15. Designation of Subcontractors* and *Bid Form, B-14 Designation of Subcontractors (Public Contract Code Section 4104)*, Bidders are required to list subcontractors for all scopes of work intended to subcontract with value in excess of one half of one percent of the bidders total bid price for the project. Perera failed to list significant trades with scopes with values far in excess of the listing requirements. Specifically, Perera failed to list subcontractors for Site Utilities, Plumbing, and the Elevator scopes.

The failure of Perera to list subcontractors for these significant trades obligates them to self perform this work with their own forces. Doing so would bring into question their responsiveness based on their experience and ability to perform these specialty scopes.

There should be no question that the failure of Perera to list a specialty subcontractor for the hydraulic passenger elevator scope deems their bid non-responsive as they cannot self-perform this work.

Specification Section 14 24 00 – Hydraulic Passenger Elevators, Page 3, 1.3 Quality Assurance, has experience requirements for both fabrication and installation of the elevator.

1.3 QUALITY ASSURANCE

- A. **Manufacturer Qualifications:** An approved manufacturer with minimum 15 years of experience in manufacturing, installing, and servicing elevators of the type required for the project.
 - 1. The manufacturer of machines, controllers, signal fixtures, door operators cabs, entrances, and all other major parts of elevator operating equipment.
 - a. The major parts of the elevator equipment shall be manufactured by the installing company, and not be an assembled system.
 - 2. The manufacturer shall have a documented, on-going quality assurance program.
 - 3. ISO-9001:2000 Manufacturer Certified.
 - 4. ISO-14001:2004 Environmental Management System Certified.
- B. **Installer Qualifications:** The manufacturer or an authorized agent of the manufacturer with not less than 15 years of satisfactory experience installing elevators equal in character and performance to the project elevators.

Perera's failure to list significant specialty trade subcontractors for scopes totaling more than 10% of its bid total provided them with a material advantage over other bidders. Perera could, post bid, shop out these scopes and award contracts for site utility, plumbing and elevator specialty trades after the fact.

California law mandates that all bidders must properly complete their bid documents as required by the City's bid forms, especially where the failure to do so provides the non-complying bidders with a material advantage not enjoyed by the complying bidders. All bidders must be afforded a "level playing field" when submitting bids to a public entity. As demonstrated herein, Perera's bid is non-responsive because it does not comply with the material requirements of the City's bid documents, which non-compliance provided Perera with a material advantage over complying bidders. Under these circumstances, the City does not have the "discretion" to waive the errors in the Perera bid; rather, Perera's bid must be found non-responsive under California law.

AMG therefore respectfully requests that the City find the Perera bid non-responsive, and that the City accept AMG's bid, the actual lowest responsive and responsible Bidder who stands ready, willing, and able to perform the work set forth in its bid.

This letter also serves as a request under Government Code § 54954 for e-mailed notice of the City's meetings at which any issue pertaining to the award of this contract is on the agenda. If there is any fee for this service, please provide this information to us so we can immediately inspect these reports and recommendations. Further, we request the right, on behalf of AMG, to address the City before or during consideration of any issue pertaining to the contract award as guaranteed by Government Code § 54954.3(a).



If you have any questions or required additional information, please reach out to me directly.
Sincerely,

Anthony R. Traverso

Digitally signed by Anthony R.
Traverso
Date: 2024.06.25 08:52:57 -07'00'

Anthony R. Traverso
Executive Vice President
AMG & Associates, Inc.

Cc: Estimating
File: Bid 3693

July 9, 2024.

Anthony R. Traverso
Executive Vice President
AMG & Associates, Inc.
26535 Summit Circle
Santa Clarita, CA 91350

Subject: Covina Recreation Village Project
West Gymnasium Building Phase I – Project No. P2202

Dear Mr. Traverso,

The City has received your letter of June 25, 2024, protesting the bid of Covina Recreation Village Project West Gymnasium Building Phase I – Project No. P2202. City staff has reviewed your bid protest and finds that the bid protest is without merit for the following reasons:

- Perera’s omission of subcontractors for plumbing and elevator trades at bid opening was a clerical error and bid irregularity;
- Perera cured this irregularity by providing a subcontractor list for plumbing and elevator trades and evidence that subcontractor bids were received prior to the bid opening day/time;
- Perera has not been provided an unfair advantage not afforded to other bidders; and
- Perera’s total bid amount has not changed as a result of the irregularity.

Pursuant to the advertised bid documentation for the Project, under “*Bidding Process*”, page NIB-3, “*Instruction to Bidders*”, Section 12, page IB-6, and “*Owner Rights*”, Section 26, page IB-9, the City reserves the right to reject any Bid or all Bids and to waive any irregularities or informalities in any Bid or in the bidding, as deemed to be in its best interest. Further, these provisions explain that “the Owner may investigate the qualifications of any Bidder under consideration, require confirmation of information furnished by a Bidder and require additional evidence of qualifications to perform the work describes in these bid documents”.

In accordance with these provisions, it has been determined that the bid irregularities found in the bid received from Perera have been cured, that Perera’s total bid amount has not changed and that Perera has not been provided an unfair advantage not afforded to other bidders.

For the above reasons, City staff intends to recommend that the City Council reject the bid protest by AMG & Associates, Inc. and award a contract to the lowest responsive and responsible bidder, Perera Construction. This recommendation will be presented to the City Council at the meeting on July 16, 2024, 7:30 p.m. at City of Covina City Hall, Council of Chambers, located at 125 E College Street, Covina, CA 91723.

If you wish, you may attend the City Council meeting to address the City Council on this matter.

ATTACHMENT C

Sincerely,

Rafael M. Fajardo,
Interim Public Works Director/City Engineer

3585 Cadillac Avenue
 Suite B
 Costa Mesa, CA 92626



Proposal

Abraham Jimenez
 Phone (818) 926-2153
 abraham.jimenez@schindler.com
 June 14, 2024

Project Information
 Covina Recreation Village
 640 N Citrus Ave
 Covina, CA 91723

Offer #: 0203687288

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install the products listed below in the above building, for the sum of \$ _____, inclusive of taxes.

Specification Summary:

Qty	Product	Capacity	Openings	Speed	Stops	Labor Year
1	330A Dual Jack	2500	2 F	125	2	2025

Alternates: If alternates are not selected at time of award, prices are subject to change

- If building owner signs, a 5-year maintenance agreement at time of notice to proceed deduct applies and if not, the deduct becomes void. The 5-year maintenance agreement will commence at elevator handover and will supersede maintenance in bid documents or this proposal:
- If Schindler proposal is used as the sole contract for the project:
- Card Reader Provisions and coordination:
- Safe Call 24/7 monitoring, with state required phone line.
- at
- CA Licensed Stamped Drawings:
- 8 hours of single man operator time (regular time) for other trades:

Project Specific Qualifications and Clarifications

- Pricing is based on Schindler's 330A hydraulic elevator after reviewing the GGA Architecture+ drawings and specifications, dated 5/31/2023 at the time of proposal. Please refer to included specification page for included components.
- All equipment and installation methodology are to be per Schindler standard offering. Please note our minimum hoistway dimensions in the attached spec summary. Should Schindler Elevator be awarded project the included spec summary and provisions described here within will prevail over all others.
- Price is based on Machine Room being adjacent to the hoistway, on the first (1st) floor, per sheet A7.03W of the GGA Architecture+ drawings, dated 5/31/2023 at the time of proposal. Machine room must be at least 6'-10" wide x 7'-0" deep. Machine room entry way door must swing out.
- Price is based on material cost and labor rates for project completion by 2025. Should work go beyond 2025 it will be at General Contractor's expense.
- Schindler Elevator will provide our standard submittal package and owner's manuals in digital format.
- Pit ladder/s and hoist beam/s are by others.
- Price is based on one (1) mobilization on/off for installation/adjusting and one (1) mobilization for the state inspection. Adjusting and inspection must be done on permanent power. If additional mobilizations are required, through no fault of Schindler Elevator, additional charges to apply.
- On any existing or new structures pricing will be contingent upon dry, safe roll-able access, no less than 7' tall x 3' 6" wide entry way and normal lay down area adjacent to elevator shaft. A site visit may not be possible before bid

PROPOSAL RE-BID

Date: June 14, 2024

Attn:

<p>Client: PERERA</p> <p>License#: C-36 & 34# 720581</p> <p>Expiration: 4/30/25</p> <p>DIR#: 1000001568</p> <p>EMR RATE: 1.4</p> <p>BONDING: 1.2%</p> <p>MPI Bid #: 3790</p>	<p>Project: COVINA RECREATION VILLAGE</p> <p>Location:</p> <p>Project#:</p> <p>OCIP:</p>
---	--

For the TOTAL amount of:

(Includes allowance of \$.00)
 (Includes allowance of 0 extra journeyman hours)

We propose to furnish and install the plumbing as outlined in drawings dated thru **ADD#2, AS PER PLAN AND SPECS.**

PLUMBING OFFSITE: \$0
PLUMBING SITE: \$0

WEST GYM BUILDING SCOPE: \$327,029.00

FIXTURES:

	Water Closet-ADA	WC-1 & WC-2
10	Water Closet-Wall Mount	American Standard #3351.001
10	Carrier	ZURN
10	Flush Valve	Sloan Royal #8111-1.28 SMO
10	Seat	Olsonite #10CC
	Urinal	UR-1 & UR-2
3	Urinal-Pint	American Standard #6590.001
3	Flush Valve	Sloan #8186-.13
3	Wall Carrier	ZURN
	Lavatory	L-1
1	Lavatory-Wall Hung	SLOAN #dscg-8100
1	Faucet-Automatic	sloan #efx-250-bat-ism-sf
1	soap	sloan #esd-500
1	Drain Guard	Tru-Bro or Equal
	Lavatory	L-3
2	Lavatory-Wall Hung	SLOAN #dscg-8400
8	Faucet-Automatic	sloan #efx-250-bat-ism-sf
8	soap	sloan #esd-500

DESIGNATION OF SUBCONTRACTORS [Public Contract Code Section 4104]

List all Subcontractors who will perform Work or labor or render service to the Contractor in or about the construction of the Work or improvement, or a Subcontractor licensed by the State of California, who, under subcontract to the Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Plans and Specifications, in an amount in excess of one-half percent (0.5%) of the Contractor's total Bid or, in the case of bids or offers for the construction of streets or highways (including bridges), in excess of one-half percent (0.5%) of the Contractor's total Bid or \$10,000, whichever is greater. If all Subcontractors do not fit on this page, attach another page listing all information for all other Subcontractors.

Name under which Subcontractor is Licensed and Registered	CSLB License Number(s) and Class(es)	DIR Contractor Registration Number	Address and Phone Number	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%) ¹
H2I Group, Inc.	1060739	1000537618	1679 Placentia Avenue Costa Mesa, CA 92627	Gymnasium Equipment	
Schindler Elevator Corp.	375733	10000012845	3585 Cadillac Avenue Costa Mesa, CA 92626	Hydraulic Passenger Elevator	
MPI Miller Plumbing, Inc.	720581	1000001568	949 North Cataract Avenue, #L San Dimas, CA 91773	Plumbing	
Key Air Conditioning Contractors	668439	1000002683	10905 Laurel Avenue Santa Fe Springs, CA 90670	HVAC	
Sunbelt Electric	936334	1000000546	265 McCormick Avenue Costa Mesa, CA 92626	Electrical / Low Voltage	

¹ The percentage of the total Bid shall represent the "portion of the work" for the purposes of Public Contract Code Section 4104(b).

CONTRACT

CITY OF COVINA CONTRACT FOR COVINA RECREATION VILLAGE PROJECT – PHASE I – WEST GYMNASIUM BUILDING – PROJECT NO. P2202

THIS CONTRACT (“Contract”) is made and entered this 16th day of July, 2024 (“Effective Date”), by and between the CITY OF COVINA, a California municipal corporation (“City”) and Perera Construction & Design, Inc a California corporation (“Contractor”). Contractor’s California State Contractor’s license number is 585965; Class B. Contractor’s DIR registration number is 1000018334.

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of this Contract, the Notice Inviting Bids, Instructions to Bidders, Bid (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award), the Bonds, permits from regulatory agencies with jurisdiction, General Provisions, Special Provisions, Plans, Standard Plans, Standard Specifications, Reference Specifications, Addenda, Change Orders, and Supplemental Agreements. The Contract Documents are attached hereto and incorporated herein by reference. In the event of any conflict between the terms of this Contract and any incorporated documents, the terms of this Contract shall control.

2. Scope of Services. Contractor shall perform the Work in a good and workmanlike manner for the project identified as Covina Recreation Village Project – Phase I – West Gymnasium Building – Project No. P2202 (“Project”), as described in this Contract and in the Contract Documents.

3. Compensation. In consideration of the services rendered hereunder, City shall pay Contractor an amount not to exceed Twelve Million One Hundred and Twelve Thousand Nine Hundred and Twenty Six Dollars (\$12,112,926) in accordance with the prices as submitted in the Bid, attached hereto as Exhibit “A” and incorporated herein by this reference.

4. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers’ Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

5. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. § 15) or under the Cartwright Act (Cal. Bus. & Prof. Code, § 16700 *et seq.*) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

6. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

7. Workers’ Compensation. California Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In

accordance with the provisions of California Labor Code Section 1861, by signing this Contract, the Contractor certifies as follows:

“I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Contract.”

8. Trenches and Other Excavations. If this Project involves the digging trenches or other excavations that will extend deeper than four (4) feet below the surface, Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any: (1) material that Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) subsurface or latent physical conditions at the site differing from those indicated by information about the site made available to proposers prior to the deadline for submitting proposals; and (3) unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

9. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

10. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the authority to execute this Contract on behalf of Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

11. Entire Agreement. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

12. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

CITY OF COVINA

By: _____
City Manager

ATTEST:

By: _____
Chief Deputy City Clerk

Dated: _____

("CONTRACTOR")

By: _____

Printed Name: _____

Title: _____

By: _____

Printed Name: _____

Title: _____

EXHIBIT A

EXHIBIT B
PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), has awarded to _____ (“Principal”)

(Name and address of Contractor)

a contract (the “Contract”) for the Work described as follows:

COVINA RECREATION VILLAGE PROJECT – PHASE I – WEST GYNMASIUM BUILDING –
PROJECT NO. P2202
(Project Description/ Name)

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of _____

_____ Dollars (\$ _____), this amount being not less than the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal’s part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.*

**EXHIBIT C
PAYMENT BOND
(LABOR AND MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Covina (“City”), has awarded to _____ (“Principal”)

(Name and address of Contractor)

a contract (the “Contract”) for the Work described as follows:

**COVINA RECREATION VILLAGE PROJECT – PHASE I – WEST GYNMASIUM BUILDING –
PROJECT NO. P2202**
(Project Description/Name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the City to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

(“Surety”) a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____ Dollars (\$ _____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys’ fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

By: _____
Its

By: _____
Its

By: _____
Its

By: _____
Its

(Seal)

(Seal)

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE PRIOR TO DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.*

RESOLUTION CC 2024-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO AMEND THE FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM BUDGET TO REFLECT AN APPROPRIATION OF \$1,129,696 FROM AVAILABLE QUIMBY FEES FUND BALANCE, \$74,420 FROM AVAILABLE ENVIRONMENTAL FUND BALANCE, \$1,673,581 FROM A FEDERAL APPROPRIATION BY CONGRESSWOMAN GRACE NAPOLITANO TO BE TRANSFERRED INTO THE PARKS CIP FUND, AND \$300,000 FROM THE SAN GABRIEL & LOWER LOS ANGELES RIVERS & MOUNTAINS CONSERVANCY URBAN LAND GRANT TO BE TRANSFERRED INTO THE PARKS CIP FUND FOR USE TOWARDS THE CONSTRUCTION OF THE COVINA RECREATION VILLAGE PROJECT – PHASE I – WEST GYMNASIUM BUILDING

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the Fiscal Year 2025 Operating Budget & Capital Improvement Plan (CIP) was approved on June 4, 2024; and

WHEREAS, the approved Operating Budget and Capital Improvement Program budget are in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, on occasion, the City Council will deem it necessary to amend the Capital Improvement Program Budget to create a budget allocation to facilitate a project the City Council deems necessary and important; and

WHEREAS, those amendments (allocations) to the Budget shall be by approval and memorialized by Resolution of the City Council; and

WHEREAS, the City of Covina wishes to amend the FY 2024-2025 Capital Improvement Program Budget to reflect an appropriation of \$1,129,696 from available Quimby Fees Fund - Fund Balance, \$74,420 from available Environmental Fund – Fund Balance, \$1,673,581 from a Federal Appropriation from Congresswoman Grace Napolitano to be transferred into the Parks CIP Fund, and \$300,000 from the San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy Urban Land Grant to be transferred into the Parks CIP Fund for use towards the construction of the Covina Recreation Village Project – Phase I – West Gymnasium Building.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the Fiscal Year 2024-2025 Operating Budget as follows:

Account No.	Account Description	Amount (\$)	Increase/ Decrease
2604-0000-43395-P2202	Quimby Fees-Unassigned-Quimby Fees Revenue-Covina Recreation Village Project	\$1,129,696	Increase
2604-3400-55100-P2202	Quimby Fees-Park Facilities-Buildings and Structures-Covina Recreation Village Project	\$1,129,696	Increase
6200-5580-55100-P2202	Environmental-Waste Management-Buildings and Structures-Covina Recreation Village Project	\$74,420	Increase
4600-OM23-42090-P2202	Parks CIP-Park Facilities-OMNIBUS Fed Appropriations-Covina Recreation Village Project	\$1,673,581	Increase
4600-OM23-55100-P2202	Parks CIP-Park Facilities-Buildings and Structures-Covina Recreation Village Project	\$1,673,581	Increase
4600-3400-42600-P2202	Parks CIP-Park Facilities-Other Grants-Covina Recreation Village Project	\$300,000	Increase
4600-3400-55200-P2202	Parks CIP-Park Facilities-Improvements-Not Buildings/Structures-Covina Recreation Village Project	\$300,000	Increase

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **PASSED** this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-67 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

ITEM NO. CC 16

Meeting: July 16, 2024
Title: Resolution CC 2024-63 Requesting to Amend the Fiscal Year 2023-2024 Operating Budget to Adjust for Unanticipated Increases in Plan Check Revenue and Expenditures
Presented by: Brian K. Lee, AICP, Director of Community Development
Recommendation: Adopt Resolution CC 2024-63.

BACKGROUND/DISCUSSION:

The Covina Building & Safety Division is currently supported by CIR, Inc., for plan check, building inspection, and onsite supportive staffing services. The Division's contract team consists of two (2) Building Inspectors/Plans Examiners, one (1) remote Plans Examiner, and one (1) Permit Technician. Under the current Professional Services Agreement, CIR, Inc., collects a fee equal to fifty-five percent (55%) of the City's plan review fees, fifty percent (50%) of structural-only reviews, and a mutually agreeable fee for partial reviews on a case-by-case basis.

Revenues and expenditures attributable to plan checks are projected annually for entry into the annual operating budget, which is typically guided by past revenue/expenditure patterns and may be adjusted if certain development projects are anticipated to submit projects for plan review and permitting. While this is the case, there are circumstances where a development Applicant may request to submit an "at risk" plan check for their development proposals during the entitlement phase to advance the permitting process, should their development receive entitlement. "At-Risk" plan check submittals allow the City to provide non-refundable services to the Applicant and would ensure efficient permitting times should their entitlements be approved. If development applications are not approved/entitled under an "at risk" plan check, they are not eligible for a refund for plan check services rendered. In May 2024, two such At Risk development projects were submitted for plan check services: 1.) A seventy-five (75) unit residential development located at 747 N Barranca, and 2.) a ninety-seven (97) residential unit and three (3) commercial unit development located at 1000 N Azusa (the former Albertson's grocery store location).

Of the roughly Seven Hundred and Forty-Six (746) plan review services provided in May by CIR, Inc., Seven Hundred and Twenty (720), or roughly 96% of services rendered, were attributable to the two large scale development "at-risk" projects mentioned above. The unanticipated high volume of plan check reviews brought on by an 'at risk' plan check resulted in a need to balance the Community Development – Building Division Operating Budget. Staff is requesting that the City Council adopt Resolution CC 2024-63 to increase certain revenue accounts and expenditure accounts attributable to the brief influx of permitting submittals in May to balance the Building Division Operating Budget for Fiscal Year 2023-2024.

FISCAL IMPACT:

Plan check services rendered in May 2024 totaled \$229,563.69 which is primarily the result of two at risk plan check submittals. Under the existing agreement, the City of Covina collects plan check fees from the applicants directly, which are then collected into a general fund revenue account. Of the fees collected by the city, CIR, Inc., collects a 50-55% fee per each plan check service rendered. Revenues for plan check fees and permit fees exceeded the Fiscal Year 2023-2024 projection by \$345,992.11 (or 25%), which exceeds that owed to CIR, Inc for services rendered and is also requested to be amended in Resolution CC 2024-63.

Table 1. Requested Changes in Resolution CC 2024-63

Account Number	Account Title	Original Budget	Increase	Amended Budget
1010-4100-41200	Insp Bld-Perm - <i>revenue</i>	\$485,000.00	\$87,865.60	\$572,865.60
1010-4100-41220	Insp Elect-Perm- <i>revenue</i>	\$245,000.00	\$15,956.71	\$260,956.71
1010-4100-41240	Insp Plumb-Perm - <i>revenue</i>	\$131,000.00	\$35,568.80	\$166,568.80
1010-4100-41260	Insp Mech-Perm - <i>revenue</i>	\$100,000.00	\$18,817.35	\$118,817.35
1010-4100-43400	Insp Plan Revie	\$385,000.00	\$212,187.69	\$597,187.69
1010-4100-51560	Insp Planning C	\$130,000.00	\$229,563.69	\$359,563.69

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This action is exempt from the California Environmental Quality Act.

Respectfully submitted,



Brian K. Lee
Director of Community Development

RESOLUTION CC 2024-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE FISCAL YEAR 2023-2024 OPERATING BUDGET TO INCREASE \$370,396.15 IN REVENUE FOR CERTAIN BUILDING DIVISION REVENUE ACCOUNTS AND APPROPRIATE \$229,563.69 FROM THE GENERAL FUND FOR PLAN CHECK SERVICES RENDERED

WHEREAS, the City of Covina (“City”) is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the budget for the City of Covina for fiscal year commencing July 1, 2022 and ending on June 30, 2023 was approved on May 17, 2022; and

WHEREAS, the approved budget is in accordance with all applicable ordinance of the City and all applicable statues of the State; and

WHEREAS, on occasion, the City Council will deem it necessary to amend the Operating Budget to create a budget allocation to facilitate a project the City Council deems necessary and important; and

WHEREAS, those amendments (allocations) to the Budget shall be by approval and memorialized by Resolution of the City Council; and

WHEREAS, The City Council of the City of Covina wishes to amend the FY 2022-2023 Operating Budget to reflect an increase in \$370,396.15 in certain Building Division Revenue Accounts, and an \$229,563.69 increase in in certain Building Division Expenditure accounts from the General Fund to account for unanticipated large-scale development project submittals in May of 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the fiscal year 2023-2024 Operating Budget as follows:

Account Number	Account Title	Original Budget	Increase	Amended Budget
1010-4100-41200	Insp Bld-Perm - revenue	\$485,000.00	\$87,865.60	\$572,865.60
1010-4100-41220	Insp Elect-Perm- revenue	\$245,000.00	\$15,956.71	\$260,956.71
1010-4100-41240	Insp Plumb-Perm - revenue	\$131,000.00	\$35,568.80	\$166,568.80
1010-4100-41260	Insp Mech-Perm - revenue	\$100,000.00	\$18,817.35	\$118,817.35
1010-4100-43400	Insp Plan Revie	\$385,000.00	\$212,187.69	\$597,187.69
1010-4100-51560	Insp Planning C	\$130,000.00	\$229,563.69	\$359,563.69

SECTION 2. The City Clerk shall certify to the adoption of this resolution.

APPROVED and **PASSED** this 16th day of July, 2024

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-63 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: Approval of Contract for Dell Storage Refresh and Networking with Side Path
Presented by: Angel Carrillo, Deputy City Manager
 Dr. Shawn Granger, IT Manager
Recommendation: Approve an agreement with Side Path, allowing the City to execute a contract not to exceed \$195,175.68 for Dell storage refresh and networking services.

EXECUTIVE SUMMARY:

The City of Covina's current storage and networking infrastructure requires an upgrade to maintain efficiency and security. Side Path has submitted a proposal to provide new PowerStore 500T storage appliances and Dell EMC S5212F-ON switches, along with associated installation and support services, which will enhance the City's data handling and network performance.

DISCUSSION:

It is recommended that the City Council consider authorizing the City Manager to execute a purchase agreement to approve the proposal to replace the City's two Dell Storage SANS. The current storage system is end-of-life and repeatedly needing repairs. Due to the SANS age, the manufacturer will no longer offer warranty or service coverage. This proposal replaces the SANS storage at both City Hall and the Police Department.

Side Path and Dell engineers have proposed the following components for the storage refresh and networking project: Two PowerStore 500T Storage Appliances. This proposal will expand City storage capabilities, safeguard current City data, and add a much needed redundancies in event of any future failure. This replaces the current SANS storage with newer storage systems that will replaced end-of-life storage that holds critical City data as well as add much needed redundancy due to its larger capacity.

The expenditure is necessary to upgrade the City's storage and networking infrastructure to meet current and future demands. The two PowerStore 500T storage Appliances are quoted through competitively bid master agreements NASPO# 23026 | State Addendum #7-23-70-55-01. The terms of the agreement make the negotiated pricing available to public agencies. In accordance with the City's Purchasing Policy under CMC Sections 2.20.200 (Joint Bidding with other governmental entities) and 2.20.210 (Joint purchasing agreement with other governmental entities), the City Council may use a competitive bid conducted by another public agency to purchase goods and services.

FISCAL IMPACT:

Funding for Powerstore acquisition and implementation is available from the existing fund balance in the Information Technology Fund 7200. Subject to City Council approval, a budget adjustment will be executed appropriating the contract amount of \$195,175.68 from the available IT fund balance. The total cost of \$195,175.68 includes the cost of the equipment, installation services, and applicable taxes.

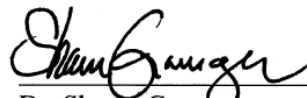
CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The action is exempt from the provisions of the California Environmental Quality Act (CEQA).

Respectfully submitted,



Angel Carrillo
Deputy City Manager



Dr. Shawn Granger
IT Manager



22892 Mill Creek Drive
 Laguna Hills, CA 92653
 Phone (949)748-8700; Fax (949)748-8706
www.sidepath.com

Quotation

Date: 06/19/24
 Quotation #: SIDQ49374
 Valid Until: 07/16/24
 Prepared By: Kristen Norem
 Project ID: SIDPROJECT46279

Bill To:

City of Covina
 Attn: Sean Granger
 125 E College St
 Covina, CA 91723

 Phone: +1 626-384-5400
 Email: sgranger@covinaca.gov

Ship To:

City of Covina
 Attn: Sean Granger
 125 E College St
 Covina, CA 91723

 Phone: +1 626-384-5400
 Email: sgranger@covinaca.gov

Qty	Item Code	Description	Unit Price	Ext. Price
NASPO# 23026 State Addendum #7-23-70-55-01				
Promotional Pricing - Quote Expires July 16, 2024				
PowerStore 500T				
2	210-AXXJ	PowerStore 500T Customer Rack	\$63,110.00	\$126,220.00
	370-AFXQ	192GB Appliance DIMM 96GB Per Node		
	800-BBQV	Informational Purposes Only		
	528-BTZK	PowerStore Base SW		
	406-BBOO	25GBE OPTICAL 4 PORT CARD PAIR		
	450-AKHM	Dual 1450W (200-240V) HIGH Line Only Power Supply		
	343-BBMR	BASE UNIT CONFIG KIT		
	379-BDPD	ISG Product (info)		
	876-3336	Dell Hardware Limited Warranty		
	876-3702	Prosupport Plus Mission Critical 4-Hour 7x24 Onsite Service with Emergency Dispatch 3 Years		
	876-3705	Prosupport Plus Mission Critical 7x24 Technical Support and Assistance 3 Years		
	951-2015	Thank you for choosing Dell ProSupport Plus. For tech support, visit // www.dell.com/contactdell		
	800-BBQV	Informational Purposes Only		
	825-8623	Certified Deployment Partner T1 or Distributors		
	400-BGGI	(15) P1 25X2.5 NVME SED SSD 1.92TB		
	565-BBJR	25GBE TWINAX 4 PORT IO MODULE PAIR		
	470-ADTU	(2) 1M PASSIVE 25G TWINAX CABLE QTY 2		
	828-4827	(15) ProSupport Plus: Mission Critical 4-Hour 7x24 On-Site Low Capacity SSD Add-On, 3 Years		
	210-ATXO	AppSync for PowerStore		
	825-8623	Certified Deployment Partner T1 or Distributors		
	828-5776	ProSupport Plus Mission Critical for AppSync Starter Pack Software Support Contract 3 Years		

If you have any questions regarding this quotation, please contact:
 Krunal Patel | (949) 396-3743 | krunal@sidepath.com

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 No part of this document may be disclosed in any manner to a third party who is not affiliated with the recipient.***

Qty	Item Code	Description	Unit Price	Ext. Price
	528-BYHF 828-5732	AppSync Str Pk for PowerStore=CB ProSupport Plus Mission Critical for AppSync Starter Pack Software Support Maintenance 3 Years SubTotal		\$126,220.00
S5212F Switches				
4	210-APHZ 343-BBRX 343-BBLP 634-BRXD 818-3530 818-3572 818-3575 818-3576 951-2015 975-3461 997-6306 900-9997 848-8547 407-BBWQ 470-ABOU 450-AASX 450-AASX	Dell EMC S5212F-ON Switch, 12x 25GbE SFP28, 3x 100GbE QSFP28 ports, PSU to IO air, 2x PSU VLT Tech Sheet Document Dell EMC S52XX-ON Series User Guide OS10 Enterprise, S5212F-ON Dell Hardware Limited Warranty 1 Year ProSupport Plus:Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch,1 Year ProSupport Plus Mission Critical:7x24 HW/SW Technical Support and Assistance, 3 Years ProSupport Plus:Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch, 2 Years Extended Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell Dell Limited Hardware Warranty Extended Year(s) Info 3rd Party Software Warranty provided by Vendor On-Site Installation Declined 3 Years ProSupport Plus OS10 Enterprise Software Support-Maintenance Dell Networking, Transceiver, 100GbE QSFP28 SR4, No FEC Capable, MPO, MMF Dell Networking Cable, 100GbE QSFP28 to QSFP28, Passive Copper Direct Attach Cable, 0.5 Meter Dell Networking, Jumper Cord, 250V, 12A, 2 Meters, C13/C14, US Dell Networking, Jumper Cord, 250V, 12A, 2 Meters, C13/C14, US	\$6,500.83	\$26,003.32
2	770-BDGR	Dell NW Dual Tray, 4-post, S5212F-ON SubTotal	\$158.49	\$316.98 \$26,320.30
Professional Services and Installation				
2	SID-PS-PWRST-IMP-BAS	Sidepath implementation service provides a base-level installation of one (1) new Powerstore storage appliance. This service includes integration with supported existing storage network switches and up to three (3) supported existing servers, along with the various features.	\$9,000.00	\$18,000.00
2	SID-PS-NW-SW-L3	Sidepath implementation service provides a base-level Layer 3 basic switch deployment. Service includes physical installation and base-level configuration for up two (2) supported Dell Networking IP switches. SubTotal	\$4,500.00	\$9,000.00 \$27,000.00

Payment Terms from Ship Date: Net 30

Pricing does not include Sales Tax or Shipping/Handling unless specifically stated in quote.

CA Shipments: CA Electronic Waste Recycling (eWaste) Fee will apply to monitors, laptops or tablets.

Product Total	\$179,540.30
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If you have any questions regarding this quotation, please contact:

Krunal Patel | (949) 396-3743 | krunal@sidepath.com

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No part of this document may be disclosed in any manner to a third party who is not affiliated with the recipient.

Taxes	\$15,635.38
Shipping	\$0.00
Grand Total	\$195,175.68

Unless you have a separate written agreement that specifically applies to this order, your order will be subject to and governed by Sidepath's Purchasing Terms and Conditions, which are located at: www.sidepath.com/terms. The Purchasing Terms and Conditions are incorporated herein by reference and available in hard copy upon your request.

Note: Sidepath will collect sales tax for orders shipped to these six states: AZ, CA, MA, NV, TX and WA. For orders shipped outside of these six states, it will be the customer's responsibility to report the tax as Sales & Use Tax.

Please contact me if I can be of further assistance.

THANK YOU FOR YOUR BUSINESS!

Accepted by: _____ Title: _____ Date: _____ PO: _____

If you have any questions regarding this quotation, please contact:

Krunal Patel | (949) 396-3743 | krunal@sidepath.com

This document is proprietary and confidential and is intended solely for the recipient.

No part of this document may be disclosed in any manner to a third party who is not affiliated with the recipient.

RESOLUTION CC 2024-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO APPROPRIATE \$195,175.68 OF THE 2024-2025 BUDGET FOR INFORMATION TECHNOLOGY STORAGE AND SECURITY ENHANCEMENTS

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the budget for the City of Covina for fiscal year commencing July 1, 2024 and ending June 30, 2025 was approved on June 4, 2024; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the City Council; and

WHEREAS, the City’s current storage and networking infrastructure requires an upgrade to reduce risk, maintain efficiency and security; and

WHEREAS, the City desires to improve data handling, security and network performance by purchasing hardware upgrade.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the Fiscal Year 2024-2025 City of Covina Operating Budget as follows: appropriate \$195,175.68 from the Information Technology Fund balance to Account No. 7200-6200-55700 for server storage, enhanced security, and implementation

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-68 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting **AGENDA ITEM REPORT**

Meeting: July 16, 2024
Title: Request to Cancel the Regular City Council Meeting of August 6, 2024
Presented by: Chris Marcarello, City Manager
Recommendation: That the City Council consider cancelling the regular scheduled City Council Meeting of August 6, 2024.

DISCUSSION:

The City Council has legal authority to establish meeting dates and times and to cancel or reschedule such meetings with proper and timely public notice. Due to an anticipated lack of quorum, it is recommended that the City Council consider cancelling the meeting of August 6, 2024, and direct the City Clerk's Office to post the required notice of cancellation.

FISCAL IMPACT:

None.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

Chris Marcarello
City Manager



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: Approval of Contract for Increased Bandwidth at City Public Works and Parks and Recreation Between the City of Covina and Frontier

Presented by: Angel Carrillo, Deputy City Manager
Dr. Shawn Granger, IT Manager

Recommendation: Approve an agreement with Frontier, allowing the City to execute a contract for \$3,480.00 monthly.

EXECUTIVE SUMMARY:

The City of Covina currently utilizes networking services at several key locations, including City Hall, Public Works, and Parks and Recreation. The existing services are critical for maintaining daily operations and ensuring robust connectivity for City staff. However, with the growth in demand and the addition of a new location at 640 N Citrus Ave, there is a need to upgrade and expand our network services.

Frontier Communications has proposed a new service plan that will provide enhanced connectivity and support at the existing locations, as well as the new location. This upgrade is essential to maintain operational efficiency and meet the increased networking demands.

DISCUSSION:

These City sites currently use a 50 MB SD-WAN circuit, the proposal will be to replace the current circuit with a multi-speed circuit based on each site's need. This proposal includes services at the following locations:

- **125 E College St, Covina, CA 91723 (City Hall)**
 - Current: \$697.14 monthly / 50 MB
 - Proposed: \$1,120 monthly / 2000 MB
- **534 N BARRANCA AVE, Covina, CA 91723 (Public Works)**
 - Current: \$697.14 monthly / 50 MB
 - Proposed: \$1060 monthly / 1000 MB
- **1250 N Hollenbeck Ave, Covina, CA 91722 (Parks and Recreation)**
 - Current: \$697.14 monthly / 50 MB
 - Proposed: \$650 monthly / 100 MB
- **640 N Citrus Ave, Covina, CA 91722 (New Location: Covina Recreation Village)**
 - Current: No Current Service / New Site
 - Proposed: \$650 monthly / 100 MB

The proposal from Frontier Communications includes all necessary services for the current and new locations at a monthly recurring cost (MRC) of \$3,480.00. The life of the contract is 60-months. The services provided by Frontier will ensure seamless connectivity and support for the City's networking needs.

FISCAL IMPACT:

Funding for these Frontier circuits is paid for from City Hall and Public Works Fund 7020 and Parks and Recreation Fund 1010. This proposal has a monthly recurring cost of \$3,480.00 which is an increase of \$1,388.58

from the existing cost. The contract is for 60-months and a total of \$208,800.00 over the life of the contract. This investment is necessary to enhance the networking capabilities of the City and support the new location.


CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The action is exempt from the provisions of the California Environmental Quality Act (CEQA).

Respectfully submitted,



Angel Carrillo
Deputy City Manager



Dr. Shawn Granger
IT Manager



Product and Service Quote

Customer: City of Covina
Bill to: 125 E College St
 Covina, Ca 91723

Date: 6/4/2024
Prepared By: Andy Gallegos
Phone: 562.357.2468
Email: andres.gallegos@ftr.com

Service Address	Solution	Qty	Term	NRC	MRC
125 E College St Covina Ca 91723 (City Hall)	A Loc; HUB 2G	1	60	\$0.00	\$1,120.00
640 N Citrus Ave Covina, Ca 91723 (New Location)	Z Loc; Spoke 100M	1	60	\$0.00	\$650.00
534 N Barranca Ave Covina, Ca 91723 (Public Works)	Z Loc; Spoke 1G	1	60	\$0.00	\$1,060.00
1250 N Hollenbeck Ave Covina, Ca 91722 (Parks and Rec.)	Z Loc; Spoke 100M	1	60	\$0.00	\$650.00
Total					\$3,480.00

Thank you for the opportunity to quote this business!

Frontier is pleased to present this proposal. The service set forth in this proposal will be provided by Frontier Communications Corporation. Frontier does not consider the proposal itself to be a legally binding offer to contract. Final installed price may vary based on site survey and other factors. This quote is valid for the next 60 Days. Taxes and surcharges are not included.

This proposal is confidential and contains proprietary information. The contents contained herein are not to be shared with parties other than the customer and employees named in this document. This document is confidential and the property of Frontier Communications Corporation.

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CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	July 16, 2024
Title:	Purchase of Police Equipment
Presented by:	David Povero, Chief of Police
Recommendation:	<ol style="list-style-type: none">1. Adopt Resolution CC 2024-66 Amending the FY 2024-25 Operating Budget to Reflect an Appropriation of \$200,000 from Measure CC Fund Balance to be transferred into the general funds for Police Communications Safety Equipment;2. Approve the purchase of a twenty-four (24) mobile radios and Stancil 911 recording system; and3. Approve the waiving of competitive bid/purchasing requirements under Municipal Code 2.20.080.

EXECUTIVE SUMMARY:

The current Stancil recording system is well beyond its end of life and is inoperable. The replacement cost is \$27,500. This ability to preserve recordings of critical communications is an important element to providing solid public safety services to the community.

Another critical layer of communication in public safety is the police radio system and its handheld and mobile devices. The Covina Police Department maintains a fleet of twenty-three (23) patrol vehicles, two (2) supervisor vehicles, two (2) tactical vehicles, two (2) community service vehicles, and two (2) volunteer vehicles. The CPD command post vehicle requires two (2) police radios. Additional support vehicles are equipped with police radios, bringing the total to 36 mobile radios. CPD currently has 12 twelve APX 8500 mobile radios. Twenty-four (24) additional mobile radios are needed for our fleet to meet the legislative mandate by the deadline of December 2024. The replacement costs is \$172,500.

Legislative mandates require police radio to have the capabilities of encryption, to ensure the confidentiality of personal information (name, dates of birth, driver's license information and residence information) that is oftentimes shared during routine radio transmissions.

DISCUSSION:

These equipment purchases are critical for Covina Police Department operations. Electronic communication from the public to the Covina Police Department, and also between public safety dispatchers and field personnel via radios is essential in the delivery of quality public safety services. The flow of information via various communication formats gives us information when the public is in need of assistance, and helps our CPD personnel to respond to those calls and keep everyone involved safe.

All communication on department phone lines require the ability to record the calls. Recordings must be made available to a variety of legal based requests such as investigative follow up, evidentiary purposes, as a matter of public records, administrative investigations, etc. Legal statutes require the radio transmissions of identifiable public information to be protected, so that individuals will not become exposed and victimized because their personal identifiers were broadcast via police radio. To comply with such statutes, police radios must have encryption capabilities. Software/hardware systems record our telephone conversations thus making the purchase of the new Stancil system critical as the current system has reached the end of its service life two years ago.

Based on our these circumstances, it is requested that the City Council consider waiving competitive bid requirements per Municipal Code 2.20.080 Sections B. This section states that non-competitive proposals may be made only when at least one of the following circumstances applies: 1) The supply, service or equipment is available from only one source; 2) The public exigency or emergency for the supply, service or equipment will not permit a delay resulting from competitive solicitation; and 3) After solicitation of a number of sources, competition is determined inadequate. Sections B1 & B2 apply in this situation. The current mobile radios used by the Covina Police Department are Motorola APX 8500 which is the standard for Covina and surrounding agencies and are only available from Motorola. For the sake of interoperability, only these Motorola models can be viable. Likewise, the Stencil recording system would be the logical purchase as our current system uses the same brand and would be compatible.

FISCAL IMPACT:

Funding is available in Measure CC Fund Balance in the amount of \$200,000 and will be transferred to the FY 2024-25 Police Department Budget as an appropriation.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'David Povero', written over a horizontal line.

David Povero
Chief of Police

RESOLUTION CC 2024-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO AMEND THE FISCAL YEAR 2024-2025 OPERATING BUDGET TO REFLECT AN APPROPRIATION OF \$200,000 FROM MEASURE CC FUND BALANCE TO BE TRANSFERRED INTO THE GENERAL FUND FOR THE POLICE COMMUNICATIONS SAFETY EQUIPMENT UPGRADE

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the Fiscal Year 2025 Operating Budget & Capital Improvement Plan (CIP) was approved on June 4, 2024; and

WHEREAS, the approved Operating Budget and Capital Improvement Program budget are in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, on occasion, the City Council will deem it necessary to amend the Capital Improvement Program Budget to create a budget allocation to facilitate a project the City Council deems necessary and important; and

WHEREAS, those amendments (allocations) to the Budget shall be by approval and memorialized by Resolution of the City Council; and

WHEREAS, the City of Covina wishes to amend the FY 2024-2025 Operating Budget to reflect an appropriation of \$200,000 from Measure CC Fund Balance to be transferred into the General Fund for the Police Communications Safety Equipment Upgrade.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the Fiscal Year 2024-2025 Operating Budget as follows:

Account No.	Account Description	Amount (\$)	Increase/Decrease
1095-0000-59110	ER Reserve-Trans-GF	\$200,000	Increase
1010-0000-49110	GF-General-Transfer-From G/F	\$200,000	Increase
1010-1130-55900	GF-Patrol-Other Equipment	\$200,000	Increase

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

ATTACHMENT A

APPROVED AND PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-66 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ
Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 16, 2024
Title: Authorizing the Destruction of Certain City Records
Presented by: Fabian Velez, Chief Deputy City Clerk
Desiree Jimenez, Deputy City Clerk
Recommendation: Adopt Resolution CC 2024-60 authorizing the destruction of certain City records.

EXECUTIVE SUMMARY:

Since July 2017, the City has obtained an annual subscription service from Gladwell Governmental Services, Inc. an expert in local government records, to review and update the City's Records Retention Schedule and destruction procedures. The annual subscription includes an annual update, legal review of all changes for the year, additional changes requested by City employees, rewriting of the index to retention schedules to reflect the changes made, and unlimited e-mail and telephone assistance throughout the year. Once a retention schedule has been approved by the City Council, Government Code Section 34090 authorizes the destruction of obsolete records by the Department Head, with approval of the City Council by resolution and written consent of the City Attorney.

DISCUSSION:

Gladwell Governmental Services, Inc. has conducted a review of the retention schedule and has provided the annual update of the retention schedule and this schedule was approved by the City Council at the April 2, 2024 City Council Regular Meeting. The update allows the City to comply with recent changes in law and provide a more efficient system for the management of permanent and disposable documents. The records retention periods are in compliance with current laws and are standard business practice for California cities. The update includes all City departments except the Police Department, which manages its own records separately.

It is standard business practice for California cities to authorize the routine destruction of records that have exceeded their adopted retention period, upon the request of the Department Head and with consent in writing of the City Clerk or Chief Deputy City Clerk, City Manager, City Attorney, and City Council.

The Departments of Administrative Services (Finance and Human Resources), Community Development (Code Enforcement and Special Projects), Parks & Recreation/Library Services, and City Clerk/Records Management have completed a review of files to determine which records have met their retention and are eligible for destruction per the City's Record Retention Schedule. Records to be destroyed with the consent of the City Attorney are detailed in Exhibit A to Resolution CC 2024-60. Therefore, staff recommends that the City Council adopt Resolution CC 2024-60 authorizing the destruction of obsolete records.


FISCAL IMPACT:

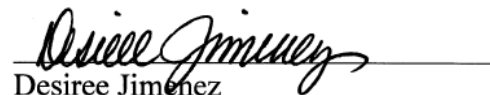
A nominal fee is associated with the destruction of obsolete records, which is based on the number of boxes destroyed. Funding for document destruction has been authorized and budgeted within Fiscal Year 2024-2025 under accounts 1010-0500-53990 (Administrative Services), 1010-300-53990/1010-3900-53990 (Parks & Recreation/Library Services), and 1010-0700-53990 (Records Management).

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,


Fabian Velez
Chief Deputy City Clerk


Desiree Jimenez
Deputy City Clerk

RESOLUTION CC 2024-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF OBSOLETE RECORDS IN THE ADMINISTRATIVE SERVICES (FINANCE AND HUMAN RESOURCES), COMMUNITY DEVELOPMENT (CODE ENFORCEMENT AND SPECIAL PROJECTS), PARKS AND RECREATION/LIBRARY SERVICES DIVISION, AND RECORDS MANAGEMENT DEPARTMENTS

WHEREAS, Section 34090 of the Government Code of the State of California authorizes the destruction of certain records and documents by a Department Head, with the approval of the legislative body by resolution and the written consent of the City Attorney; and

WHEREAS, the Department Heads of the Administrative Services (Finance and Human Resources), Community Development (Code Enforcement and Special Projects), Parks and Recreation/Library Services Division, and Records Management Departments have recommended that certain obsolete records identified on Exhibit A are no longer required or necessary; and

WHEREAS, the City Attorney has given written consent for the destruction of the records herein set forth as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that the records identified on Exhibit A are no longer needed or required to be kept by statute or law.

SECTION 2. The City Council hereby authorizes and directs the destruction of the records described on Exhibit A in accordance with the terms and conditions of Section 34090 of the Government Code.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

ATTACHMENT A

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-60 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

CITY OF COVINA RECORDS DESTRUCTION AUTHORIZATION FORM

By my initials above, I hereby certify that the records prepared for destruction (as listed below) are more than two years old and have been retained for the minimum retention period as specified in the City of Covina Records Retention Schedule adopted by the City Council. I have confirmed the accuracy of the description of each record sufficient for identification, the retention schedule page number, retention number, record contents, record dates, retention requirements and destruction date.

Box #	Description of Records to be Destroyed	Date From	Date To	Code Citation (e.g., GC § 34090)	Retention Period	Page No., Retention No.
1	Bid Files: Unsuccessful Proposals / Rejected Bids or Proposals (All)	01/2009 And 08/2021	02/2009 And 05/2022	GC §34090	2 Years	CC-3, CC-006
1	Affidavits of Publications/ Public Hearing Notices/ Legal Advertising / Affidavits of Posting/Posting Logs	08/2021 And 12/2018	05/2022 And 05/2022	GC §§34090, 54960.1(c)(1)	2 Years	CW-1, CW-004
1	Time Cards / Time Sheets	05/2015	12/2018	IRS Reg §31.6001- 1(e)(2), R&T §19530; LC § 1174(d); 29 CFR 516.5; GC §34090	5 Years	CW-14, CW-059
1	Subpoenas	01/2020	05/2022	GC §34090	2 Years	CC-10, CC-054
1	Agreements and Contracts – All Non-Infrastructure, Professional Services Agreements	03/1997	12/2013	CCP §337 et. seq., GC §34090	10 Year Completion	CC-2, CC-003
1	Accounts Payable, Invoices, Petty Cash, Travel Reimbursement, Warrant Request, Etc.	11/2018 And 08/2021	08/2020 And 05/2022	GC §34090.7	Copies- When No Longer Required	CW-1, CW-003
1	Notices: Public Hearing Notices and Proofs of Publications	08/2021	05/2022	CCP§337 et seq; GC §34090	2 Years	CW-10, CW-039
1	Elections – General, Working or Administration Files (Correspondence, Application to fill a Vacancy on the City Council, etc.)	10/2018	11/2018	GC §34090	2 Years	CC-7, CC-030
1	Ethics Training Certificates, City Council, Board and Commission Members	11/2015 and 2018	2018 and 01/2019 to 05/2019	GC §53235.2(b)	5 Years	CC-9, CC-046
1	Economic Interest Filings (FPPC 700 Series Forms- Statement of Economic Interests): ALL	12/2016	12/2016	GC §81009(d)(e)(f) &(g)	7 Years	CC-5, CC-015
1	Campaign Filings (FPPC 400 Series Forms & Form 501): UNSUCCESSFUL CANDIDATES Includes Unsuccessful Candidates Without Committees that Don't File Electronically	08/2018	05/2019	GC §81009(b)&(g); GC §84615	5 Years	CC-6, CC-025

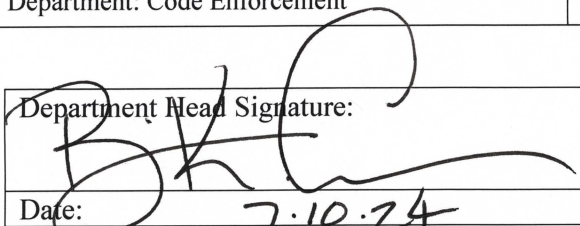
1	Campaign Filings FPPC 400 Series Forms): THOSE NOT REQUIRED TO FILE ORIGINAL WITH CITY CLERK (copies)	07/2000	11/2000	GC §81009(f)&(g)	4 Years	CC-6, CC-026
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Destruction Authorization: I hereby authorize the destruction of records listed above.

Department Head Signature:	City Attorney Signature:
Date:	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City's records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		

Department Head Signature: 	City Attorney Signature:
Date: 7.10.24	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City's records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		

CITY OF COVINA
RECORDS DESTRUCTION AUTHORIZATION FORM

By my initials above, I hereby certify that the records prepared for destruction (as listed below) are more than two years old and have been retained for the minimum retention period as specified in the City of Covina Records Retention Schedule adopted by Resolution CC 17-128. I have confirmed the accuracy of the description of each record sufficient for identification, the retention schedule page number, retention number, record contents, record dates, retention requirements and destruction date.

Box #	Description of Records to be Destroyed	Date From	Date To	Code Citation (;e.g., GC § 34090)	Retention Period	Page No., Retention No.
1	Bank Reconciliation	07/01/2008	05/31/2009	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
2	Cash Receipts	08/01/2018	08/20/2018	GC 34090 et seq.	5	FIN-6, FIN-027
3	Audit Work Papers	07/01/2014	05/31/2015	GC 34090	3	FIN-1, FIN-003
4	Cash Receipts	07/02/2018	07/31/2018	GC 34090 et seq.	5	FIN-6, FIN-027
5	Cash Receipts	12/11/2018	01/07/2019	GC 34090 et seq.	5	FIN-6, FIN-027
6	Accounts Payable Invoices	07/01/2018	06/01/2019	GC 34090	5	FIN-1, FIN-002
7	Cash Receipts	02/01/2017	02/22/2017	GC 34090 et seq.	5	FIN-6, FIN-027
8	Cash Receipts	08/21/2018	09/05/2018	GC 34090 et seq.	5	FIN-6, FIN-027
9	Cash Receipts	12/01/2018	12/31/2018	GC 34090 et seq.	5	FIN-6, FIN-027
10	Cash Receipts	03/14/2017	04/03/2017	GC 34090 et seq.	5	FIN-6, FIN-027
11	Cash Receipts	09/16/2018	09/27/2018	GC 34090 et seq.	5	FIN-6, FIN-027
12	Cash Receipts	10/29/2018	11/14/2018	GC 34090 et seq.	5	FIN-6, FIN-027
13	Bank Statements	01/01/2016	12/31/2018	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
14	Bank Statements	01/01/2019	06/01/2019	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
15	Bank Statements	01/01/2014	12/31/2015	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
16	Low Income Applications	01/01/2018	12/31/2019	GC 34090; H&S 116910	2	FIN-7, FIN-033.4
17	Cash Receipts	01/18/2019	01/28/2019	GC 34090 et seq.	5	FIN-6, FIN-027
18	Cash Receipts	01/29/2019	01/01/2019	GC 34090 et seq.	5	FIN-6, FIN-027
19	Cash Receipts	10/01/2018	10/22/2018	GC 34090 et seq.	5	FIN-6, FIN-027
20	Accounts Payable Invoices	07/01/2017	05/31/2018	GC 34090	5	FIN-1, FIN-002

21	Cash Receipts	05/01/2019	05/20/2019	GC 34090 et seq.	5	FIN-6, FIN-027
22	Cash Receipts	03/19/2019	04/08/2019	GC 34090 et seq.	5	FIN-6, FIN-027
23	Accounts Payable Invoices	11/01/2017	11/30/2017	GC 34090	5	FIN-1, FIN-002
24	Accounts Payable Invoices	07/01/2017	05/31/2018	GC 34090	5	FIN-1, FIN-002
25	Cash Receipts	04/04/2017	04/24/2017	GC 34090 et seq.	5	FIN-6, FIN-027
26	Cash Receipts	04/09/2019	04/30/2019	GC 34090 et seq.	5	FIN-6, FIN-027
27	Cash Receipts	05/21/2019	06/01/2019	GC 34090 et seq.	5	FIN-6, FIN-027
28	Cash Receipts	07/19/2018	07/31/2018	GC 34090 et seq.	5	FIN-6, FIN-027
29	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
30	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
31	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
32	Bankruptcies Claims Filed	07/01/2013	05/31/2014	GC 34090	10	FIN-5, FIN-024
33	Accounts Payable Invoices	04/01/2019	06/01/2019	GC 34090	5	FIN-1, FIN-002
34	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
35	Cash Receipts	06/06/2019	06/01/2019	GC 34090 et seq.	5	FIN-6, FIN-027
36	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
37	Cash Receipts	02/23/2017	03/15/2017	GC 34090 et seq.	5	FIN-6, FIN-027
38	Bank Reconciliations	07/01/2015	05/31/2016	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
39	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
40	Accounts Payable Invoices	07/01/2018	05/31/2019	GC 34090	5	FIN-1, FIN-002
41	Journal Entries	07/01/2016	05/31/2017	GC 34090, 26 CFR 31.6001-1	5	FIN-4, FIN-017
42	Bank Reconciliations	07/01/2015	05/31/2017	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
43	Accounts Payable Invoices	07/01/2018	12/31/2018	GC 34090	5	FIN-1, FIN-002
44	Cash Receipts	11/15/2018	12/10/2018	GC 34090 et seq.	5	FIN-6, FIN-027

45	Journal Entries	01/01/2016	12/31/2018	GC 34090, 26 CFR 31.6001-1	5	FIN-4, FIN-017
46	Accounts Payable Invoices	07/01/2014	05/31/2015	GC 34090	5	FIN-1, FIN-002
47	Cash Receipts	01/25/2018	02/15/2018	GC 34090 et seq.	5	FIN-6, FIN-027
48	State Controllers Report	08/01/2009	09/30/2014	GC 34090	5	FIN-5, FIN-019
49	Cash Receipts	02/21/2019	03/18/2019	GC 34090 et seq.	5	FIN-6, FIN-027
50	Unsuccessful Bids – Audit Services	01/01/2002	12/31/2003	CCP §§337.337.1(a), 337.15, 343; GC §34090	10	CC-3, CC-08
51	Business License Renewals	01/01/2015	12/31/2015	GC 34090 et seq.	5	FIN-6, FIN-025
52	Business License Renewals	01/01/2015	12/31/2015	GC 34090 et seq.	5	FIN-6, FIN-025
53	Journal Entries	01/01/1991	12/31/1992	GC 34090, 26 CFR 31.6001-1	5	FIN-4, FIN-017
54	Investment Reports	01/01/2014	06/01/2019	GC 34090	5	FIN-4, FIN-015
55	Investment Reports	06/01/1980	06/01/1997	GC 34090	5	FIN-4, FIN-015
56	Check Registers	01/01/1990	12/31/1990	GC 34090	WHEN NO LONGER REQUIRED	FIN-5, FIN-018
57	Bankruptcies Claims Filed	01/01/2011	12/31/2011	GC 34090	10	FIN-5, FIN-024
58	Bank Statements	01/01/2003	12/31/2007	GC 34090, 26 CFR 31.6001-1	5	FIN-2, FIN-005
59	Journal Entries	01/01/2016	12/31/2016	GC 34090, 26 CFR 31.6001-1	5	FIN-4, FIN-017
60	Annual Valuation Reports	01/01/2011	12/31/2015	GC 34090	5	FIN-8, FIN-035

Destruction Authorization: I hereby authorize the destruction of records listed above.

Department Head Signature:	City Attorney Signature:
Date:	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City’s records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		

CITY OF COVINA RECORDS DESTRUCTION AUTHORIZATION FORM

By my initials above, I hereby certify that the records prepared for destruction (as listed below) are more than two years old and have been retained for the minimum retention period as specified in the City of Covina Records Retention Schedule adopted by the City Council. I have confirmed the accuracy of the description of each record sufficient for identification, the retention schedule page number, retention number, record contents, record dates, retention requirements and destruction date.

Box #	Description of Records to be Destroyed	Date From	Date To	Code Citation (e.g., GC § 34090)	Retention Period	Page No., Retention No.
1	Annual Affordability Monitoring – Cienega Gardens box 1	1/2016	12/2016	§ 34090	5 years	HOU-1, HOU-001
2	Annual Affordability Monitoring – Cienega Gardens box 2	1/2016	12/2016	§ 34090	5 years	HOU-1, HOU-001
3	Economic Development Projects – microenterprise	2/2016	6/2016	§ 34090	5 years min.	HOU-1, HOU-005
4	Annual Affordability Monitoring – Cienega Gardens box 3	1/2016	12/2016	§ 34090	5 years	HOU-1, HOU-001
5	Annual Affordability Monitoring – Cienega Gardens box 4	1/2016	12/2016	§ 34090	5 years	HOU-1, HOU-001
6	Annual Affordability Monitoring – Covina Gardens box 5	1/2016	12/2016	§ 34090	5 years	HOU-1, HOU-001
7	Cash Receipts Detail / Backup / Accounts Receivable Detail / Refund Detail – copies of CRA notes receivable	6/2/83	7/9/97	§ 34090.7	WNLR	CW-4, CW-16
8	Annual Affordability Monitoring – Village Green	7/2015	6/2016	§ 34090	5 years	HOU-1, HOU-001
9	Annual Affordability Monitoring – Covina Gardens	1/2015	12/2015	§ 34090	5 years	HOU-1, HOU-001
10	Economic Development Projects	10/2013	12/2015	§ 34090	5 years min.	HOU-1, HOU-005
11	Annual Affordability Monitoring – Village Green	7/2016	6/2017	§ 34090	5 years	HOU-1, HOU-001
12	Economic Development Projects	4/2008	8/2010	§ 34090	5 years min.	HOU-1, HOU-005
13	Economic Development Projects	8/2011	12/2013	§ 34090	5 years min.	HOU-1, HOU-005
14	Annual Affordability Monitoring – Cienega Gardens	7/2016	7/2017	§ 34090	5 years	HOU-1, HOU-001
15	Annual Affordability Monitoring – Village Green	7/2017	7/2018	§ 34090	5 years	HOU-1, HOU-001
16	Annual Affordability Monitoring - Cienega Gardens box 1	6/2017	6/2018	§ 34090	5 years	HOU-1, HOU-001
17	Annual Affordability Monitoring – Cienega Gardens box 2	6/2017	6/2018	§ 34090	5 years	HOU-1, HOU-001
18	Annual Affordability Monitoring – Cienega Gardens box 3	6/2017	6/2018	§ 34090	5 years	HOU-1, HOU-001
19	Annual Affordability Monitoring – Covina Gardens & Las Palmas	6/2017	6/2018	§ 34090	5 years	HOU-1, HOU-001

20	Annual Affordability Monitoring - Cienega Gardens	7/2015	7/2016	\$ 34090	5 years	HOU-1, HOU-001
21	Annual Affordability Monitoring – Village Green	6/2014	6/2015	\$ 34090	5 years	HOU-1, HOU-001

Destruction Authorization: I hereby authorize the destruction of records listed above.

Department Head Signature:	City Attorney Signature:
Date:	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City’s records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		

**CITY OF COVINA
RECORDS DESTRUCTION AUTHORIZATION FORM**

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Box #	Description of Records to be Destroyed	Date From	Date To	Code Citation (e.g., GC § 34090)	Retention Period	Page No., Retention No.
Electronic	Accounts Receivable - Damage to Public Property	1/1/2013	12/31/2018	Meets auditing standards; GC §34090 et seq.	5 years	HR-7, RM-001
30	Recruitment – DQ Files	8/26/2018	11/14/2019	29 CFR 1627.3(b)(1), 29 CFR 1602.14 et seq.2 CCR 11013(c); GC §§12946, 12960, 34090	Expiration of Eligibility List + 4 years	HR-6, HR-018
602	Actuarial Reports: Self-Insured and Workers Compensation	6/1/1991	7/19/2013	Department preference (provides a decade of data); GC §34090 et seq.	10 years	HR-1, HR-000
726	Personnel Files – Employee Files	9/3/2017	12/28/2017	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
727	Personnel Files – Employee Files	7/31/1986	7/24/2016	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
728	Personnel Files – Employee Files	6/8/1988	8/20/2016	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
729	Personnel Files – Employee Files	1/30/1990	6/1/2003	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
730	Personnel Files – Employee Files	12/29/1991	2/12/2015	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
731	Personnel Files – Employee Files	6/9/1981	9/6/2016	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
732	Personnel Files – Employee Files	3/20/1973	6/30/2017	29 CFR 1602.31 & 1627.3(b)(1), GC §§ 3105, 12946, 12960, 34090; 53235.2(b); 53237.2(b) LC 1198.5	Separation + 6 years	HR-5, HR-015
517	Workers Compensation Claims	1/1/1990	2/28/1994	8 CCR §3204(d)(1) et seq., 29 CFR 1910.1020(d)(1)(i), GC §§12946, 12960, 34090; 8 CCR 5144, 8 CCR 15400.2	Separation + 30 years or termination of Benefits + 5 years whichever is longer	HR-8; RM-007
517	Accident, Incident, Injury reports:	1/1/1992	12/31/1994	GC §34090.7	Copies - When No Longer Required	CW-1, CW-001
518	Workers Compensation Claims	4/2/1990	4/18/1994	8 CCR §3204(d)(1) et seq., 29 CFR 1910.1020(d)(1)(i), GC §§12946, 12960, 34090; 8 CCR 5144, 8 CCR 15400.2	Separation + 30 years or termination of Benefits + 5 years whichever is longer	HR-8; RM-007

934	Volunteers - Applications	1/1/2020	6/4/2021	29 CFR 1602.31 & 1627.3(b)(1)(i)&(ii), GC §§12946, 12960, 34090	Inactive / Separation + 3 years	L-2, LIB-010
935	I-9 Forms Separation Dates	5/17/2017	3/25/2021	8 CFR 274a.2; 29 CFR 1627.3(b)(1); GC §§12946, 12960, 34090	Separation + 3 years	HR-3; HR-009
936	Labor Relations - Meets and Confer Notes, and Negotiations	3/31/2005	12/31/2013	Department Preference; GC §34090	Minimum 10 years	HR-4, HR-011
937	Benefit Plan Documents (CalPERS, Optical, Dental, etc.)	2010	2014	Duration of the Contract + 6 years	EEOC / ADEA (Age) requires 1 year after benefit plan termination; State Law requires 4 years after action; 29 CFR 1627.3(b)(2); 29 USC 1027; GC §§12946, 12960, 34090	HR-1, HR-001

Destruction Authorization: I hereby authorize the destruction of records listed above.

Department Head Signature:	City Attorney Signature:
Date:	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City's records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		

CITY OF COVINA RECORDS DESTRUCTION AUTHORIZATION FORM

By my initials above, I hereby certify that the records prepared for destruction (as listed below) are more than two years old and have been retained for the minimum retention period as specified in the City of Covina Records Retention Schedule adopted by the City Council. I have confirmed the accuracy of the description of each record sufficient for identification, the retention schedule page number, retention number, record contents, record dates, retention requirements and destruction date.

Box #	Description of Records to be Destroyed	Date From	Date To	Code Citation (e.g., GC § 34090)	Retention Period	Page No., Retention No.
1	Time Sheets	7/2017	3/2019	IRS Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); 29 CFR 516.5; GC §34090	5 Years	CW-14, CW-059
1	Cash Reports	7/2021	3/2022	City preference (not all detail is sent to Finance); GC §34090	2 Years	L-1, LIB-001
	Story Time Program Registrations	9/2019	11/2019	GC § 34090	2 Years	P&R-5, P&R-020
2	Accounts Payable/Invoices	7/2019	6/2020	GC § 34090.7	Copies- When No Longer Required	CW-1, CW-003

Destruction Authorization: I hereby authorize the destruction of records listed above.

Department Head Signature:	City Attorney Signature:
Date:	Date:

Certification: I hereby certify that the records listed above were destroyed in accordance with the City's records related policies and procedures.

Resolution:	Destruction Date:	Method of Destruction:
Chief Deputy City Clerk Signature and Date:		



CC Regular Meeting **AGENDA ITEM REPORT**

Meeting: July 16, 2024
Title: FY 2024-25 Budget Increase from HOST Award Funding
Presented by: David Povero, Chief of Police
Recommendation: 1. Adopt Resolution CC 2024-62 increasing the FY 2024-25 Police Department revenue and expenditure budget for accepting HOST funding and
2. Authorize the City Manager or his designee to sign all related HOST participation documents.

EXECUTIVE SUMMARY:

The County of Los Angeles provides funds for Homeless Outreach Services Teams (HOST). The Los Angeles County Police Chief's Association (LACPCA) has agreed to provide personnel to support HOST. The purpose of HOST is to work collaboratively with public and private partners to assist homeless individuals and address homeless related issue within the County.

DISCUSSION:

The Covina Police Department has participated in the HOST Program in the past. The attached HOST Agreement is for FY 24-25. HOST provides the Covina Police Department (CPD) additional funding for personnel to assist the homeless community within the City of Covina. CPD personnel will also assist other agencies within the East San Gabriel Valley with similar related issues. Other agencies within the East San Gabriel Valley in turn will assist the City of Covina as applicable. The Covina Police Department is an active participant within the LACPCA who has agreed to provide HOST related services throughout the County.

FISCAL IMPACT:

The attached resolution allocates up to \$2,000.00 a month (\$24,000 per year) to the CPD budget during FY 24-25 to provide HOST services through our agreement. The CPD will seek reimbursement which will cover the cost of personnel who work this assignment. Reimbursement will be sought on a monthly basis and managed by the CPD.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

David Povero
Chief of Police

RESOLUTION CC 2024-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCEPTING FUNDING FROM THE HOMELESS OUTREACH SERVICES TEAMS (HOST) IN THE AMOUNT OF UP TO \$24,000 AND INCREASING THE POLICE DEPARTMENT FISCAL YEAR 2024-25 REVENUE AND EXPENDITURE BUDGET BY THE SAME AMOUNT

WHEREAS, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the City of Covina has been awarded HOST funding in the amount of up to \$24,000; and

WHEREAS, this funding for police department personnel to assist the homeless community within Covina; and

WHEREAS, utilizing this allocation will increase the Police Department’s appropriation by \$24,000 and revenue accounts by the same amount; and

WHEREAS, the reallocation of appropriations may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Amend the fiscal year 2024-25 Police Department Budget as follows:

Account Number	Account Title	Original budget	Increase	Budget Amendment
2980 1130 42290 HOST	Other County Grants	0	\$ 24,000.00	\$ 24,000.00
2980 1130 50030 HOST	Overtime	0	\$ 24,000.00	\$ 24,000.00

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **PASSED** this 16th day of July 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-62 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting AGENDA ITEM REPORT

- Meeting:** July 16, 2024
- Title:** Adoption of Resolution CC 2024-64 endorsing a Public Convenience or Necessity (PCN) for an On-Sale Alcohol in Conjunction with a Bone-fide Eating Establishment (Type 47) License at 230 N Citrus Ave (Bravado)
- Presented by:** Brian K. Lee, Director of Community Development
Eduardo Lomeli, Assistant Planner
- Recommendation:** Endorse a determination of Public Convenience or Necessity (“PCN”) to allow Carlos Gomez, applicant representing Bravado, to obtain an On-Site Alcohol Beverage Sales in Conjunction with a Bone-Fide Establishment (Type 47) License.

EXECUTIVE SUMMARY:

The California Business and Professions Code (“B&P” Code”) Section 23958 provides that the California Department of Alcoholic Beverage Control (“ABC”) shall deny an application for a license if issuance of that license would result in or add to an undue concentration of licenses, except as provided in B&P Code Section 23958.4. It further allows ABC to issue a license if the city in which the license would be issued determines that public convenience or necessity would be served by permit issuance. A PCN is required for permit issuance at the property due to an overconcentration of Type 47 (On-Sale General – Eating Place) license within census tract no. 4061.01, which currently allows (15) fifteen. Bravado, will be the (16) sixteen Type 47 license within this census tract, thereby requiring the planning commission make a finding of public convenience or necessity (PCN) pursuant to Covina Municipal Code (CMC) Section 17.62.120.

On June 25th, 2024, the Planning Commission approved Conditional Use Permit (CUP) 23-09 and Site Plan Review (SPR) 23-280 permit applications, requesting a change of use from an existing vacant building to a bona-fide eating establishment with on-site alcohol beverage sales, live entertainment, outdoor dining, and other associated improvements, within the Town Center Specific Plan’s “Historical Core (HC) Zone.”

Bravado will receive a “Type 47” On-Sale General – Eating Place license. Currently, the City of Covina has 15 active “Type 47” licenses in the city. Bravado would be the sixteenth “Type 47” license. Within the Covina Town Center Specific Plan, there are currently (16) sixteen “active” ABC licenses types, with Bravado becoming (No. 17) seventeen.

On November 19, 2019, the City of Covina adopted its Town Center Specific Plan designating the site to be zoned Historical Core (HC). The proposed use, on-sale alcohol in conjunction with a bone-fide eating establishment, is located within an established historical area characterized by mostly mixed uses that conform well to surrounding neighborhood infrastructure and support service. This area is intended to identify its mix of retail stores, services, restaurants, cultural, entertainment venues, and residential uses within the Covina Town Center’s Historical Core.

The proposed project is consistent with the TCSP with prominent architectural design and materials of the HC Zone such as adaptive reuse of historical buildings, the preservation of worn appearance of the facade conditions, defined entries, and pedestrian-oriented design at ground level. The decor and theme of Bravado will take its inspiration from both vintage and modern restaurant. Main design concepts include an ornate black/white awning, decorative gooseneck and industrial wall-mounted lighting, with jet black, dove gray, and driftwood wood slats

and, black/bronze exterior paint, and fixture finishes. The interior and exterior improvements, and site upgrades together with the conditions of approval will enhance the site appearance and contribute to the character of the downtown area.

The determination of public convenience or necessity for the business will provide needed services to the immediate neighborhood. Furthermore, the repurposing of the existing vacant building will contribute to the City's economic development. Therefore, the public convenience or necessity for the proposed "Type 47" (On-Sale General – Eating Place) ABC license will not adversely affect the community.

On June 25th, 2024, the Planning Commission voted 3-0 endorsing the issuance of the PCN, recommending the City Council adopt a resolution affirming the determination.

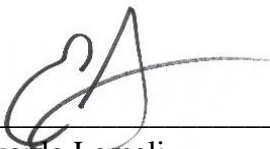
FISCAL IMPACT:

The additional restaurant to the downtown area will not result in a Fiscal Impact to the City of Covina.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The City has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from environmental review under CEQA because the project is consistent with conditions under Class 32. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicant zoning designation and regulations. The proposed developments are within city limits on a project site of no more than five acres of substantially surrounded by urban uses. Since the location is within an existing operating business, the project site has no value as habitat for endangered, rare or threatened species. Approval of this project would not result in any significant effects relating to traffic, noise quality, or water quality. The site can be adequately served by all required utilities and public services.

Respectfully submitted,



Eduardo Lomeli
Assistant Planner



Brian K. Lee
Director of Community Development

RESOLUTION CC 2024-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DETERMINING THAT PUBLIC CONVENIENCE OR NECESSITY IS SERVED BY ISSUANCE FOR A (“TYPE 47” ON-SALE GENERAL – EATING PLACE) LICENSE, AT 230 N CITRUS AVENUE. (BRAVADO)

WHEREAS, on December 18, 2023, the City received an initial request from Carlos Gomez, Applicant, and Sean Callahan Property Owner, seeking a conditional use permit (CUP), 23-009, in order to facilitate for “Bone-Fide Eating Establishment offering on-sale beer, wine, and distilled spirits, at 230 N Citrus Avenue, California 91722; and

WHEREAS, California Business and Professions Code (“B&P” Code”) Section 23958 provides that the California Department of Alcoholic Beverage Control (“ABC”) shall deny an application for a license if issuance of that license would result in or add to an undue concentration of licenses, except as provided in B&P Code Section 23958.4; and

WHEREAS, B&P Code Section 23958.4 allows the ABC to issue a license if the city in which the license would be issued determines that public convenience or necessity would be served by permit issuance; and

WHEREAS, the Property falls within seven hundred (700) feet, measured as a pedestrian travel, from a place used exclusively for residential purposes; and

WHEREAS, where a proposed new bone-fide eating establishment, offering on-sale beer, wine, and distilled spirits, falls within the "700-foot rule" identified above, Covina Municipal Code, Section 17.62.026(B)(3) requires that the Planning Commission make four additional findings of local “public convenience and necessity” (City PCN), demonstrating that the proposed on-site alcohol beverage sales in conjunction with a bona fide eating establishment will serve the community, will be limited in scope, and will not adversely affect the community; and

WHEREAS, on June 25th, 2024, the Planning Commission conducted a duly noticed public hearing at which time parties were afforded the opportunity to present oral and written evidence to the Planning Commission and rebut the oral and written evidence presented. At this meeting the Planning Commission voted 3-0 endorsing the issuance of the PCN, recommending the City Council adopt a resolution affirming the determination.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Findings. The Covina City Council finds and determines, based on the information made available at the July 16th, 2024 public hearing, the staff report and related documents submitted to the Planning Commission prior to and at the June 25th, 2024 hearing, the

ATTACHMENT A

oral presentation of City staff, public testimony, and all other written and oral evidence presented to the Planning Commission at or prior to the public hearing, that:

- (a) The Planning Commission considered a variety of factors derived from case law in making the PCN determination. These factors include the character of the premises, the aesthetics and ambience of the proposed business, the attractiveness of the proposed business, the manner in which the business is to be conducted or unique features, the types of guests likely to be patrons, the predicted mode of operation, and the convenience of purchasing alcohol in conjunction with specialty food sales or service.
- (b) Based upon the review of information submitted by the Applicant, review of the plans for the business, site reconnaissance, the administrative record and consultation with City Staff (including the Planning and Police Departments), the Planning Commission concluded that the requirements for a “Bone-fide eating establishment in conjunction with on-sale alcohol”, which includes (Type 47) License and considerations for a PCN have been met based upon, but not limited to, the following findings:

On-Site Alcohol Beverage Sales In Conjunction with a Bone-Fide Eating Establishment (“Type 47”):

1. ***The public convenience and necessity for the proposed use outweigh the distance restrictions of subsection (B)(2)(b) of this section, upon additional findings that: (A) The immediate neighborhood requires and needs such services; and (B) Not greater than five percent of the sales floor area or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;***

Fact: Bravado is bona-fide eating establishment with on-site alcohol sales. Bravado will receive a “Type 47” license. Currently, the City of Covina has fifteen active “Type 47” licenses within its city boundary. On November 19, 2019, the City of Covina adopted its Town Center Specific Plan designating the site to be zoned Historical Core (HC). The intent of this zone is to identify its mix of retail stores, services, restaurants, cultural, entertainment venues, and residential uses within the Covina Town Center’s historic cultural core. No sales floor area or display area proposed that will exceed five percent or 1,000 square feet for the bone-fide eating establishment. ***Therefore, as proposed, this criterion has been met.***

2. ***The exterior appearance of the structure of the proposed use will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood;***

Fact: The applicant proposes to modernize the exterior of the building reflecting decor and theme that will take its inspiration from both vintage and modern restaurant. Main design concepts include an ornate black/white awning, decorative gooseneck and industrial wall-mounted lighting, with

jet black, dove gray, and driftwood wood slats and, black/bronze exterior paint, and fixture finishes. The interior and exterior improvements, and site upgrades together with the conditions of approval will enhance the site appearance and contribute to the character of the downtown area. *Therefore, as proposed this criterion has been met.*

3. *The immediate neighborhood requires and needs such services;*

Fact: The proposed use, on-sale alcohol in conjunction with a bone-fide eating establishment, is located within an established area characterized by similar uses that conform well to surrounding neighborhood infrastructure and support services. The determination of public convenience for the business will provide needed services to the immediate neighborhood. Furthermore, the repurposing of the existing vacant building will contribute to the City's economic development. *Therefore, as proposed this criterion has been met.*

SECTION 3. Action. In consideration of the findings stated above, the Covina City Council hereby takes the following actions:

- (a) The PCN endorsement is issued.
- (b) The City Clerk of the City Council is directed to serve, by first class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 4. CEQA. The City has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines. The project qualified as a Class 1 exemption under State CEQA Guidelines Section 15301(a), which covers the permitting and minor alterations of existing structures that involve negligible or no expansion of use beyond that existing at the time of the lead agency's original determination. The project would consist of operating a bona-fide eating establishment with on-site alcohol beverage sales ("Type 47") within an existing 2,500 square foot structure involving partition walls, booths, plumbing and electrical conveyances, and exterior wall penetrations. No structural additions are proposed other than a 960-square-foot gated outdoor seating area in the public right-of-way that is less than 50% of the existing floor area. Staff finds that there is no substantial evidence that the project will have a significant effect on the environment. The City Council hereby authorizes and directs staff to file a Notice of Exemption with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption.

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

APPROVED and **PASSED** this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-64 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

- Meeting:** July 16, 2024
- Title:** Consideration to Approve Compensation Rules and Salary Schedules & Amend the City's Classification Plan to Establish a Public Works Manager – Engineering & Capital Improvement Services and Public Works Manager – Environmental and Utility Services
- Presented by:** Chris Marcarello, City Manager
Angel Carrillo, Deputy City Manager
Anita Agramonte, Director of Administrative Services
Theresa Franke, Deputy Director of Administrative Services
Joanna Espinosa, Senior Human Resources Analyst
Racha Zeitoun, Human Resources Analyst
Rafael Fajardo, Interim Public Works Director
- Recommendation:** Adopt Resolutions CC 2024-70 and CC 2024-69 approving the salary schedules and Compensation Rules between the City of Covina and Mid-Management, Supervisory and Professional, and Confidential and Technical Employees and Executives, Effective July 1, 2024; and adopt Resolution CC 2024-71 to establish and amend the City's Classification plan, and establish job descriptions and salary ranges for Public Works Manager – Engineering & Capital Improvement Services and Public Works Manager – Environmental and Utility Services with the Mid-Management, Supervisory and Professional, and Confidential and Technical Employees (Unaffiliated) Compensation Rules.

EXECUTIVE SUMMARY:

The City has four (4) recognized bargaining units that represent various employee groups. Additionally, in accordance with Government Code § 3507.5, the City establishes Compensation Rules for the City's Mid-Management, Supervisory and Professional/Technical employees and Executives. Labor agreements and compensation rules for each of these groups are scheduled to expire on June 30, 2024. Accordingly, City staff has met and conferred with representatives from the various groups to negotiate successor agreements and compensation rules beginning on July 1, 2024.

As a result of this process, the two unrepresented groups, Executive employees and Management, Supervisory and Professional/Technical (Unaffiliated) employees have reached tentative agreements on terms and desire to amend the Compensation Rules with the City. The remaining group, American Federation of State, County and Municipal Employees, Local 3325 ("AFSCME) is finalizing negotiations and as planned, will be presented at an upcoming meeting.

Additionally, with the recent retirement of the Director of Public Works, there was an opportunity to consolidate and reorganize these duties within the existing organizational staffing structure in the Public Works Department to ensure that the Department is responsive to operational needs and organizational goals. Based on this review, it has been determined that staffing adjustments are needed to better serve the public, maximize the City's resources and ensure the City remains competitive within the local labor market. The proposed changes will establish a succession planning tool for the Department and recognize the increased workload and level of responsibilities that have been assumed by existing team members in the Department.

Funding for the proposed salary and benefit adjustments are included in the City's FY 2024-25 budget. It is requested that the City Council approve amendments to the City's Classification Plan for positions within the Public Works Department to establish two (2) Public Works Manager classifications and reclassify the current two Senior Management Analysts into the respective Public Works Manager classifications. The job specifications and salary schedules are attached with Resolution CC 2024-71 as Attachment C hereto.

BACKGROUND:

On July 6, 2021, City Council approved the Mid-Management, Supervisory and Professional, and Confidential and Technical Employees (Unaffiliated) Compensation Rules, including Section 3. Covered Classifications. The attached Resolution to establish the new Public Works Manager – Engineering and Capital Improvement Services and Public Works Manager – Environmental and Utility Services job classifications and salary ranges will amend Section 3 of the Unaffiliated Compensation Rules to include these two new job classifications.

On April 11, 2024, the position of Director of Public Works became vacant and since then, the more complex duties assigned to this position are being performed by the Deputy Director/City Engineer and Deputy Director/Operations and Transportation. Over the past few years, the Department has been experiencing a consistent and gradual increase in complex work, in addition to the duties related to this vacancy, which is impacting the duties of the Engineering, Environmental, Traffic, and Operation divisions of the Public Works Department. The Department foresees the complexity and quantity of work will continue to grow as Federal and State regulations and reporting requirements are anticipated to increase, and the demand on the City's responsibility to maintain the infrastructure continues to increase.

The classifications of Senior Management Analyst will be unbudgeted once the two positions of Public Works Managers have been filled.

DISCUSSION:

As a general policy goal, the City seeks to compensate its employees at the 60th percentile of the market (equal to or higher than 60% of comparison agencies) for total compensation. To achieve this goal, over the last nine (9) months, City staff and group representatives have completed a collaborative process of identifying agencies and classifications to include in a market comparison so that the City of Covina will remain competitive in the marketplace. This process has involved the study of each groups' classifications, discussion of applicable total compensation items and an evaluation of the relationships between certain job series.

The terms of the tentative agreements arrived at thus far are as follows:

- **All Groups**
 - Term: 4-years; July 1, 2024 – June 30, 2028
 - Market Adjustment: For specified classifications, adjust total compensation to the 60th percentile of the market effective July 1, 2025.
 - Cost of Living Adjustment: 3% per year in Fiscal Years 2025, 2026, 2027 and 2028
 - Health Insurance Cafeteria Benefit: \$90 per month increase in Fiscal Year 2025, \$75 per month increase in Fiscal Years 2026, 2027 and 2028.
 - Mid-Agreement Total Compensation Review: City will complete an update of existing market study in spring 2026 to maintain position at the 60th percentile of the market. Should the City's total compensation fall below this position, provide market adjustments effective July 1, 2026.
 - Miscellaneous Items: Add Juneteenth as a recognized City holiday and increase floating holiday leave by 10 hours; increase longevity pay by \$500 per tier; phased increase to bilingual pay of \$25 per month in Fiscal Years 2025, 2026, 2027, 2028; continuance of vacation cash out provisions.
 - Mutual Goal: Meet and confer to discuss increasing the City's total compensation from the 60th to the 65th percentile of market, depending on the City's ability to afford such increases.

- **Unaffiliated Compensation Rules**
 - Comparison Agencies: Arcadia, Azusa, Baldwin Park, Chino, Claremont, Glendora, La Verne, Monrovia, Pomona, West Covina
 - Miscellaneous Items: increase education incentive pay by 1% per tier.

- **Executive Compensation Rules**
 - Comparison Agencies: Arcadia, Azusa, Baldwin Park, Claremont, Glendora, La Verne, Monrovia, Pomona, West Covina
 - Miscellaneous Items: authorize the conversion of accrued sick leave to a retirement health savings account upon retirement and increase education incentive pay by 1.5% per tier for sworn personnel; increase education incentive pay by 1% for executive personnel.

Based on the successful negotiations with these employee groups, it is recommended that the City Council consider approving new compensation rules, effective July 1, 2024. It is hoped that successor agreements for the American Federation of State, County and Municipal Employees, Local 3325 (“AFSCME”) will be presented to the Council at an upcoming meeting.

Human Resources continues to review the operating structure and job classifications in the City’s various departments to ensure competitiveness with the labor market and address changing operational needs. Based on the review of the current staffing needs in the Public Works Department, it was determined that the changes being recommended herein are necessary to support the growing needs of the Department’s operations and the public it serves. This will also support succession planning for the City and provide a better career ladder for employees. Therefore, it is recommended that the City adopt the new classifications and salary ranges for Public Works Manager – Engineering and Capital Improvement Services and Public Works Manager – Environmental and Utility Services.

FISCAL IMPACT:

Funding for the proposed salary and benefit adjustments are included in the City’s FY 2024-25 budget.

Funding for the new classifications of Public Works Manager – Environmental & Utility Services and Public Works Manager – Capital Improvement & Engineering Services was included in the City's Public Works Department’s Fiscal Year 2024-2025 budget.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

RESOLUTION CC 2024-69

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA,
CALIFORNIA, APPROVING AMENDED AND RESTATED THE
EXECUTIVE COMPENSATION RULES**

WHEREAS, the City of Covina (" City") is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the City of Covina is desirous of attracting and retaining qualified employees to the City' s service through a competitive salary and benefit total compensation program; and

WHEREAS, and the City of Covina maintains compensation and benefits rules for executives and the City Manager (the "Executive Compensation Rules").

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA,
CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The City Council does hereby approve and adopt the amended and restated Executive Compensation Rules and salary schedules attached hereto as Exhibit "A" to this Resolution. The Executive Compensation Rules, effective July 1, 2024, shall be the compensation rules governing certain compensation and benefits for all employees covered by the Executive Compensation Rules.

SECTION 2. The City Council does hereby repeal all prior resolutions or portions thereof, in conflict with this resolution.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and the same shall thereupon take effect and is in force.

APPROVED and **PASSED** this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

ATTACHMENT A

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-69 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2024-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING AMENDED AND RESTATED THE MID-MANAGEMENT, SUPERVISORY AND PROFESSIONAL, AND CONFIDENTIAL AND TECHNICAL EMPLOYEES COMPENSATION RULES

WHEREAS, the City of Covina (" City") is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the City of Covina is desirous of attracting and retaining qualified employees to the City' s service through a competitive salary and benefit total compensation program; and

WHEREAS, and the City of Covina maintains compensation and benefits rules for mid-management, supervisory and professional, and confidential and technical employees (the “Mid-Management, Supervisory and Professional, and Confidential and Technical Employees Compensation Rules”).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council does hereby approve and adopt the amended and restated Mid-Management, Supervisory and Professional, and Confidential and Technical Employees Compensation Rules and salary schedules attached hereto as Exhibit “A” to this Resolution. The Mid-Management, Supervisory and Professional, and Confidential and Technical Employees Compensation Rules, effective July 1, 2024, shall be the compensation rules governing certain compensation and benefits for all employees covered by the Mid-Management, Supervisory and Professional, and Confidential and Technical Employees Compensation Rules.

SECTION 2. The City Council does hereby repeal all prior resolutions or portions thereof, in conflict with this resolution.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and the same shall thereupon take effect and is in force.

APPROVED and **PASSED** this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-70 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2024-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE CITY OF COVINA COMPENSATION RULES AND SALARY SCHEDULES FOR THE MID-MANAGEMENT, SUPERVISORY AND PROFESSIONAL, AND CONFIDENTIAL AND TECHNICAL EMPLOYEES

WHEREAS, the City of Covina (“City”) is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Public Works Department and Human Resources desire to amend the City’s Classification Plan to establish the new job classifications and salary ranges for Public Works Manager – Engineering and Capital Improvement and Public Works Manager – Environmental and Utility, thereby revising Sections 3.B. of the Compensation Rules for the Mid-Management, Supervisory and Professional, and Confidential and Technical Employees and Compensation Rules (Unaffiliated) and Salary Schedules.

The respective job descriptions and revised Unaffiliated Salary Schedules, effective July 1, 2024 are attached to this Resolution as Exhibit A and B.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council approves and authorizes Human Resources to establish the amendments effective July 1, 2024, as follows:

- A. Establish the job classifications of Public Works Manager – Engineering and Capital Improvement and Public Works Manager – Environmental and Utility.
- B. Effective July 1, 2024, the salary ranges for each classification shall be added to the current Unaffiliated salary schedule for full time employees.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-71 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	July 16, 2024
Title:	Ordinance 24-08, Approving Zoning Code Amendment (ZCA) to Amend Various Sections of Chapter 17.64 of the Covina Municipal Code and to Find the Proposed ZCA to be Exempt from the Requirements of the California Environmental Quality Act (CEQA)
Presented by:	Brian K. Lee, AICP, Director of Community Development
Recommendation:	Waive full reading and introduce Ordinance 24-08 entitled, “An Ordinance of the City Council of the City of Covina, California, Approving Zoning Code Amendment (ZCA) 24-01 by Amending Sections 17.64.060 and 17.64.120 of Chapter 17.64 (Site Plan Review) of Title 17 (Zoning) of the Covina Municipal Code, and Making a Determination of Exemption from the California Environmental Quality Act”.

EXECUTIVE SUMMARY/BACKGROUND:

It has come to the staff's attention that two sections of the Site Plan Review Chapter 17.64 necessitate minor changes to clarify the intent of the review process. The proposed change is to remove the word "hearing" and replace it with "meeting." The reason is that "hearing" implies or interprets a public hearing. On June 25, 2024, the Planning Commission conducted a public hearing and considered the proposed Zoning Code Amendment (ZCA) 24-01. There were no participants nor public comments at the hearing. The Planning Commission concluded the hearing on June 25, 2024, and adopted Resolution No. 2024-012 PC by a vote (3-0-2), recommending to the City Council the approval of the Zoning Code Amendment (ZCA) 24-01.

DISCUSSION:

The original Site Plan Review Chapter 17.64 before the amendment in 2023 did not require a public hearing. The Site Plan Review process does not intend to include a public hearing. Any major site plan review applications only require the approval of the Planning Commission. Therefore, staff proposed making minor changes to two sections by changing the word "hearing" to "meeting" (*in italics*) for the following sections:

- “17.64.060 Review process and procedures.

F. Application review and report for projects requiring planning commission or city council approval. After acceptance of a complete application, the director shall perform environmental review procedures in accordance with the California Environmental Quality Act (CEQA). The director will consult with other departments, committees, and outside agencies as appropriate to ensure compliance with all provisions of this code and other adopted codes, policies, and plans. The director will prepare a report to the designated approving authority describing the project and their recommendation to approve, conditionally approve, or deny the application. The applicant shall receive the report prior to consideration of the entitlement request. The report may be amended as necessary or supplemented with additional information at any time before the public *meeting* to address issues or information not reasonably known when the report is prepared.”

- “17.64.120 Reapplications.

An application shall not be accepted or acted upon if, within the past 12 months, the city has denied an application for substantially the same project on substantially the same real property unless the director finds one or more of the following circumstances to exist:

- A. New evidence. New evidence would support approving the project that was not presented at the previous *meeting* at which the application was denied and could not have been previously discovered in the exercise of reasonable diligence by the applicant.
- B. Substantial and permanent change of circumstances. Since the previous *meeting* at which the application was denied, a substantial and material change of circumstances has affected the applicant's real property.
- C. *Prejudicial* mistake at a *previous* meeting. A mistake was made at the previous *meeting* at which the application was denied that was a material factor in denying the previous application.”

FISCAL IMPACT:

There is no specific development in conjunction with the proposed Zoning Code Amendment (ZCA 24-01). It is not possible to quantify fiscal impacts at this time.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Community Development Department staff determined that the proposed Zoning Code Amendment is administrative rather than substantive in nature and that it may be seen with certainty that there is no possibility it would not result in, or have a potential for resulting in, either a direct or indirect physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act (“CEQA”) (Cal. Pub. Resources Code, Section 21000 et. seq.) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et. seq.) Section 15061 (b) (3) and Section 15378 (b) (5). The proposed Zoning Code Amendment is an administration of the Zoning Code by amending various sections of Chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), in order to clarify language, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the proposed Zoning Code Amendment (ZCA) 24-01 is not subject to the requirements of CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15061 (b) (3).

Respectfully submitted,



Brian K. Lee
Director of Community Development

ATTACHMENTS:

- A. Planning Commission Resolution No. 2024-012PC
- B. Ordinance 24-___

RESOLUTION 2024-012 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO APPROVE ZONING CODE AMENDMENT (ZCA) 24-01 BY AMENDING SECTIONS 17.64.060 AND 17.64.120 OF CHAPTER 17.64 (SITE PLAN REVIEW) OF TITLE 17 (ZONING) OF THE COVINA MUNICIPAL CODE, AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries. The proposed Zoning Code Amendment (ZCA) 24-01, amending various sections of chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), is necessary in order to clarify language and remove language discrepancies; and

WHEREAS, the proposed Zoning Code Amendment (ZCA) 24-01 is consistent with the General Plan pursuant to Government Code Section 65860. Specifically, the proposed Zoning Code Amendment (ZCA) 24-01 is consistent with Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed amendment clarify language and simplify the review process; and

WHEREAS, pursuant to CMC Section 17.80.050 the planning commission shall hold a public hearing on a zoning code amendment. Any recommendation by the commission for an ordinance amendment requires the affirmative vote of not less than two-thirds of the total voting members after at least one public hearing. After the conclusion of the public hearing, the commission shall file its recommendation with the council, together with a report of findings, hearings and other supporting data and

WHEREAS, on June 25, 2024, the Planning Commission conducted a public hearing at which time the oral and written evidence along with written recommendation from the Planning Division was presented to the Planning Commission. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zoning Code Amendment (ZCA) 24-01, the Planning Commission closed the public hearing on that same date; and

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 foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. California Environmental Quality Act Findings. Community Development Department staff determined that the proposed Zoning Code Amendment is administrative rather than substantive in nature and that it may be seen with certainty that there is no possibility it would result in, or have a potential for resulting in, either a direct or indirect physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act (“CEQA”) (Cal. Pub. Resources Code, Section 21000 et. seq.) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et. seq.) Section 15061 (b) (3) and Section 15378 (b) (5). The proposed Zoning Code Amendment is an administration of the Zoning Code by amending various sections of Chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), in order to clarify language, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Planning Commission has reviewed the administrative record concerning the proposed ZCA 24-01 and the proposed CEQA determination, and based on its own independent judgement, finds and makes the recommendation to the City Council that ZCA 24-01 set forth in Ordinance 24-___ is not subject to the requirements of CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15061 (b) (3) and Section 15378 (b) (5).

SECTION 3. Findings for Approval of Zoning Code Amendment (ZCA) 24-___. Based on the evidence in the record, Planning Commission of the City of Covina find that the proposed Zoning Code Amendment (ZCA) 24-01 is in compliance with State law and is consistent with the General Plan Objectives, in that it is consistent with the Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed Zoning Code Amendment (ZCA) 24-01 will amend various sections of Chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), in order to clarify language.

SECTION 4. Planning Commission Recommendation. After giving full consideration to all evidence presented at the public hearing and in consideration of the findings stated in the attached draft City Council Ordinance, the Planning Commission does hereby recommend that the City Council of the City of Covina adopt the Ordinance attached hereto in Exhibit 1 and incorporated by this reference, entitled as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 24-01 BY AMENDING SECTIONS 17.64.060 AND 17.64.120 OF CHAPTER 17.64 (SITE PLAN REVIEW) OF TITLE 17 (ZONING) OF THE COVINA MUNICIPAL CODE, AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723 or at www.covinaca.gov. The custodian of these records is the City Clerk.

SECTION 6. The Secretary shall certify the adoption of this Resolution.

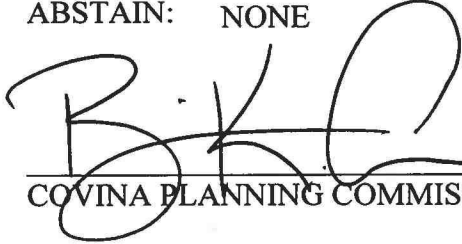
PASSED, APPROVED, AND ADOPTED by the members of the Planning Commission of Covina on this 25th day of June 2024.



DAN MCMEEKIN, CHAIR
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the by the following vote of the Planning Commission:

AYES: CONNORS, RODRIGUEZ, FLORES
NOES: NONE
ABSENT: RICHARDSON, FLORES
ABSTAIN: NONE



COVINA PLANNING COMMISSION SECRETARY

ORDINANCE 24-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 24-01 BY AMENDING SECTIONS 17.64.060 AND 17.64.120 OF CHAPTER 17.64 (SITE PLAN REVIEW) OF TITLE 17 (ZONING) OF THE COVINA MUNICIPAL CODE, AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries. The proposed Zoning Code Amendment (ZCA) 24-01, amending various sections of chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), is necessary in order to clarify language and remove language discrepancies; and

WHEREAS, the proposed Zoning Code Amendment (ZCA) 24-01 is consistent with the General Plan pursuant to Government Code Section 65860. Specifically, the proposed Zoning Code Amendment (ZCA) 24-01 is consistent with Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed amendment clarify language and simply review process; and

WHEREAS, on June 25, 2024, the Planning Commission conducted a public hearing at which time the oral and written evidence along with written recommendation from the Planning Division was presented to the Planning Commission. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zoning Code Amendment (ZCA) 24-01, the Planning Commission closed the public hearing on that same date and adopted Resolution 2024-012 PC, by a 3-0-2 vote, recommending that the City Council approve the proposed Zoning Code Amendment (ZCA) 24-01 and adopt this proposed Ordinance; and

WHEREAS, CMC Section 17.80.050.C. provides that within thirty (30) days after the conclusion of the public hearing, the Planning Commission must file its recommendation with the City Council, together with a report of findings, hearings and other supporting data; and

WHEREAS, CMC Section 17.80.060 provides that the hearing date must be set by the City Clerk for not more than thirty (30) days after the filing of the Planning Commission’s recommendation; and

WHEREAS, CMC Section 17.80.070 provides that the City Council must hold a public hearing on the date and at the time and place specified in the notice; and

WHEREAS, on July 16, 2024, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zoning Code Amendment (ZCA) 24-01 and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zoning Code Amendment (ZCA) 24-01. Following consideration of the entire record

ATTACHMENT B

of information received at the public hearing and due consideration of the proposed Zoning Code Amendment (ZCA) 24-01, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. California Environmental Quality Act Findings. Community Development Department staff determined that the proposed Zoning Code Amendment is administrative rather than substantive in nature and that it may be seen with certainty that there is no possibility it would result in, or have a potential for resulting in, either a direct or indirect physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act (“CEQA”) (Cal. Pub. Resources Code, Section 21000 et. seq.) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et. seq.) Section 15061 (b) (3) and Section 15378 (b) (5). The proposed Zoning Code Amendment is an administration of the Zoning Code by amending various sections of Chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), in order to clarify language, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The City Council has reviewed the administrative record concerning the proposed ZCA 24-01 and the proposed CEQA determination, and based on its own independent judgement, finds that ZCA 24-01 set forth in Ordinance 24-08 is not subject to the requirements of CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15061 (b) (3) and Section 15378 (b) (5).

SECTION 3. Findings for Approval of Zoning Code Amendment (ZCA) 24-01. Based on the evidence in the record, City Council of the City of Covina find that the proposed Zoning Code Amendment (ZCA) 24-01 is in compliance with State law and is consistent with the General Plan Objectives, in that it is consistent with the Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed Zoning Code Amendment (ZCA) 24-01 will amend various sections of Chapter 17.64 (Site Plan Review) of Title 17 of the Covina Municipal Code (“CMC”), in order to clarify ambiguous language.

SECTION 4. Paragraph E of Section 17.64.060 (Review process and procedures) of Chapter 17.64 (Site Plan Review) of Title 17 (Zoning) of the Covina Municipal Code is hereby amended to read as follows with all other provisions of Section 17.64.020 remaining unchanged. Amended text is show in italics for informational purposes only.

“E. Application review and report for projects requiring planning commission or city council approval. After acceptance of a complete application, the director shall perform environmental review procedures in accordance with the California Environmental Quality Act (CEQA). The director will consult with other departments, committees, and outside agencies as appropriate to ensure compliance with all provisions of this code and other adopted codes, policies, and plans. The director will prepare a report to the designated approving authority describing the project and their recommendation to approve,

conditionally approve, or deny the application. The applicant shall receive the report prior to consideration of the entitlement request. The report may be amended as necessary or supplemented with additional information at any time before the *public meeting* to address issues or information not reasonably known when the report is prepared.”

SECTION 5. Section 17.64.120 (Reapplications) of Chapter 17.64 (Site Plan Review) of Title 17 (Zoning) of the Covina Municipal Code is hereby amended to read as follows. Amended text is shown in italics for informational purposes only.

“17.64.120 Reapplications.

An application shall not be accepted or acted upon if, within the past 12 months, the city has denied an application for substantially the same project on substantially the same real property unless the director finds one or more of the following circumstances to exist:

A. New evidence. New evidence would support approving the project that was not presented at the previous *meeting at which the application was denied* and could not have been previously discovered in the exercise of reasonable diligence by the applicant.

B. Substantial and permanent change of circumstances. Since the previous *meeting at which the application was denied*, a substantial and material change of circumstances has affected the applicant's real property.

C. Prejudicial mistake at a previous *meeting*. A mistake was made at the previous *meeting at which the application was denied* that was a material factor in denying the previous application.”

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 7. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 8. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

PASSED, APPROVED and ADOPTED this __ day of ____, 2024.

City Council of Covina, California

BY: _____
JOHN C. KING, 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 Ordinance 24-08 was introduced for first reading at a REGULAR meeting on the __ day of ____, 2024. Thereafter, said Ordinance was duly approved and adopted at a REGULAR meeting of said City Council on the __ day of ____, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 16, 2024

Title: Adopting the City of Covina Development Impact Fee Nexus Study, Adopting a Capital Improvement Program as Part of the Development Impact Fee Study, Adopting a Revised Development Impact Fee Schedule, & Making Determinations under CEQA

Presented by: Daniella Andrade, Management Analyst
Brian K. Lee, AICP, Director of Community Development

Recommendation: Adopt Resolution CC 2024-57.

EXECUTIVE SUMMARY:

Under the California Mitigation Fee Act (Government Code Section 66000, *et seq.*), a city may collect from an applicant, as a condition of development approval, development impact fees on the basis that additional development generates an additional need for public facilities and services, including but not limited to police, parkland, community centers, fire department services, streets, and traffic signals. Development Impact Fees are restricted-use funds that cannot be used to fund existing deficiencies.

On March 19, 2024, the City Council reviewed a presentation and proposed changes to the City's Development Impact Fee Schedule. Under the authority of the California Mitigation Fee Act, the City first adopted a Development Impact Fee (DIF) Schedule in 2005 to offset the incremental cost of new residential and commercial development impact on public infrastructure. Recent legislation, including but not limited to AB 68 (2019, Ting. Land Use: accessory dwelling units) and AB 602 (2021, Grayson. Development Impact Fees: Fee Nexus Study) prompted the review of the City's existing Development Impact Fee schedule and development of proposed changes.

DISCUSSION

In April 2022, the City Council authorized a Professional Services Agreement with NBS Government Finance Group in April 2022 to prepare a Development Impact Fee Study ("Nexus Study"). The Final Nexus Study was prepared and presented to the City Council on March 19, 2024. At that time, the Council received a presentation and provided direction regarding the following items:

1. Consideration to include an administrative fee;
2. Consideration to separate Parks Impact Funds and Traffic Impact Funds into distinct accounts for accounting purposes;
3. Consideration to include a Development Impact Fee reduction concept that would be further analyzed in the coming years; and
4. Direction to notice the matter for a Public Hearing.

After receiving this direction, staff noticed the Development Impact Fee for the Council's further consideration and potential adoption.

BACKGROUND

Recent changes in state law prompted staff to revisit the City's Development Impact Fee, including compliance with ADU-related regulations. For example, ADU regulations and AB 602 require that Development Impact Fees be charged proportionately to unit size, not by unit type.

“Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.” (Gov. Code, § 65852.2, subd. (f)(3)(a).) ADU

“A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the development.... a local agency that imposes a fee proportionately to the square footage of units in the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” (Gov. Code, § 66016.5, subd. (a)(5)(a).)

The Covina DIF Schedule currently categorizes residential development as Multi-Family or Single Family, regardless of unit size, resulting in two (2) fee options. This categorization was typical of Development Impact Fee Studies until AB 602 in 2021, which requires that development impact fee studies conducted after January 1, 2022, be calculated on a housing project proportionately to the square footage of proposed units in the development. The Nexus Study (Attachment A) proposes to comply with this regulation by categorizing residential units by unit size in terms of square feet, resulting in six (6) tiers (see Table 1).

Table 1. Residential Development Comparison

Existing Residential Development Unit Categories	Proposed Residential Development Unit Categories
Multi-Family Residential	less than 600 SF
Single-Family Residential	>600-800 SF
	>800-1,200 SF
	>1,200-1,900 SF
	>1,900-2,300 SF
	>2,300 SF

Additional requirements under AB 602 include but are not limited to:

- *The study must identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary*
- *If a nexus study supports a fee increase, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.*
- *Nexus studies must be updated every 8 years, from the period beginning January 1, 2022.*

More information regarding recent legislation can be found in the report (Exhibit B of Attachment A). Consultant NBS Government Finance Group (“NBS”) utilized a standard-based method to prepare the nexus study for all existing impact fee categories. This method assesses the city’s existing level of service (“LOS”) and the level of service that would need to be maintained as the residential and service population grows, and demand for facilities and services grows in the City. Below is a summary of the methods used for each impact fee category under the Standard-based method and nexus findings as prepared by NBS.

Park Land Acquisition; Park Improvement

Applicable only to residential developments without subdivision. A residential development project proposing subdivisions is subject to Quimby, and Parkland development impact fees are not applied in those cases.

Method used (S-2,S-3)

- Fees based on the City’s existing ratio of parkland to population (acres per capita) and estimated cost per acre for parkland (cost per capita). Banna Park was used in the calculation.
 - *Land cost per capita x cost per acre for Banna Park Site.*

Nexus Findings (3-7)

- **Purpose:** Mitigate the impact of new residential development on the need for parks in Covina
- **Use:** provide additional parks to mitigate the impacts of new residential development in the City. Fees may also be used for temporary loans from one impact fee fund or account to another.
- **Reasonable relationship (use of fee & the development type on which it is imposed):** used to provide additional parks or park improvements to serve the needs of the added population associated with new residential development.
- **Reasonable Relationship (need for facilities and type of development on which the fee is imposed):** New development increases the need for parks to maintain existing LOS. Without additional park space, an increase in population associated with new development would result in a reduction in LOS provided to Covina residents.
- **Reasonable relationship (proposed fee & the cost attributable to new development):** Impact fees calculated in this chapter depend on the estimated increase in population per unit type. Fees are based on the average population per unit type, thus, fees charged to a new development project reflect the impact of that project on the need for parks in the city.

Community/Recreation Centers

Applicable only to residential development

Method Used (S-3)

- Fees calculated in the study are based on the City's existing LOS, defined as the relationship between the existing population and the replacement cost of existing community and recreation center facilities.
 - *Cost per capita x population per unit*

Nexus Findings (4-4)

- **Purpose:** mitigate the impact of new residential development on the need for community /recreation facilities.
- **Use:** provide additional community/recreation facilities to mitigate the impacts of new residential development. May be used for temporary loans from one impact fee fund to another.
- **Reasonable Relationship (use of the fee & development on which it is imposed):** provide additional community/recreation facilities to serve additional population associated with new residential development.
- **Reasonable Relationship (need for facilities & development on which it is imposed):** new development increases the need for community/recreation facilities to maintain the existing LOS. Without additional facilities, the increase in population associated with new residential development would result in a reduction in the LOS provided by the City.
- **Reasonable Relationship (amount of the fee and the facility cost attributable to the development project):** the fees for this category depend on the estimated increase in population per unit (residential development). Fees are based on the average population per unit type, thus, fees charged to a new development project reflect the impact of that project on the need for parks in the city.

Library

Library impact fees only apply to residential development.

Method Used (S-4)

- Fees based on the City's existing LOS, defined as the relationship between the existing population and the replacement cost of existing library facilities and materials (cost per capita)
 - *Cost per capita x population per unit*

Nexus Findings (5-5)

- **Purpose:** mitigate the impact of new residential development on the need for library facilities in Covina.
- **Use:** Provide additional library facilities/materials to mitigate the impacts of new residential development in Covina.

- ***Reasonable Relationship (use of the fee & development on which it is imposed)***: will be used to provide additional library facilities/materials to serve the needs of the additional population associated with new residential development in the City.
- ***Reasonable Relationship (need for facilities & development on which it is imposed)***: new development increases the need for libraries to maintain the existing LOS. Without additional library facilities/materials, the increase in population with new residential development would result in a reduction in the LOS provided to all Covina residents.
- ***Reasonable Relationship (amount of the fee and the facility cost attributable to the development project)***: the amount of this fee depends on the estimated increase in population per unit (residential). The fees per unit are based on the estimated average population per unit, thus, the fee reflects the impact of a project on the need for libraries in the City.

General Government Facilities

Applicable to residential and non-residential development

Method Used (S-4)

- Fees based on the City's existing LOS, defined as the relationship between the existing service population and the replacement cost of existing facilities (cost per capita of service population).
 - *Cost per capita of service population x service population per unit*

Nexus Findings (6-6)

- ***Purpose***: to mitigate the impact of new development on the need for general government facilities in Covina.
- ***Use***: provide additional general governmental facilities to mitigate the impacts of new development in the City. May also be used for temporary loans from one impact fee or account to another.
- ***Reasonable Relationship (use of the fee & development on which it is imposed)***: will be used to provide additional general governmental facilities, vehicles, and equipment to serve the needs of new development in Covina.
- ***Reasonable Relationship (need for facilities & development on which it is imposed)***:
- ***Reasonable Relationship (amount of the fee and the facility cost attributable to the development project)***: the amount of the fee depends on the estimated increase in service population per unit (residential or per 1,000 SF for non-residential types), thus, the fee charged to a development project reflects the impact of that project on the need for general governmental facilities in the City.

Police Department Facilities

Applicable to residential and non-residential development

Methods Used (S-4)

- Fees based on the City's existing LOS, defined as the relationship between the replacement cost of existing Police Department facilities, vehicles, and equipment, and the number of calls for service per year received by the department (cost per call for service per year)
 - *Cost per call x number of calls per unit per year*

Nexus Findings (7-5, 7-6)

- ***Purpose***: to mitigate the impact of new development on the need for Police facilities in Covina.
- ***Use***: to provide additional or improved Police facilities, and additional vehicles and equipment to mitigate the impacts of new development in the City. May also be used for temporary loans from one impact fund to another.
- ***Reasonable Relationship (use of the fee & development on which it is imposed)***: will be used to provide additional or improved Police facilities, and additional vehicles/equipment to serve the needs of new development.
- ***Reasonable Relationship (need for facilities & development on which it is imposed)***: new development increased the need for Police facilities to maintain the existing LOS. Without additional/improved Police facilities, the increase in demand associated with the new development would result in a reduction in the LOS provided to all development in the City.

- **Reasonable Relationship (amount of the fee and the facility cost attributable to the development project):** the amount of fees imposed depends on the number of calls for service per unit (residential unit or per 1,000 SF non-residential) per year. Fees are based on the estimated number of calls per unit per year, thus, the fee charged to a development project reflects the impact of that project on the need for Police facilities in the City.

Fire Protection Facilities

Applicable to residential and non-residential development

Methods Used (S-4,S-5)

- Fees based on existing LOS, defined as the relationship between the replacement cost of existing facilities and the number of calls for service per year (cost per call for service per year).
- Does not include firefighting apparatus and vehicles, since those are provided through the county.
- *Cost per call x number of calls per unit per year*

Nexus Findings (8-5, 8-6)

- **Purpose:** to mitigate the impact of new development on the need for Fire Department Facilities in Covina.
- **Use:** to provide additional or improved Fire Department facilities to mitigate the impacts of new development facilities in Covina.
- **Reasonable Relationship (use of the fee & development on which it is imposed):** will be used to provide additional or improved Fire Department facilities to serve the needs of new development in Covina.
- **Reasonable Relationship (need for facilities & development on which it is imposed):** New development increases the need for Fire Department facilities to maintain the existing LOS. Without additional or improved Fire Department facilities, the increase in demand associated with new development would result in a reduction in the LOS provided to all development in the City.
- **Reasonable Relationship (amount of the fee and the facility cost attributable to the development project):** the amount of the fee depends on the number of calls for service per unit per year associated with the new development category. Fees are based on the estimated number of estimated calls as noted above associated with a development type thus, the fee charged to a new development reflects the impact of that project on the need for Fire Department facilities in Covina.

Street Improvements and Traffic Signals

Applicable to residential and non-residential development

Method Used (S-5)

- Fees based on existing LOS in the City, defined as the relationship between the replacement cost of existing arterial and collector streets and traffic signals and the number of peak hour vehicle trips per day generated by existing development in the City (cost per peak hour trip)
- *Cos per peak hour trip x number of peak hour trips per unit*

Nexus Findings (5-5)

- **Purpose:** to mitigate the impact of new development on the need for streets and traffic signal facilities in Covina.
- **Use:** to provide street improvements and traffic signals to mitigate the impacts of new development on Covina's street system. May also be used for temporary loans from one impact fee fund to another.
- **Reasonable Relationship (use of the fee & development on which it is imposed):** will be used to provide street improvements and traffic signals to mitigate the impacts of new development in Covina.
- **Reasonable Relationship (need for facilities & development on which it is imposed):** new development generates additional vehicle traffic that increases the need for street capacity and traffic signals to maintain the existing level of service. Without additional street improvements and traffic signals, the increase in demand associated with new development would result in a reduction LOS to all development in the City.

- **Reasonable Relationship (amount of the fee and the facility cost attributable to the development project):** the amount of the fee depends on the number of peak hour trips generated by each development category. The fees are based on the estimated number of peak hour trips per unit (residential unit type or per 1,000 SF of nonresidential development), thus, the fee charged to a development project reflects the impact of that project on the need for street improvements and traffic signals in the City.

Tables 2 and 3 below show the existing and proposed Development Impact Fees, respectively. Note that under AB 602, DIF must be charged proportionately to Unit size. As a result, development impact fees are tiered based on unit sizes. Certain impact fees are reduced as a result of the study due to LOS calculations, but all DIF totals are proposed to increase at a minimum of 12%.

Table 2. Existing Development Impact Fee Schedule

Per	Park Impact Fees							Traffic Impact Fees		Total
	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	
Residential Development										
Multi-Family Unit	\$3,457	\$692	\$610	\$498	\$794	\$737	\$353	\$1,748	\$119	\$9,008
Single-Family Unit	\$4,483	\$897	\$792	\$646	\$1,028	\$956	\$458	\$2,185	\$149	\$11,594
Nonresidential Development										
per SF Commercial					\$0.192	\$0.177	\$0.85	\$5.428	\$0.371	\$6.253
per SF Office					\$0.255	\$0.237	\$0.113	\$4.789	\$0.327	\$5.721
per SF Industrial					\$0.128	\$0.118	\$0.57	\$1.750	\$0.120	\$2.173

Table 3. Proposed Development Impact Fee Schedule

The Development Impact Fee Schedule shall be adjusted annually in July of each calendar year, using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available. The annually adjusted schedule shall be made publicly available.

Per	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Admin Fee	Total
Residential Development											
Residential unit < 600 SF	\$1,231	\$820	\$316	\$432	\$387	\$349	\$160	\$5,702	\$659	\$60	\$10,116
Residential unit 600-800 SF	\$1,661	\$1,107	\$427	\$583	\$523	\$369	\$231	\$7,257	\$838	\$78	\$13,075
Residential unit >800-1,200 SF	\$2,769	\$1,846	\$712	\$971	\$871	\$389	\$302	\$9,072	\$1,048	\$107	\$18,087
Residential unit >1,200-1,900 SF	\$4,368	\$2,912	\$1,124	\$1,533	\$1,374	\$409	\$373	\$11,015	\$1,272	\$147	\$24,527
Residential unit >1,900-2,300 SF	\$5,845	\$3,896	\$1,503	\$2,051	\$1,839	\$429	\$445	\$12,830	\$1,482	\$181	\$30,501
Residential unit >2,300	\$7,075	\$4,717	\$1,820	\$2,482	\$2,226	\$449	\$516	\$14,255	\$1,646	\$211	\$35,398
Nonresidential Development											
Each SF Commercial					\$0.859	\$1.983	\$0.498	\$29.625	\$3.422	\$0.218	\$36.606
Each SF Office					\$0.627	\$0.16	\$0.178	\$14.903	\$1.721	\$0.105	\$17.695
Each SF Industrial					\$0.228	\$0.083	\$0.124	\$5.313	\$0.614	\$0.038	\$6.401
Other developments not defined					\$388 x # employees X 0.54	\$401 per call per year	\$1,778 per call per year	\$12,959 per peak hour trip	\$1,497 per peak hour trip	Subtotal X 0.6%	the sum of all values in the previous columns

The proposed Development Impact Fee Schedule categorizes residential developments proportionately to the size of the units and no longer categorizes by Single-Family or Multi-family use. This results in six (6) Impact Fee tiers based on the square feet of the proposed units. Another difference between the existing and proposed fee schedule is the inclusion of a category for “other developments not defined”. This allows city staff to assess the impact of new development on city resources/facilities on a case-by-case basis for nonresidential developments that do not fit “Commercial”, “Industrial”, or “Office” use types. It is important to note here that while there is a total of ten (10) columns for Development Impact Fees under the proposed updated schedule, there is only one (1) additional fee proposed in the schedule, which is the proposed “Administrative Fee”. The sole purpose of the 0.6% Administrative fee is to fund nexus study renewals, which are required by State Law to be prepared every eight (8) years. Under the existing Development Impact Fee schedule (and corresponding nexus study), the Parks Impact Fund, consisting of three facility types/uses, was consolidated into one fund/account, and the Traffic Impact Fund, consisting of two facility types/uses, was also consolidated into one (1) fund/account. The updated development impact fee schedule proposed to separate each facility type/use which results in more columns in the new schedule.

Not shown in Table 3 is the formula for assessing Development Impact fees for Accessory Dwelling Units. The limitations on assessing Impact Fees for developments under this category are included in CMC Chapter 17.69 “Accessory Dwelling Units and Junior Accessory Dwelling Units”, the limitations/parameters for assessing Development Impact Fees on ADUs are compliant with State Law. A description of the formula to be used was included in the nexus study on page 2-6, and in the Resolution under Section 8. Applicability. Under the Proposed Development Impact Fee Schedule, the fee for the ADU would be charged based on where the primary unit falls under the new schedule, based on the primary unit's square footage.

The formula for calculating proportional ADU impact fees would be:

$$\text{Primary unit impact fee} \times (\text{ADU square feet} / \text{Primary unit square feet})$$

In addition to the above changes, Government Code Section 66016.5 requires that a large jurisdiction (a large jurisdiction is a county with a population over 250,000) adopt a Capital Improvement plan as part of the nexus study. Resolution CC 2024-57 would approve the 2025-2029 Capital Improvement Program attached as Exhibit B, as part of the Nexus Study, pursuant to Government Code Section 66016.5. Subsequent 5-year CIPs which identify new projects or changes to existing projects that are proposed to be partially funded out of Development Impact Fee Funding, will require an amendment of the nexus study exhibit CIP. The City’s five-year capital improvement program dated June 4, 2024 includes projects that are planned to be partially funded through development impact fees which are identified facilities in the 2024 nexus study. The Covina Recreation Village Project is one such example, which is being funded through several grant awards in addition to impact fees collected. The Covina Recreation Village project consists of facilities identified in the nexus study (new parks and library facilities), and the project would serve new development in the form of providing additional parks and recreational, and library facilities for the community.

Public Improvements in Exchange for Development Impact Fee Credits

Finally, Resolution CC 2024-57 authorizes the City Manager to enter into Agreements with development Applicants on behalf of the city in cases where an oversized public improvement or land dedication offered by the development applicant would serve the public (The current fair market value of said real property or the public improvement must not less than the total amount of development impact fees owed to the city). In 2020, the City Council authorized such an agreement with Trumark Homes via a Put Option Agreement, by which Development Impact Fees imposed on the Covina Bowl Development Project were credited in exchange for real property (the Covina Recreation Village project location).

FISCAL IMPACT:

There is no fiscal impact at this time. However, the proposed Development Impact Fees in the report are estimated to generate 29.89 million dollars (The majority for streets and traffic signals at 18.85 Million) in restricted funding that can be used towards Capital Improvement Projects directly related to the impact on additional development (additional residential and service population) in the city, by 2040. It is important to note here that any capital improvement projects utilizing development impact fees that also serve the existing population, must not solely rely on development impact fees and must leverage other funding sources.

PUBLIC HEARING NOTICE AND NOTIFICATION

Government Code Section 66016.5(a)(7) requires that all nexus studies be adopted at a public hearing with at least 30 days’ notice and Government Code Sections 6062(a) and 66018, require two publications of notice for 10 days in a newspaper regularly published once a week or oftener, with at least five days intervening between the dates of the first and last publication. The Development Impact Fee Nexus Study was first introduced to the City Council and agendized at a regularly scheduled public meeting on March 19, 2024. On Thursday, June 6th, the Nexus study was posted on the City’s website, and first public hearing notice was posted on the City website and published in the San Gabriel Valley Examiner. The Public Hearing noticed was published again on Thursday July 4, 2024, and Thursday July 11, 2024. In addition to the above, an email notification was sent to parties which have requested notification for fee changes on July 2, 2024.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The approval of the Nexus Study, Capital Improvement Program associated with the Nexus Study, and the adoption of the DIFs specified in this Resolution will not have a significant impact on the environment and are exempt from CEQA pursuant to Section 15061(b)(3) of State CEQA Guidelines because these actions involve the adoption of DIFs and no specific development is authorized by the adoption of the Nexus Study or the adoption of new DIFs. Furthermore, the Capital Improvement Program is a prioritizing and funding allocation program and cannot and does not have the potential to cause a significant effect on the environment. No physical activity will occur until all required environmental review is conducted at the time the physical improvements prioritized in the Capital Improvement Program are undertaken at a future unspecified date. In addition, the adoption of this Resolution approves and sets forth a procedure for determining fees for the purpose of obtaining funds for capital projects and equipment necessary to maintain service within existing service areas and is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15273(a)(4). Also, approval of the Capital Improvement Program associated with the Nexus Study, is exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15378(b)(4) because the Capital Improvement Program is not a “project” as defined by CEQA, but involves the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

Respectfully submitted,



Daniella Andrade
Management Analyst



Brian K. Lee
Director of Community Development

RESOLUTION CC 2024-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING AND ADOPTING AN UPDATED COVINA DEVELOPMENT IMPACT FEE STUDY, ADOPTING A CAPITAL IMPROVEMENT PROGRAM AS PART OF THE DEVELOPMENT IMPACT FEE STUDY, ADOPTING A REVISED DEVELOPMENT IMPACT FEE SCHEDULE AND MAKING DETERMINATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on November 5th, 2005, The Covina City Council adopted Resolution No. 05-6475, establishing a Development Impact Fee (“DIF”) Schedule, which imposes certain development impact fees upon applicants for development approvals; and

WHEREAS, Assembly Bill No. 602, signed into law on September 28, 2021, and effective January 1, 2022, requires that a local agency that conducts an impact fee nexus study after January 1, 2022, must comply with new standards and practices, including, but not limited to, calculating a fee levied or imposed on a housing development project to be proportionate to the square footage of proposed units; and

WHEREAS, the City wishes to revise the Development Impact Fee Schedule to reflect the changes signed into law by Assembly Bill No. 602, and so hired a consultant, NBS Government Finance Group (“NBS”) to prepare the Covina Development Impact Fee Study and recommend updated and amended Development Impact Fees; and

WHEREAS, at the City’s request, NBS prepared an updated Development Impact Fee Study dated March 14, 2024 (“Nexus Study”), included as Exhibit “A”, and the City prepared a correlating Capital Improvement Program dated June 4, 2024, included as Exhibit “B” in compliance with Government Code Section 66016.5; and

WHEREAS, the Nexus Study identifies the purpose of each fee, the use to which each fee will be put, demonstrates a reasonable relationship between each fee’s use and the type of development project on which the fee will be imposed and provides how there is a reasonable relationship between the amount of each fee and the cost of the public facility or equipment or portion of the public facility or equipment attributable to the development on which each fee is imposed. The Nexus Study is incorporated herein by this reference as is set forth in full. In addition, the Nexus Study and Capital Improvement Program identified capital projects necessary to meet the goals, programs, and objectives within the City’s General Plan; and

WHEREAS, residential, commercial, and industrial growth within the City of Covina creates an ever-increasing need for new street, traffic, police, fire, general government, park, library, and other public infrastructure facilities and improvements (“Public Facilities/Improvements”) throughout the City to meet the demand of new development and continue providing those high-quality public services expected by persons who live and work within the City; and

WHEREAS, the City Council finds that the approval of development projects is of special benefit to development project applicants (“Applicants”) and that development projects

constructed by applicants pose a special burden upon Public Facilities/Improvements within the City separate and apart from and in addition to that of the general public; and therefore, in the interests of fairness to the general public, the City desires to better recover the costs of development impact fees upon Public Improvements from Applicants who have sought the City's approval for development projects; and

WHEREAS, the City Council finds that the purpose of the impact fees hereby enacted is to protect the public health, safety, and welfare by requiring new development to contribute to the cost of public facilities needed to mitigate the impacts of new development on the need for public facilities; and

WHEREAS, the City Council finds that the revenue from impact fees hereby enacted will be used to provide public facilities needed to mitigate the impacts of new development in the City, as identified within the City's 2025-2029 Five (5) Year Capital Improvement Program (CIP); and

WHEREAS, there may be those circumstances where an Applicant is willing to construct oversized Public Improvements or convey real property to the City on which Public Improvements will be located in lieu of paying certain Development Impact Fees for a Project, and where the City finds that it is in the best interests of the public to allow for the entry into agreements with Applicants which will provide a credit to the Applicant against certain Development Impact Fees in exchange for the Applicant's construction of oversized Public Improvements or conveyance of real property; and

WHEREAS, pursuant to Government Code Section 66000, *et seq.*, the City is empowered to impose fees and other exactions to provide necessary Public Improvements required to mitigate the effects of new development in the City; and

WHEREAS, Government Code Section 66016.5(a)(7) requires that all studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing; and

WHEREAS, the City Council duly published notice of the Nexus Study as described above on June 6, 2024 and conducted a public hearing on July 16, 2024, at which time the public was invited to make oral and written presentations as part of the regularly scheduled meeting before the adoption of this resolution; and

WHEREAS, Government Code Sections 6062(a), and 66018, require two publications of notice for 10 days in a newspaper regularly published once a week or oftener, with at least five days intervening between the dates of the first and last publication; and

WHEREAS, the City published such notices as required by Government Code Sections 6062(a), and 66018, on July 4, 2024, and July 11, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HERBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby adopts the findings outlined in the Recitals above.

SECTION 2. CEQA. The approval of the Nexus Study, Capital Improvement Program associated with the Nexus Study, and the adoption of the DIFs specified in this Resolution, was reviewed in accordance with the criteria contained in the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines. The City Council finds that approval of the Nexus Study and the adoption of the DIFs specified in this Resolution will not have a significant impact on the environment and are exempt from CEQA pursuant to Section 15061(b)(3) of State CEQA Guidelines because these actions involve the adoption of DIFs and no specific development is authorized by the adoption of the Nexus Study or the adoption of new DIFs. Furthermore, the Capital Improvement Program is a prioritizing and funding allocation program and cannot and does not have the potential to cause a significant effect on the environment. No physical activity will occur until all required environmental review is conducted at the time the physical improvements prioritized in the Capital Improvement Program are undertaken at a future unspecified date. Therefore, the approval and adoption of the Nexus Study, Capital Improvement Program associated with the Nexus Study, and adoption of the DIFs does not have the potential for causing a significant effect on the environment. In addition, the adoption of this Resolution approves and sets forth a procedure for determining fees for the purpose of obtaining funds for capital projects and equipment necessary to maintain service within existing service areas and is statutorily exempt from CEQA pursuant to State CEQA Guidelines 15273(a)(4). Also, approval of the Capital Improvement Program associated with the Nexus Study, is exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15378(b)(4) because the Capital Improvement Program is not a “project” as defined by CEQA, but involves the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. City staff are hereby directed to prepare and file a Notice of Exemption, under the California Environmental Quality Act, within 5 working days of adoption of the Resolution according to CEQA Guidelines Section 15062.

SECTION 3. The City Council of the City of Covina finds that the Nexus Study complies with California Government Code Section 66001 *et seq.*, by establishing the basis for imposing fees for new development. For each fee recommended to be imposed, the Nexus Study demonstrates the following:

1. Government Code Section 66001(a)(1). Identify the purpose of the fee.

The City Council finds this requirement satisfied. The purpose of the fees calculated in this Nexus Study is to fund the acquisition or construction of certain capital assets that will be needed to mitigate the impacts of new development on the needs for public facilities and to maintain an acceptable level of public services as the City resident and service population grows.

2. Government Code Section 66001(a)(2). Identify the use of the fee.

The City Council finds this requirement satisfied because: A) the specific uses/facilities for which impact fees are to be used are identified in the Nexus Study; and B) the specific projects for which Development Impact Fees are proposed to be used are identified within the City’s 2025-2029 Five (5) year Capital Improvement Program (“CIP”).

3. Government Code Section 66001(a)(3). Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The City Council finds this requirement is satisfied for each fee imposed. An explanation of the reasonable relationship between the use of each fee and the development types on which they are imposed is demonstrated within the Nexus Study and is hereby incorporated by this reference.

4. Government Code Section 66001(a)(4). Determine how there is a reasonable relationship between the need for the public facility and the type of development on which it is imposed;

The City Council finds this requirement is satisfied for each fee imposed. New development increases the *need* for public facilities (Libraries, Police and Fire Services, Government Services, Parks and Recreation, etc.) because of the increase in population that needs these public facilities and related services. An explanation for the reasonable relationship between the need for the facility and the type of development on which it is imposed is provided within the Nexus Study for each fee assessed and is hereby incorporated by this reference; and,

5. Government Code Section 66001(b). Determines the reasonable relationship between the amount of the Fees and the cost of the public facilities or portions of the facilities attributable to the development on which the Fees are imposed;

The City Council finds this requirement is satisfied. For each fee, an assessment of the reasonable relationship between the proposed (updated) fee and the facility cost attributable to a development project is described in the Nexus Study and is hereby incorporated by this reference.

SECTION 4. Adoption of Nexus Study and Mitigation Fee Act Findings. The City Council hereby approves and adopts the City of Covina Development Impact Fee Study prepared by NBS, Government Finance Group dated March 14, 2024 ("Nexus Study") attached hereto as **Exhibit "A"** and incorporated by this reference and adopts the findings contained therein. The Development Impact Fee Study shall be made available for public inspection within the office of the City Clerk, and on the City's website within 30 days of adoption.

SECTION 5. Adoption of a Capital Improvement Program. The City Council hereby adopts the 5-year Capital Improvement Program attached hereto as **Exhibit "B"** and incorporated by this reference, as a part of the Nexus Study. Subsequent 5-year Capital Improvement Programs which identify new projects or changes to previously identified projects that are proposed to be partially funded out of Development Impact Fee funding will require an amendment of Exhibit B.

SECTION 6. Establishing the Amount of and Adopting the Development Impact Fees. The City Council hereby adopts the City of Covina Development Impact Fee Schedule attached hereto as **Exhibit "C"** and incorporated by this reference. Unless otherwise stated in the Fee Schedule, all Development Impact Fees shall be paid to the City at the following times:

- a. **For residential development** – prior to the date of final inspection, or the date the certificate of occupancy is issued, whichever occurs first. For residential projects containing more than one dwelling unit, all Development Impact Fees should be paid prior to the date the first dwelling unit within the project receives its final inspection or certificate of occupancy, whichever occurs first.
- b. **For commercial and industrial developments** – prior to the City’s issuance of a building permit for any phase of the project.

Notwithstanding the above, the newly adopted Development Impact Fee schedule shall not be collected from projects that have, before the effective date of this Resolution, already received all required discretionary land use entitlements and permits from the City Council and/or Planning Commission to proceed with the development of the project. Development Impact Fees required for those developments before this date shall remain unchanged. (i.e., general plan amendment, specific plan, tentative map, vesting tentative map, parcel map, zone change, conditional use permit, variance, planned community development, site plan review, etc.).

SECTION 7. Adoption of Methodology for Calculation, Adjustment, and Collection of Development Impact Fees. The City Council hereby ratifies, approves and adopts the methodology set forth in the Nexus Study for calculating and collecting the DIFs adopted herein. The DIFs established in Exhibit “C” shall be calculated, adjusted, and collected in accordance with this Resolution and the Nexus Study. The amount of the DIFs shall be adjusted annually in July of each calendar year, using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available.

SECTION 8. Applicability. Development Impact Fees shall be collected from only the following types of projects:

- a. **For Residential Development:** Projects where new dwelling units are created as a result. Development Impact Fees shall not be charged to projects merely involving the replacement, reconstruction, improvement, or expansion of pre-existing residential units but where no new dwelling units are created (*i.e.*, room additions, replacement, or reconstruction after a fire, earthquake, or disaster, etc.), or for construction of new Accessory Dwelling Units (“ADUs”) under 750 square feet. For ADUs 750 square feet or more, impact fees shall be charged proportionally to the square footage of the primary dwelling unit. The formula is shown below:

The formula for calculating proportional ADU Impact Fees:
Primary unit impact fee X (ADU square feet/Primary unit square feet)

- b. **For Commercial, Office, or industrial Development:** Projects where new square footage is created as a result. Development impact Fees shall not be charged to projects merely involving the replacement, reconstruction, or improvement of pre-existing commercial/industrial/office square footage (*i.e.*, replacement or reconstruction after fire, earthquake or disaster, improvements or refurbishments, etc.). However, to the extent that a replacement, reconstruction, or improvement project results in greater

square footage than pre-existing, Development Impact Fees shall be charged upon the additional square footage.

- c. **Other Developments not defined:** New nonresidential development projects not otherwise defined. Development Impact Fees for this category are dependent upon the level of measurable impact on city resources/facilities.

SECTION 9. No Changes to Other City Fees. The fees imposed by this Resolution shall apply only to those Development Impact Fees described above. All other community development and user service fees adopted by the City Council pursuant to prior City of Covina ordinances or resolutions, as may be amended from time to time, or any future ordinances or resolutions adopted for such purposes, shall remain in full force and effect. Nothing in this Resolution shall repeal, amend or supersede any other City imposed fees except for the amount of specific type and category of DIF addressed in the Nexus Study and expressly established by this Resolution.

SECTION 10. Where the City Manager determines that the public interest would be served by such an agreement, he or she is hereby authorized to execute agreements on behalf of the City with Applicants in order to provide a credit to the Applicant against certain Development Impact Fees in exchange for the Applicant's construction of Public Improvements or in exchange for the Applicant's conveyance by grant deed to the City of real property on which Public Improvements will be located or constructed, so long as the then-current fair market value of said real property (as determined by an appraiser engaged by City at Applicant's cost), or a combination of such fair market value and the amount of the Development Impact Fees paid by the Applicant, is not less than the total amount of Development Impact Fees owed to the City. Any agreement authorized under this Section 10 shall be based on those reasonable terms and conditions as the City Manager may determine on a case-by-case basis."

SECTION 11. Effective Date. The development impact fees established by this Resolution shall be effective on the sixtieth (60th) day following the adoption of this Resolution.

SECTION 12. Severability. If any section, subsection, clause or phrase of this Resolution is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections hereof. The City Council hereby declares that it would have passed this Resolution and each section, subsection, clause and phrase hereof irrespective of the fact that any one or more other sections, subsections, clauses or phrases be declared invalid.

SECTION 13. Certification. The City Clerk shall certify as to the adoption of this resolution.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-57 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

CITY OF COVINA

Development Impact Fee Study Final Report

March 14, 2024

Prepared by:



Page 424 of 687

Corporate Headquarters

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

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Fee Comparison

Appendix A

Executive Summary

The City of Covina retained NBS Government Finance Group to prepare this study to analyze the impacts of new development on several types of City capital facilities and to calculate impact fees based on that analysis. The methods used in this study are intended to satisfy all legal requirements of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

Organization of the Report

Chapter 1 of this report provides an overview of the legal requirements for establishing and imposing such fees, and methods that can be used to calculate impact fees.

Chapter 2 contains data on existing and future development used in this report.

Chapters 3 through 9 analyze the impacts of development on specific types of facilities and calculate impact fees for those facilities. The facilities addressed in this report are listed by chapter below:

- Chapter 3. Park Land and Park Improvements
- Chapter 4. Community and Recreation Center Facilities
- Chapter 5. Library Facilities and Materials
- Chapter 6. General Government Facilities, Vehicles and Equipment
- Chapter 7. Police Department Facilities, Vehicles and Equipment
- Chapter 8. Fire Department Facilities
- Chapter 9. Street Improvements and Traffic Signals

Chapter 10 contains recommendations for adopting and implementing impact fees, including suggested findings to satisfy the requirements of the Mitigation Fee Act.

Appendix A to this report provides a comparison of Covina’s existing and proposed impact fees to the cities of Claremont, Glendora, Monterey Park, San Dimas, San Gabriel and West Covina. The purpose of the comparison is to provide a sense of the regional and/or comparable pricing for impact fees, and to use that information to gauge the impact of recommendations for fee adjustments. It should be noted that comparison to other agencies do not provide information about the cost recovery policies or procedures followed in relation to their impact fees. A “market-based” decision to price services below the maximum impact fee calculation, is the same as making a decision to subsidize that service. Survey efforts are sometimes also non-conclusive for certain fee categories and development types because of varied terminology and approaches to calculating impact fees.

Development Data

Chapter 2 of this report presents estimates of existing development in Covina and a forecast of future development. Covina is a largely built-out city and new development mostly involves infill or intensification and redevelopment, so forecasting future development involves considerable uncertainty. This study includes a forecast of future residential development, but no forecast of future non-residential development. It is important to note that the methods used to calculate impact fees in this report do not depend on forecasts of future development.

Chapter 2 also establishes values for factors such as population per unit, service population per unit, police and fire calls per unit and peak hour vehicle trips per unit that are used in the impact fee calculations.

It is important to note that because of provisions of AB 602 that were incorporated into California law effective in 2022, impact fee categories for residential development in this study are defined in terms of unit size categories, broken down by square footage. Prior to the adoption of AB 602 it was common practice to base residential impact fees on unit type categories (e.g., single-family or multi-family units).

Impact Fee Analysis

The impact fee analysis for each type of facility addressed in this report is presented in a separate chapter. In each case, the relationship, or nexus, between development and the need for a particular type of facility is defined in a way that allows the impact of additional development on facility needs to be quantified.

The impact fees are based only on capital costs for facilities and other capital assets needed to mitigate the impacts of additional development. Impact fees may not be used to pay for maintenance or operations.

Another change brought about by AB 602 is that all of the impact fees calculated in this report are based on the existing level of service, so that the impact fees are set at the level needed to maintain that level of service as additional development occurs. The existing levels of service for the facility types addressed in this report are defined in Chapters 3 through 9 and are discussed in the brief chapter-by-chapter summaries below. Impact fees calculated in this report are shown on page S-5 of this Executive Summary.

The following paragraphs briefly discuss the methods used to calculate impact fees for each of the facility types addressed in this study.

Park Land and Park Improvements. Chapter 3 of this report calculates impact fees for park land acquisition and park improvements. The cost of park maintenance vehicles and equipment is included in the park improvement impact fees.

Impact Fees for Park Land Acquisition. The impact fees for park land acquisition calculated in Chapter 3 apply only to residential development that does not involve a subdivision or parcel map. The City has an existing ordinance (Chapter 16.28 of the Covina Municipal Code) that

requires developers of residential subdivisions to dedicate land for parks or to pay fees in lieu of dedication, as authorized by the Quimby Act. In-lieu fees that would be charged under that chapter may be different from the park impact fees calculated in this report for two reasons: (1) the Quimby Act allows park land dedication requirements and in-lieu fees to be based on a standard of 3.0 acres per thousand residents, while the Mitigation Fee Act requires impact fees to be based on the existing ratio of park acres to population which is lower in Covina; and, (2) the in lieu fees under Chapter 16.28 are based on the fair market value of the land being developed, whereas the park land impact fees calculated in Chapter 3 are based on a standardized cost per acre.

The park land impact fees calculated in Chapter 3 are based on the City's existing ratio of park land to population (acres per capita), and the land cost per acre used in those calculations is based on the estimated cost per acre for park land. The cost per capita for park land acquisition is calculated as the existing acres per capita multiplied by the cost per acre for the Banna Park site. To calculate impact fees, the land cost per capita is multiplied by population per unit for each type of residential development to get an impact fee per unit by development type. Impact fees for park land acquisition do not apply to non-residential development.

Impact Fees for Park Land Improvements. The park improvement impact fees calculated in Chapter 3 are based on the City's existing ratio of park land to population (acres per capita) and the estimated cost per acre for park improvements. The cost of park maintenance vehicles and equipment is incorporated into the park improvement impact fees, but that component represents less than 1% of those fees.

The cost per capita for park improvements is calculated as the existing acres per capita multiplied by the estimated cost per acre for park improvements based on the improvement costs for Banna Park. Then the cost per capita is multiplied by population per unit for each type of residential development to get an impact fee per unit by development type. Impact fees for park improvements do not apply to non-residential development.

The impact fees calculated in this report for park land and park improvements are shown in Table S.1 on page S-5.

Community and Recreation Center Facilities. Chapter 4 of this report calculates impact fees for community and recreation center facilities including the aquatic center, other community and recreation centers and the Parks and Recreation Department office.

The impact fees are based on the City's existing level of service for these facilities which is defined as the relationship between the existing population and the replacement cost of existing community and recreation center facilities. That relationship is stated as a cost per capita. The impact fees for community and recreation center facilities are calculated as the cost per capita multiplied by the population per unit for each type of residential development. The impact fees for community and recreation center facilities do not apply to non-residential development.

The impact fees calculated in this report for community and recreation center facilities are shown in Table S.1 on page S-5.

Library Facilities and Materials. Chapter 5 of this report calculates impact fees for library facilities and materials.

The Library impact fees are based on the City's existing level of service which is defined as the relationship between the existing population and the replacement cost of existing Library facilities and materials. That relationship is stated as a cost per capita. The impact fees are calculated as the cost per capita multiplied by the population per unit for each type of residential development. The impact fees for Library facilities and materials do not apply to non-residential development.

The impact fees for Library facilities and Library materials are calculated separately in Chapter 5, but they are shown as a combined fee in Table S.1 on page S-5.

General Government Facilities. Chapter 6 of this report calculates impact fees for general government facilities including City Hall, the City Yard facilities and the Civic Center Parking Structure. Those impact fees also include the cost of vehicles and equipment assigned to general government departments, most of which belong to Public Works.

The impact fees are based on the City's existing level of service for these facilities which is defined as the relationship between the existing service population and the replacement cost of the existing facilities. That relationship is stated as a cost per capita of service population. The impact fees for general government facilities are calculated as the cost per capita of service population multiplied by the service population per unit for each type of development. The impact fees for community and recreation center apply to both residential and non-residential development.

The impact fees calculated in this report for general government facilities are shown in Table S.1 on page S-5.

Police Department Facilities. Chapter 7 calculates impact fees for Police Department facilities and vehicles based on the existing level of service in the City. The existing level of service is defined as the relationship between the replacement cost of existing Police Department facilities, vehicles and equipment and the number of calls for service per year received by the Department. That relationship is stated as a cost per call for service per year.

As part of this study, NBS analyzed the distribution of Police Department calls for service for a full year to determine the average number of calls per unit per year generated by different types of development. The impact fee per unit for each type of development is calculated by multiplying the cost per call and the number of calls per unit per year for each type of development. Police impact fees are intended to apply to all types of new development in the City.

The impact fees calculated in this report for Police Department facilities are shown in Table S.1 on page S-5.

Fire Department Facilities. Chapter 8 calculates impact fees for Covina's Fire Department facilities, based on the existing level of service in the City. The cost of firefighting apparatus and

vehicles used by the department are not included in the impact fee calculations because the Los Angeles County Fire Department provides those assets under its contract with the City. The existing level of service is defined as the relationship between the replacement cost of existing Fire Department capital facilities and the number of calls for service per year received by the Fire Department. That relationship is stated as a cost per call for service per year.

As part of this study, NBS analyzed the distribution of Fire Department calls for service for a full year to determine the average number of calls per unit per year generated by different types of development. The impact fee per unit for each type of development is calculated by multiplying the cost per call by the number of calls per unit per year for each type of development. Fire protection impact fees are intended to apply to all types of new development in the City.

The impact fees calculated in this report for Fire Department facilities are shown in Table S.1 below.

Street Improvements and Traffic Signals. Chapter 9 calculates impact fees for street improvements and traffic signals based on the existing level of service in the City. The existing level of service is defined as the relationship between the replacement cost of existing arterial and collector streets and traffic signals and the number of peak hour vehicle trips per day generated by existing development in the City. That relationship is stated as a cost per peak hour trip. The impact fee per unit for each type of development is calculated by multiplying the cost per peak hour trip by the number of peak hour trips per unit for each type of development. Those impact fees are intended to apply to all types of new development in the City.

Impact fees for street improvements and traffic signals are calculated separately and are shown in Table S.1 below.

Use of the Fees

Revenue from impact fees calculated in this report will be used in accordance with the City of Covina Capital Improvement Plan (CIP). That plan will be considered and adopted concurrently with consideration and adoption of the impact fees calculated in this report.

Impact Fee Summary

Table S.1 on the next page summarizes the impact fees calculated in this report. This study calculates impact fees for the Public/Quasi-Public development category so that the impact of that development is accounted for in the fee calculations. However, those fees are not shown in the following tables because the City lacks authority to impose those fees on public schools or on projects constructed by other governmental entities.

For development projects that do not fit well into one of the development type categories defined in this study, Table S.1 shows how impact fees can be tailored to the actual impact of such projects using inputs such as number of employees, police calls per year, fire calls per year, and p.m. peak hour vehicle trips per weekday.

Trip data can be found in the Institute of Transportation Engineers (ITE) manual titled *Trip Generation*, which is commonly used by transportation planners and traffic engineers. The other inputs to the model must be estimated from project-specific data. Employees per unit can best be provided by the applicant. Police and fire calls per unit per year can be estimated by using call data for existing projects of a similar nature in the City. This study used a spreadsheet listing all police and fire calls for service for a one-year period, and when those calls are sorted by address it is relatively easy to determine the number of calls per year to the addresses of existing facilities. Then, the number of calls per year can be divided by the number of units (KSF) at an address to get calls per unit per year, which can then be multiplied by the number of units in the project.

Table S.1: Summary of Proposed Impact Fees

Development Type	Unit Type ¹	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Total
Residential: <600 Sq. Ft.	DU	\$ 1,231	\$ 820	\$ 316	\$ 432	\$ 387	\$ 349	\$ 160	\$ 5,702	\$ 659	\$ 10,056
Residential: 600-800 Sq. Ft.	DU	\$ 1,661	\$ 1,107	\$ 427	\$ 583	\$ 523	\$ 369	\$ 231	\$ 7,257	\$ 838	\$ 12,997
Residential: >800-1,200 Sq. Ft.	DU	\$ 2,769	\$ 1,846	\$ 712	\$ 971	\$ 871	\$ 389	\$ 302	\$ 9,072	\$ 1,048	\$ 17,979
Residential: >1,200-1,900 Sq. Ft.	DU	\$ 4,368	\$ 2,912	\$ 1,124	\$ 1,533	\$ 1,374	\$ 409	\$ 373	\$ 11,015	\$ 1,272	\$ 24,381
Residential: >1,900-2,300 Sq. Ft.	DU	\$ 5,845	\$ 3,896	\$ 1,503	\$ 2,051	\$ 1,839	\$ 429	\$ 445	\$ 12,830	\$ 1,482	\$ 30,319
Residential: >2,300 Sq. Ft.	DU	\$ 7,075	\$ 4,717	\$ 1,820	\$ 2,482	\$ 2,226	\$ 449	\$ 516	\$ 14,255	\$ 1,646	\$ 35,187
Commercial	KSF					\$ 859	\$ 1,983	\$ 498	\$ 29,625	\$ 3,422	\$ 36,387
Office	KSF					\$ 627	\$ 160	\$ 178	\$ 14,903	\$ 1,721	\$ 17,589
Industrial	KSF					\$ 228	\$ 83	\$ 124	\$ 5,313	\$ 614	\$ 6,363
Other development that does not fit any of the categories above						\$388 X No. of Empl. X 0.54	\$401 per call per Year	\$1,778 per call per year	\$12,959 per peak hour trip	\$1,497 per peak hour trip	

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Table S.2 shows the proposed impact fees from Table S.1 with the addition of a 0.6% administrative fee. That percentage is intended to cover the cost of preparing a \$50,000 impact fee update study every eight years as required by the Mitigation Fee Act, and is calculated by dividing the average annual study costs (50,000 / 8 = \$6,250) by the average annual revenue (\$29,827,038 / 30 years = \$994,235). The annual revenue number assumes the revenue projected in this report is received over 30 years. The administrative fee percentage is calculated as \$6,250 / \$994,235 = 0.006 or 0.6%.

As part of the process of adopting the impact fees, the City Council can decide whether or not to add the administrative fee to the impact fees so that impact fee revenue can be used to pay for future impact fee studies.

Table S.2: Summary of Proposed Impact Fees including a 0.6% Administrative Charge

Development Type	Unit Type ¹	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Total
Residential: <600 Sq. Ft.	DU	\$ 1,238	\$ 825	\$ 318	\$ 434	\$ 389	\$ 351	\$ 161	\$ 5,736	\$ 663	\$ 10,116
Residential: 600-800 Sq. Ft.	DU	\$ 1,671	\$ 1,114	\$ 430	\$ 586	\$ 526	\$ 371	\$ 233	\$ 7,301	\$ 843	\$ 13,075
Residential: >800-1,200 Sq. Ft.	DU	\$ 2,785	\$ 1,857	\$ 716	\$ 977	\$ 876	\$ 391	\$ 304	\$ 9,126	\$ 1,054	\$ 18,087
Residential: >1,200-1,900 Sq. Ft.	DU	\$ 4,394	\$ 2,930	\$ 1,130	\$ 1,542	\$ 1,383	\$ 411	\$ 376	\$ 11,082	\$ 1,280	\$ 24,527
Residential: >1,900-2,300 Sq. Ft.	DU	\$ 5,880	\$ 3,920	\$ 1,512	\$ 2,063	\$ 1,850	\$ 432	\$ 447	\$ 12,907	\$ 1,491	\$ 30,501
Residential: >2,300 Sq. Ft.	DU	\$ 7,118	\$ 4,745	\$ 1,831	\$ 2,497	\$ 2,239	\$ 452	\$ 519	\$ 14,341	\$ 1,656	\$ 35,398
Commercial	KSF					\$ 865	\$ 1,995	\$ 501	\$ 29,803	\$ 3,442	\$ 36,606
Office	KSF					\$ 631	\$ 161	\$ 179	\$ 14,993	\$ 1,732	\$ 17,695
Industrial	KSF					\$ 230	\$ 83	\$ 125	\$ 5,345	\$ 617	\$ 6,401
Other development that does not fit any of the categories above						\$390 X No. of Empl. X 0.54	\$403 per call per Year	\$1,789 per call per year	\$13,037 per peak hour trip	\$1,506 per peak hour trip	

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Table S.3 shows the City’s existing impact fees. Those impact fees were adopted in 2005 and have not been increased since that time. Because of the differences between the residential development categories used in this study and those used for the City’s existing fees, the impact fees shown in Table S.3 for the three smallest unit size categories are the existing multi-family unit impact fees, and the impact fees shown for the three largest unit size categories are the existing single-family unit impact fees.

Also, while the resolution adopting the City’s existing impact fees combined the impact fees for park land, park improvements and recreation facilities into a single fee and the impact fees for street improvements and traffic signals into a single fee, Table S.3 breaks those fees out as they were originally calculated in a 2005 study. These impact fees have not been updated since they were adopted in November 2005.

Table S.3: Summary of Existing Impact Fees

Development Type	Unit Type ¹	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Total
Residential: <600 Sq. Ft.	DU	\$ 3,457	\$ 692	\$ 610	\$ 498	\$ 794	\$ 737	\$ 353	\$ 1,748	\$ 119	\$ 9,008
Residential: 600-800 Sq. Ft.	DU	\$ 3,457	\$ 692	\$ 610	\$ 498	\$ 794	\$ 737	\$ 353	\$ 1,748	\$ 119	\$ 9,008
Residential: >800-1,200 Sq. Ft.	DU	\$ 3,457	\$ 692	\$ 610	\$ 498	\$ 794	\$ 737	\$ 353	\$ 1,748	\$ 119	\$ 9,008
Residential: >1,200-1,900 Sq. Ft.	DU	\$ 4,483	\$ 897	\$ 792	\$ 646	\$ 1,028	\$ 956	\$ 458	\$ 2,185	\$ 149	\$ 11,594
Residential: >1,900-2,300 Sq. Ft.	DU	\$ 4,483	\$ 897	\$ 792	\$ 646	\$ 1,028	\$ 956	\$ 458	\$ 2,185	\$ 149	\$ 11,594
Residential: >2,300 Sq. Ft.	DU	\$ 4,483	\$ 897	\$ 792	\$ 646	\$ 1,028	\$ 956	\$ 458	\$ 2,185	\$ 149	\$ 11,594
Commercial	KSF					\$ 192	\$ 177	\$ 85	\$ 5,428	\$ 371	\$ 6,253
Office	KSF					\$ 255	\$ 237	\$ 113	\$ 4,789	\$ 327	\$ 5,721
Industrial	KSF					\$ 128	\$ 118	\$ 57	\$ 1,750	\$ 120	\$ 2,173

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Table S.4 shows the difference between the existing impact fees in Table S.3 and the proposed impact fees including the administrative fee in Table S.2. Numbers in parentheses indicate that the proposed fees are lower than the existing fees.

Table S.4: Difference Between Existing Impact Fees and Proposed Impact Fees

Development Type	Unit Type ¹	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Total
Residential: <600 Sq. Ft.	DU	\$(2,219)	\$ 133	\$ (292)	\$ (64)	\$ (405)	\$ (386)	\$ (192)	\$ 3,989	\$ 543	\$ 1,108
Residential: 600-800 Sq. Ft.	DU	\$(1,786)	\$ 422	\$ (180)	\$ 88	\$ (268)	\$ (366)	\$ (120)	\$ 5,553	\$ 724	\$ 4,067
Residential: >800-1,200 Sq. Ft.	DU	\$ (672)	\$1,165	\$ 106	\$ 479	\$ 82	\$ (346)	\$ (49)	\$ 7,378	\$ 935	\$ 9,079
Residential: >1,200-1,900 Sq. Ft.	DU	\$ (89)	\$2,033	\$ 338	\$ 896	\$ 355	\$ (545)	\$ (82)	\$ 8,897	\$ 1,131	\$ 12,933
Residential: >1,900-2,300 Sq. Ft.	DU	\$ 1,397	\$3,023	\$ 720	\$1,417	\$ 822	\$ (524)	\$ (11)	\$10,722	\$ 1,341	\$ 18,907
Residential: >2,300 Sq. Ft.	DU	\$ 2,635	\$3,848	\$ 1,039	\$1,851	\$ 1,211	\$ (504)	\$ 61	\$12,156	\$ 1,507	\$ 23,804
Commercial	KSF					\$ 673	\$1,818	\$ 416	\$24,375	\$ 3,071	\$ 30,353
Office	KSF					\$ 376	\$ (76)	\$ 66	\$10,204	\$ 1,404	\$ 11,974
Industrial	KSF					\$ 102	\$ (35)	\$ 68	\$ 3,595	\$ 498	\$ 4,228

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Interpreting the figures in Table S.4 is complicated by the fact that the development types used for the City’s existing impact fees are different from those used in the current study. So, for example, the proposed park land impact fees are substantially lower than the existing fees for the smaller unit sizes and substantially higher for the larger unit sizes. While that pattern is reflected in some form for all the impact fees, certain fees are mostly lower than the existing fees while others are higher across the board. In particular, the impact fees for street improvements are much higher than the existing fees.

Table S.5 shows the percentage difference between the existing fees in Table S.3 and the proposed impact fees in Table S.2.

Table S.5: Percentage Difference Between Existing and Proposed Impact Fees

Development Type	Unit Type ¹	Park Land	Park Imprv	Com/Rec Centers	Library	General Gov't	Police	Fire	Streets	Traffic Signals	Total
Residential: <600 Sq. Ft.	DU	-64%	19%	-48%	-13%	-51%	-52%	-54%	228%	455%	12%
Residential: 600-800 Sq. Ft.	DU	-52%	61%	-30%	18%	-34%	-50%	-34%	318%	607%	45%
Residential: >800-1,200 Sq. Ft.	DU	-19%	168%	17%	96%	11%	-47%	-14%	422%	784%	101%
Residential: >1,200-1,900 Sq. Ft.	DU	-2%	227%	43%	139%	35%	-57%	-18%	407%	757%	112%
Residential: >1,900-2,300 Sq. Ft.	DU	31%	337%	91%	219%	80%	-55%	-2%	491%	898%	163%
Residential: >2,300 Sq. Ft.	DU	59%	429%	131%	287%	118%	-53%	13%	556%	1009%	205%
Commercial	KSF					352%	1027%	489%	449%	827%	485%
Office	KSF					148%	-32%	58%	213%	429%	209%
Industrial	KSF					80%	-29%	120%	205%	416%	195%

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Projected Revenue

Overall, the projected revenue for all impact fees calculated in this study totals \$29.8 million, of which \$18.85 million would be generated by impact fees for streets and traffic signals. That revenue is projected only for residential development, because it was not possible to forecast future non-residential development for this study.

Chapter 1. Introduction

Purpose

The purpose of this study is to analyze the impacts of development on the need for capital facilities and other capital assets provided by the City of Covina and to calculate impact fees based on that analysis. This report documents the approach, data and methodology used in this study to calculate impact fees.

The methods used to calculate impact fees and in-lieu fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000-66025).

Legal Framework for Impact Fees

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by an attorney and should not be treated as legal advice.

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the 5th Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against “regulatory takings.” A regulatory taking occurs when regulations unreasonably deprive landowners of property rights protected by the Constitution.

In two landmark cases dealing with exactions, the U. S. Supreme Court has held that when a government agency requires the dedication of land or an interest in land as a condition of development approval or imposes ad hoc exactions as a condition of approval on a single development project that do not apply to development generally, a higher standard of judicial scrutiny applies. To meet that standard, the agency must demonstrate an "essential nexus" between such exactions and the interest being protected (See *Nollan v. California Coastal Commission*, 1987) and make an “individualized determination” that the exaction imposed is “roughly proportional” to the burden created by development (See *Dolan v. City of Tigard*, 1994).

Until recently, it was widely accepted that legislatively enacted impact fees that apply to all development in a jurisdiction are not subject to the higher standard of judicial scrutiny flowing from the *Nollan* and *Dolan* decisions. But after the U. S. Supreme Court decision in *Koontz v. St. Johns Water Management District* (2013), state courts have reached conflicting conclusions on that issue. The California Supreme Court has held that the heightened scrutiny required by *Nollan* and *Dolan* does not apply to development fees that are generally applicable to a broad class of property owners through legislation (see the opinion in the California Court of Appeal, Third Appellate District, case of *Sheetz v. County of El Dorado*).

For purposes of this study, we assume that the key distinction between the heightened scrutiny of *Nollan* and *Dolan*, and the “reasonable relationship” requirements of the California Mitigation Fee Act (discussed below) is that legislatively adopted impact fees do not require an

“individualized determination” as to the nature and extent of the impacts of a particular development project and the proportionality of the fees. Otherwise, we consider the reasonable relationship requirements of the Mitigation Fee Act to be generally consistent with the broad nexus standard enunciated in various federal and state impact fee decisions.

Defining “Nexus.” While courts have not been entirely consistent in defining the nexus required to justify exactions and impact fees, that term can be thought of as having the three elements discussed below. We think proportionality is logically included as one element of that nexus, even though it was discussed separately in *Dolan v. Tigard*. The elements of the nexus discussed below mirror the three “reasonable relationship” findings required by the Mitigation Fee Act for establishment and imposition of impact fees.

Need or Impact. Development must create a need for the facilities to be funded by impact fees. All new development in a community creates additional demands on some or all public facilities provided by local government. If the capacity of facilities is not increased to satisfy the additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is related to the development project subject to the fees.

The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate impacts created by the development projects upon which they are imposed. In this study, the impact of development on facility needs is analyzed in terms of quantifiable relationships between various types of development and the demand for public facilities based on applicable level-of-service standards. This report contains all of the information needed to demonstrate compliance with this element of the nexus.

Benefit. Development must benefit from facilities funded by impact fees. With respect to the benefit relationship, the most basic requirement is that facilities funded by impact fees be available to serve the development paying the fees. A sufficient benefit relationship also requires that impact fee revenues be segregated from other funds and expended in a timely manner on the facilities for which the fees were charged. Nothing in the U.S. Constitution or California law requires that facilities paid for with impact fee revenues be available exclusively to development projects paying the fees.

Procedures for earmarking and expenditure of fee revenues are mandated by the Mitigation Fee Act, as are procedures to ensure that the fees are either expended in a timely manner or refunded. Those requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, over time, procedural issues as well as substantive issues can come into play with respect to the benefit element of the nexus.

Proportionality. Impact fees must be proportional to the impact created by a particular development project. Proportionality in impact fees depends on properly identifying development-related facility costs and calculating the fees in such a way that those costs are allocated in proportion to the facility needs created by different types and amounts of development. The section on impact fee methodology, below, describes methods used to allocate facility costs and calculate impact fees that meet the proportionality standard.

California Constitution. The California Constitution grants broad police power to local governments, including the authority to regulate land use and development. That police power is the source of authority for local governments in California to impose impact fees on development. Some impact fees have been challenged on grounds that they are special taxes imposed without voter approval in violation of Article XIII A. However, that objection is valid only if the fees charged to a project exceed the cost of providing facilities needed to serve the project. In that case, the fees would also run afoul of the U. S. Constitution and the Mitigation Fee Act.

Articles XIII C and XIII D, added to the California Constitution by Proposition 218 in 1996, require voter approval for some “property-related fees,” but exempt “the imposition of fees or charges, as a condition of property development.” Thus, impact fees are exempt from those requirements.

The Mitigation Fee Act. California’s impact fee statute originated in Assembly Bill 1600 during the 1987 session of the Legislature and took effect in January 1989. AB 1600 added several sections to the Government Code, beginning with Section 66000. Since that time, the impact fee statute has been amended from time to time, and in 1997 was officially titled the “Mitigation Fee Act.” Unless otherwise noted, code sections referenced in this report are from the Government Code.

The Mitigation Fee Act does not limit the types of capital improvements for which impact fees may be charged. It defines public facilities very broadly to include “public improvements, public services and community amenities.” Although the issue is not specifically addressed in the Mitigation Fee Act, it is clear both in case law and statute (see Government Code Section 65913.8) that impact fees may not be used to pay for ongoing maintenance or operating costs. Consequently, the fees calculated in this report are based on the cost of capital assets only.

The Mitigation Fee Act does not use the term “mitigation fee” except in its official title. Nor does it use the common term “impact fee.” The Act simply uses the word “fee,” which is defined as “a monetary exaction, other than a tax or special assessment...that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project”

To avoid confusion with other types of fees, this report uses the widely accepted terms “impact fee” and “development impact fee” which both should be understood to mean “fee” as defined in the Mitigation Fee Act.

The Mitigation Fee Act contains requirements for establishing, increasing and imposing impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees and requires annual reports and periodic re-evaluation of impact fee programs. Those administrative requirements are discussed in the implementation chapter of this report.

Required Findings. Section 66001 (a) requires that an agency establishing, increasing or imposing impact fees, must make findings to:

1. Identify the purpose of the fee
2. Identify the use of the fee; and

3. Determine that there is a reasonable relationship between the use of the fee and the development type on which it is imposed
4. Determine that there is a reasonable relationship between the need for the facility and the type of development on which the fee is imposed

In addition, Section 66001 (b) requires that in any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Legal experts have opined that the requirements of Section 66001 (a) apply when impact fees are based on a legislatively adopted fee schedule, while the requirements of Section 66001 (b) apply when impact fees are based on an administratively imposed (ad hoc) assessment.¹

The requirements outlined above are discussed in more detail below.

Identifying the Purpose of the Fees. The broad purpose of impact fees is to protect public health, safety and general welfare by providing for adequate public facilities. The specific purpose of the fees calculated in this study is to fund acquisition or construction of certain capital assets that will be needed to mitigate the impacts of planned new development on City facilities, and to maintain an acceptable level of public services as the City grows.

This report recommends that findings regarding the purpose of an impact fee should define the purpose broadly, as providing for the funding of adequate public facilities to serve additional development.

Identifying the Use of the Fees. According to Section 66001(a)(2), if a fee is used to finance public facilities, those facilities must be identified. A capital improvement plan may be used for that purpose but is not mandatory if the facilities are identified in a General Plan, a Specific Plan, or in other public documents. Section 66002 (b) requires that if a capital improvement plan is used to identify the facilities, it must be updated annually.

However, a new provision in Section 66016.5, which was added by AB 602 in 2021, requires that large jurisdictions adopt a capital improvement plan as part of an impact fee study. That requirement applies to impact fee studies adopted after January 1, 2022. "Large jurisdiction" means a county of 250,000 or more or any city within that county. The statute does not provide any detail about what must be included in the capital improvement plan or how it should relate to the impact fee study. That new requirement is inconsistent with the original language of Section 66001(a)(2), so it is unclear whether the annual update requirement in Section 66002(b) applies.

¹ See "The Mitigation Fee Act's Five-Year Findings Requirement: Beware Costly Pitfalls" by Glen Hansen, Senior Council, Abbott and Kindermann and Rick Jarvis, Managing Partner, Jarvis, Fay and Gibson, presented at the 2022 League of California Cities City Attorneys Spring Conference

Reasonable Relationship Requirement. As discussed above, Section 66001 requires that, for fees subject to its provisions, a "reasonable relationship" must be demonstrated between:

1. the use of the fee and the type of development on which it is imposed;
2. the need for a public facility and the type of development on which a fee is imposed; and,
3. the amount of the fee and the facility cost attributable to the development on which the fee is imposed.

Technically, as best we can determine, the third requirement in that list pertains only to "ad hoc" fees that are not part of a legislatively adopted fee schedule. However, it is reasonable to assume that all three are part of a complete "nexus" or "reasonable relationship" framework as discussed earlier and impact fees calculated in this report are based on a proportional allocation of eligible costs to various types of development.

Development Agreements and Reimbursement Agreements. The requirements of the Mitigation Fee Act do not apply to fees collected under development agreements (see Govt. Code Section 66000) or reimbursement agreements (see Govt. Code Section 66003). The same is true of fees in lieu of park land dedication imposed under the Quimby Act (see Govt. Code Section 66477).

Existing Deficiencies. In 2006, Section 66001(g) was added to the Mitigation Fee Act (by AB 2751) to clarify that impact fees "shall not include costs attributable to existing deficiencies in public facilities,..." The legislature's intent in adopting this amendment, as stated in the bill, was to codify the holdings of *Bixel v. City of Los Angeles* (1989), *Rohn v. City of Visalia* (1989), and *Shapell Industries Inc. v. Governing Board* (1991).

That amendment does not appear to be a substantive change. It is widely understood that other provisions of law make it improper for impact fees to include costs for correcting existing deficiencies.

However, Section 66001(g) also states that impact fees "may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan." (Emphasis added.)

Impact Fees for Existing Facilities. Impact fees may be used to recover costs for existing facilities to the extent that those facilities are needed to serve additional development and have the capacity to do so. In other words, it must be possible to show that fees used to pay for existing facilities meet the need and benefit elements of the nexus.

Recent Legislation

Several new laws enacted by the State of California since 2019 to facilitate development of affordable housing bear on the implementation of impact fees calculated in this study. Below are brief overviews of some key bills passed since 2019.

SB 330 – The Housing Crisis Act of 2019. Amendments to existing law contained in SB 330 prohibit the imposition of new approval requirements on a housing development project once a

preliminary application has been submitted. That provision applies to increases in impact fees and in-lieu fees, except when the resolution or ordinance establishing the fee authorizes automatic, inflationary adjustments to the fee or exaction.

AB 1483 – Housing Data: Collection and Reporting. AB 1483 requires that a city, county or special district must post on its website a current schedule of its fees and exactions, as well as associated nexus studies and annual reports. Updates must be posted within 30 days.

SB 13 – Accessory Dwelling Units. SB 13 prohibits the imposition of impact fees on accessory dwelling units (ADUs) smaller than 750 square feet and provides that impact fees for ADUs of 750 square feet or more must be proportional to the square footage of the primary dwelling unit. The proportionality requirement means that impact fees for ADUs of 750 square feet or more must be calculated on a case-by-case basis during the approval process.

Existing law requires a water or sewer connection fee or capacity charge for an accessory dwelling unit requiring a new or separate utility connection to be based on either the accessory dwelling unit's size or the number of its plumbing fixtures. SB 13 revises the basis for calculating the connection fee or capacity charge to either the accessory dwelling unit's square feet or the number of its drainage fixture units.

AB 602 – Amendments to the Planning and Land Use Law and the Mitigation Fee Act. AB 602, which was passed and signed in 2021, adds section 65940.1 to the Planning and Land Use Law requiring cities, counties and special districts that have internet websites to post schedules of fees, exactions and affordability requirements, annual fee reports, and an archive of nexus studies on that website, and to update that information within 30 days after any changes.

AB 602 also adds Section 66016.5 to the Mitigation Fee Act imposing several new requirements for impact fees that go into effect in 2022, including:

- A nexus study must identify the existing level of service for each facility, identify the proposed new level of service (if any), and explain why the new level of service is appropriate.
- If a nexus study supports an increase in an existing fee the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (counties over 250,000 and cities within those counties) must adopt a capital improvement plan as part of the nexus study.
- All impact fee nexus studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin and impact fee nexus study of the date of the hearing.
- Nexus studies shall be updated at least every eight years, from the period beginning on January 1, 2022.
- A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the

development. A nexus study is not required to comply with this requirement if the local agency makes certain findings specified in the law. A local agency that imposes a fee proportionately to the square footage of units in the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

- Authorizes any member of the public, including an applicant for a development project, to submit evidence that impact fees proposed by an agency fail to comply with the Mitigation Fee Act, and requires the legislative body of the agency to consider such evidence and adjust the proposed fee if deemed necessary.

Impact Fee Calculation Methodology

Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics of, and planning requirements for, the type of facility being addressed. To some extent those methods are interchangeable, because they all allocate facility costs in proportion to the needs created by development.

Allocating facility costs to various types and amounts of development is central to all methods of impact fee calculation. Costs are allocated by means of formulas that quantify the relationship between development and the need for facilities. In a cost allocation formula, the impact of development represented by some attribute of development such as added population or added vehicle trips that represent the impacts created by different types and amounts of development.

Plan-Based or Improvements-Driven Method. Plan-based impact fee calculations are based on the relationship between a specified set of improvements and a specified increment of development. The improvements are typically identified in a facility plan, while the development is identified in a land use plan that forecasts potential development by type and quantity.

Using this method, facility costs are allocated to various categories of development in proportion to the service demand created by each type of development. To calculate plan-based impact fees, it is necessary to determine what facilities will be needed to serve a particular increment of new development.

With this method, the total cost of eligible facilities is divided by total units of additional demand to calculate a cost per unit of demand (e.g. a cost per capita for parks). Then, the cost per unit of demand is multiplied by factors representing the demand per unit of development (e.g. population per unit) to arrive at a cost per unit of development.

This method is somewhat inflexible in that it is based on the relationship between a specific facility plan and a specific land use plan. If either plan changes significantly the fees will have to be recalculated.

Capacity-Based or Consumption-Driven Method. This method calculates a cost per unit of capacity based on the relationship between total cost and total capacity of a system. It can be applied to any type of development, provided the capacity required to serve each increment of development can be estimated and the facility has capacity available to serve the development.

Since the cost per unit of demand does not depend on the particular type or quantity of development to be served, this method is flexible with respect to changing development plans.

In this method, the cost of unused capacity is not allocated to development. Capacity-based fees are most commonly used for water and wastewater systems, where the cost of a system component is divided by the capacity of that component to derive a unit cost. However, a similar analysis can be applied to other types of facilities. To produce a schedule of impact fees based on standardized units of development (e.g. dwelling units or square feet of non-residential building area), the cost per unit of capacity is multiplied by the amount of capacity required to serve a typical unit of development in each of several land use categories.

Standard-Based or Incremental Expansion Method. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. The standard can be established as a matter of policy or it can be based on the level of service being provided to existing development in the study area.

Using the standard-based method, costs are defined on a generic unit-cost basis and then applied to development according to a standard that sets the number of service units to be provided for each unit of development.

Park in-lieu and impact fees are commonly calculated this way. The level of service standard for parks is typically stated in terms of acres of parks per thousand residents. A cost-per-acre for park land or park improvements can usually be estimated without knowing the exact size or location of a particular park. The ratio of park acreage to population and the cost per acre for parks is used to calculate a cost per capita. The cost per capita can then be converted into a cost per unit of development based on the average population per dwelling unit for various types of residential development.

Facilities Addressed in this Study

Impact/in-lieu fees for the following types of facilities are addressed in this report:

- Park Land and Park Improvements
- Recreation Facilities
- Library
- General Government Facilities
- Police Facilities
- Fire Facilities
- Streets and Traffic Signals

Each of those facilities is addressed in a separate chapter of this report, beginning with Chapter 3. Chapter 2 contains data on existing and future development used in the impact fee analysis.

Chapter 2. Development Data

This chapter presents data on existing and future development that will be used to calculate impact fees in subsequent chapters of this report. The information in this chapter may be used to establish levels of service, analyze facility needs, and allocate the cost of capital facilities among various types of development.

Land use and development data in this chapter are based on information from the U.S. Census Bureau and the American Community Survey (ACS), the California Department of Finance (DOF) Demographic Research Unit, the City of Covina Community Development Department and other sources as noted in this chapter.

Study Area and Time Frame

The study area for this study is the area within the current boundaries of the City of Covina. No specific timeframe for future development is defined in this study because the City is largely built out and there is considerable uncertainty about the timing of future redevelopment and infill development in Covina. The methods used to calculate impact fees in this report do not depend on the timing of future development. However, those impact fees are based on current facility costs and should be adjusted periodically to keep pace with changes in those costs.

Development Types

The development types for which impact fees are calculated in this study are listed below. Traditionally, impact fees for residential development are based on unit types such as single-family, multi-family and mobile home units. However, AB 602, enacted in 2021, added Section 66016.5 to the Government Code. That section requires that, “[a] nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development.” It further states that “[a] local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.” Consequently, the residential development categories used in this study are based on unit size rather than the type of unit. The list of development categories used in this study is shown below.

- Residential: < 600 Sq. Ft.
- Residential: 600 – 800 Sq. Ft.
- Residential: > 800 – 1,200 Sq. Ft.
- Residential: > 1,200 – 1,900 Sq. Ft.
- Residential: > 1,900 – 2,300 Sq. Ft.
- Residential: > 2,300 Sq. Ft.
- Commercial
- Office
- Industrial
- Public Facilities

Residential. The residential development categories used in this study are based on unit size and do not distinguish by unit type (e.g., single-family or multi-family).

Commercial. The Commercial category includes all types of commercial uses described in the Land Use Element of the Covina General Plan other than development limited to administrative and professional office uses.

Office. The Office category includes only development that is limited to administrative and professional office uses.

Industrial. The Industrial category includes industrial uses described in the Land Use Element of the Covina General Plan.

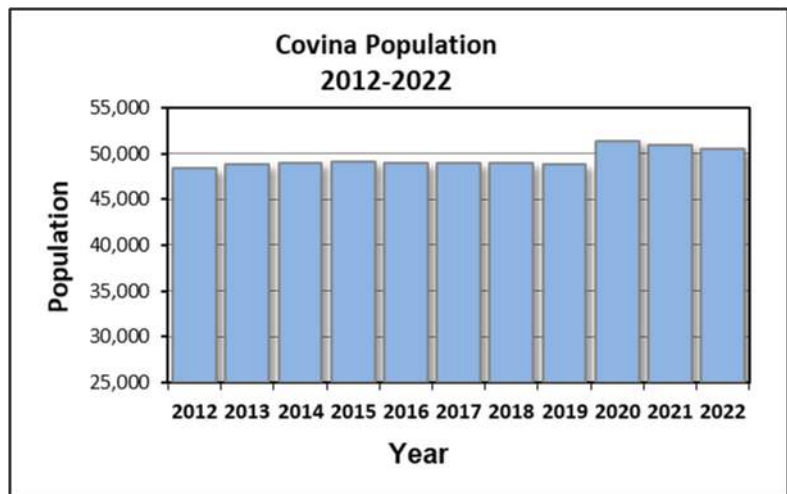
Public/Quasi-Public Facilities. This category includes government buildings and other public or quasi-public facilities, parks and public schools. In many cases, the City may lack authority to charge impact fees to development in this category or, in the case of City facilities, it would be impractical to do so. Consequently, Some other types of development, such as hospitals, churches and private schools are also covered by this category. Those developments are not legally exempt from impact fees, but those development types may not fit well into any of the defined development types in the impact fee schedules in this report. Impact fees for specific projects that do not fit any of the development types defined in this study can be calculated on an individual basis using information shown in the bottom rows in Tables S.1 and S.2.

Residential Development and Population

The chart at right shows the California Department of Finance (DOF) official January 1 population estimates for Covina for the years from 2012 through 2022, except for 2020 which shows the 2020 Census count.

It is evident from this chart that DOF estimates from 2013 to 2019, which showed a flat population during that period, underestimated growth in Covina. The sudden jump in

population for 2020 is based on the 2020 Census count. It is unclear why DOF estimates for 2021 and 2022 are lower than the 2020 Census population. Overall, the chart shows that Covina's population has grown by around 2,000 from 2012 to 2022. That is a 4.2% increase or about 0.4% per year.



Units of Development

In this study, quantities of existing and planned development are measured in terms of certain units of development. Those units are discussed below.

Dwelling Units. Residential development is measured in terms of dwelling units (DUs).

Building Area. Non-residential development in this study is measured in terms of building area in thousands of square feet, denoted as KSF.

Demand Variables

In calculating impact fees, the relationship between facility needs and development must be quantified in cost allocation formulas. Certain measurable attributes of development such as population, vehicle trips or police department calls for service are used in those formulas to reflect the impact of different types and amounts of development on the demand for specific public services and the facilities that support those services.

Those attributes are referred to in this study as “demand variables.” Demand variables are selected either because they directly measure service demand created by various types of development, or because they are reasonably correlated with that demand.

For example, the service standard for parks in a community is typically defined as a ratio of park acreage to population. As population grows, more parks are needed to maintain the desired standard. Logically, then, population is an appropriate yardstick or demand variable for measuring the impacts of development on the need for additional parks.

Each demand variable has a specific value for each type of development. Those values may be referred to as “demand factors.” For example, each of the residential unit size categories used in this study is associated with a specific population per unit

Specific demand variables used in this study are discussed below. The values of demand factors used in this report are shown in Table 2.1 on page 2-5.

Population. Resident population is used in this study as a measure of the impact of development on facilities like parks, recreation facilities and libraries that are intended to serve residents of the City. Resident population is tied only to residential development, so it is not useful in measuring demand from non-residential development.

Service Population. Because population alone only represents demand created by residential development, it is not useful in measuring the impacts of development on facilities like City Hall and the City Yard facilities that experience demand from both residential and non-residential development. In this study, a variable called service population is used for that purpose.

Service population is a composite variable that includes both residents of Covina and employees of businesses in the City. Resident population is included to represent the impacts of residential development. Employees are included to represent the impacts of non-residential uses, such as commercial, office and industrial development.

Because the impact of one new resident is not necessarily the same as the impact of one new employee, various components of the service population are weighted to reflect their relative impacts on demand for certain types of facilities.

Service population is intended to approximate the number of people creating a demand for service on an average day. It is difficult to estimate that number precisely for several reasons. Some residents work in the City, some residents commute to work outside the City, and some residents don't work at paid jobs. In addition, non-residents may be present in the City for work, shopping, recreation, or any number of other reasons.

In this study, residents are assigned a weight of 1.0. Our estimate of the average number of hours per week that residents spend in the City is based in part on an analysis of Census Bureau data on how many residents work in the city, how many commute to work outside the City. We assume the average resident spends eight hours a week outside the City for activities like shopping and recreation.

American Community Survey (ACS) data for 2020 (the most recent available year) show that 67% of Covina residents between ages 16 and 64 are employed. ACS data also indicate that about 73% of employed residents work outside the City.

Assuming that out-commuters spend 47.5 hours a week (9.5 hours per day) outside the City for work and commuting, and that all residents spend an average of eight hours a week outside the City for shopping and recreation leads us to the conclusion that out-commuters spend an average of 112.5 ($168 - 47.5 - 8 = 112.5$) hours per week in the City. Assuming that other residents spend 160 ($168 - 8 = 160$) hours per week in the City, the weighted average of hours per week in the City for all residents is 141.7. Dividing that number by 168 hours per week gives us a weight of 0.843 for all residents (population) of the City.

Service population weights for employees associated with different types of development are based on estimates of the number of hours per week businesses of a certain type are in operation. This study assumes that retail and service commercial businesses operate 12 hours a day, 7 days a week (84 hours). For professional offices, industrial uses and public facilities, that number is estimated to be 45 hours (9 hours a day, 5 days a week). The weights assigned to employees of businesses associated with various types of non-residential development are based on the hours per week of operation divided by 168 total hours per week. The hours per week for each development type, as well as the weighting factor for each type of development are shown in Exhibit 2A below.

Those weights are intended to allow a balanced allocation of costs among non-residential development types. However, in our estimation those base weights would understate the overall impact of non-residential development on the City's daytime population. So, in consultation with City staff, we have applied a factor of 1.7 to all non-residential service population weights, which brings the non-residential share of existing service population to 22.7% of the total. That percentage is an indicator of how facility costs will be shared between residential and non-residential development in the impact fee analysis.

Finally, for simplicity, all of the service population weights are normalized by dividing them by the residential base weight of 0.843 so that the normalized weight for residents equals 1.0 ($0.843 / 0.843 = 1.0$) and weights for the non-residential components of service population are increased proportionately. The service population weights used in this study are shown in Exhibit 2A. Service population per unit factors based on the normalized service population weights and the number of employees per unit are shown in Table 2.1.

Exhibit 2A: Service Population Weights

Development Type	Avg Hrs per Wk	Total Hrs per Week	Base Svc Pop Weight ¹	Scaling Factor ²	Scaled Svc Pop Weight ³	Normalized Svc Pop Wt ⁴
Residential	141.7	168.0	0.843	1.00	0.843	1.000
Commercial	84.0	168.0	0.500	1.70	0.850	1.008
Office	45.0	168.0	0.268	1.70	0.455	0.540
Industrial	45.0	168.0	0.268	1.70	0.455	0.540
Public Facilities	45.0	168.0	0.268	1.70	0.455	0.540

¹ Base service population weight = average hours per week / total hours per week

² Scaling factor is used to bring non-residential service population into alignment with non-residential demand for City services; see text for further discussion

³ Scaled service population weight = base service population weight X scaling factor

⁴ Service population weight normalized to residential service population weight = scaled service population weight / residential service population weight

Police and Fire Calls for Service. The impact of development on the City’s police and fire facilities is measured by the number of calls for service per unit per year for each development type. Those calls-for-service-per-unit factors are calculated using a random sample of 2021 calls for service to determine the distribution of calls by development type. Then the number of 2021 calls for each type of development is divided by the number of existing units for that type of development to arrive at factors representing calls per unit per year. For additional detail, see Chapter 7 (Police) and Chapter 8 (Fire).

Note on Impact Fees for Accessory Dwelling Units (ADUs). Recent amendments to Section 65852.2 of the Government Code provide that impact fees may not be imposed on ADUs smaller than 750 square feet. It also establishes the following requirement for impact fees imposed on ADUs of 750 square feet or more:

“Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.”

Although it is not spelled out in Section 65852.2, we think it is obvious that when calculating ADU impact fees in cases where the primary unit is a single-family detached unit, the starting point for the proportionality calculation is the fee that applies to the single-family unit.

The law also allows for ADUs on lots or parcels where the primary units are multi-family units. There are two potential complications for ADUs in multi-family complexes. The first is that the existing units in a multi-family complex may be of different sizes, which makes it more difficult to determine what square footage should be used for the primary unit when calculating the proportional fee for an ADU. The second is that the ADU may be similar in size to the existing units, which means that proportional impact fees for any ADU larger than 750 square feet would not benefit from a significant reduction in impact fees. The City would have to establish a policy as to the primary unit square footage that would apply for ADUs in multi-family projects. One possibility would be to use the average size of existing units in the complex. Another would be to base the primary unit square footage on the largest unit in the complex, which would have the effect of reducing the ADU impact fee.

The formula for calculating proportional ADU impact fees would be:

$$\text{Primary unit impact fee} \times (\text{ADU square feet} / \text{Primary unit square feet})$$

One thing that becomes obvious in that formula is that, for an ADU of a particular size, a larger primary unit results in lower impact fees for the ADU. For example, if the ADU is 1,000 square feet and the primary unit is 2,000 square feet, the proportional impact fee for the ADU would be 50% of the impact fee that would apply to the primary unit. But if the primary unit is 1,200 square feet, the impact fee for the same-sized ADU would be 83.33% of the primary unit fee.

It seems likely that discrepancy is an unintended consequence of language in Section 65852.2 that was not thoroughly considered before adoption. It is also worth noting that impact fee studies adopted after July 1, 2022, must comply with a provision of AB 602 that requires impact fees for all types of residential units to be proportionate to the square footage of a unit. Impact fees based on square footage for primary units will tend to reduce the inequity created by the proportionality language of Section 65852.2 because the fees that apply to a smaller primary unit would be less than the fees that apply to a larger primary unit.

In cases where primary units are permitted within multi-family complexes, the same formula would apply, but since existing units may be of different sizes, the City will have to adopt a policy to determine how the primary unit size will be determined. Two possibilities are discussed earlier in this section.

Demand Factors

Exhibit 2B shows how population-per-unit factors were estimated for residential unit size categories used in this study. The Census Bureau and Department of Finance collect data on population per unit, by unit type (e.g., single-family or multi-family) rather than by unit size. Consequently, we must estimate the population per unit for unit size categories.

Exhibit 2B shows the population per unit factors for the unit size categories used in this study. Those factors were estimated by NBS using data on the distribution of units by number of bedrooms from the American Community Survey (ACS) and were checked against ACS data on the distribution of household sizes in Covina. The estimated population per unit for each category

is adjusted so that, (1) the population per unit increases with unit size, and (2) the average population per unit and total population remain approximately the same as for the original data. The population and number of units in this data set are slightly different from the 2022 numbers shown in Table 2.2, but those differences are not significant for this purpose.

Exhibit 2B: Population per Unit by Unit Size

Unit Size in Sq Ft ¹	No. of Bedrooms	No. of Units ²	% of Units	Est Pop per Unit ³	Population by Unit Size ⁴
<600	0	368	2.3%	1.00	368
600-800	1	2,186	13.7%	1.35	2,951
>800 - 1,200	2	4,133	26.0%	2.25	9,299
>1,200 - 1,900	3	6,149	38.6%	3.55	21,829
>1,900 - 2,300	4	2,828	17.8%	4.75	13,433
>2,300	5+	256	1.6%	5.75	1,472
Total/Average		15,920	100.0%	3.10	49,352

¹ Estimated square-feet-per-unit ranges based on number of bedrooms

² Distribution of units by number of bedrooms from American Community Survey (ACS) Table B25041, 2020 5-Year Estimates

³ Estimated population per unit used in this study

⁴ Population by unit size = number of units X estimated population per unit

Table 2.1 shows the demand factors used for each type of development defined in this study. Those factors include the population-per-unit factors from Exhibit 2B as well as employees per unit, service population per unit, peak hour trips per unit per day and police and fire calls per unit per year.

It should be noted that it is not possible to get data on specific rates of peak hour trips or police and fire calls per unit for each residential unit size category shown in Table 2.1. We have used the rates for single-family and multi-family residential units to establish the limits of the range of rates shown in Table 2.1 for residential uses. Then we set the rates for individual categories within that range so that they increase from the smallest to the largest units.

Table 2.1: Demand Factors

Development Type ¹	Unit Type ²	Pop per Unit ³	Empl per Unit ⁴	Svc Pop per Unit ⁵	Pk Hr Trips per Unit ⁶	Police Calls per Unit ⁷	Fire Calls per Unit ⁸
Residential: <600 Sq. Ft.	DU	1.00		1.00	0.44	0.87	0.09
Residential: 600-800 Sq. Ft.	DU	1.35		1.35	0.56	0.92	0.13
Residential: >800-1,200 Sq. Ft.	DU	2.25		2.25	0.70	0.97	0.17
Residential: >1,200-1,900 Sq. Ft.	DU	3.55		3.55	0.85	1.02	0.21
Residential: >1,900-2,300 Sq. Ft.	DU	4.75		4.75	0.99	1.07	0.25
Residential: >2,300 Sq. Ft.	DU	5.75		5.75	1.10	1.12	0.29
Commercial	KSF		2.20	2.22	2.29	4.95	0.28
Office	KSF		3.00	1.62	1.15	0.40	0.10
Industrial	KSF		1.10	0.59	0.41	0.21	0.07
Public/Quasi-Public Facilities	KSF		3.00	1.62	1.15	2.33	0.42

¹ The square-feet-per-unit ranges shown in this table for residential development include all types of residential development including single-family, multi-family and mobile homes

² DU = dwelling unit; KSF = 1,000 gross sq ft of building area

³ See Exhibit 2B

⁴ Employees per unit estimated by NBS based on a 2001 Southern California Association of Governments (SCAG) study of employment densities in the region

⁵ Service population per unit; see Exhibit 2A

⁶ Peak hour trips per unit from the Institute of Transportation Engineers (ITE) manual *Trip Generation*, 11th edition

⁷ Police Department calls for service per unit per year based on analysis of a random sample of all 2021 calls for service; see discussion in text and in Chapter 7

⁸ Fire Department calls for service per unit per year based on analysis of a random sample of all 2021 calls for service; see discussion in text and in Chapter 8

Existing and Future Development

Tables 2.2 through 2.4 on the following pages present data on existing and future development in Covina. Data from those tables will be used throughout this report. Table 2.2 on the next page shows existing development as of January 2023.

It is important to note that in Tables 2.2 through 2.4, all residential development is grouped into a single category. Because of recent changes in state law, this study is required to calculate impact fees for unit-size categories rather than for unit types, but we do not have data that would allow us to break out existing and future development into unit-size categories. Nevertheless, impact fees for all types of facilities will be calculated throughout this report for each residential unit size category.

Table 2.2: Existing Development January 1, 2023 - City of Covina

Development Type	Unit Type ¹	No. of Units ²	Population ³	Employees ⁴	Service Pop ⁵	Peak Hr Trips ⁶	Police Calls per Year ⁷	Fire Calls per Year ⁸
All Residential	DU	18,183	51,695		51,695	14,546	18,713	3,522
Commercial	KSF	2,850		6,270	6,327	6,515	14,097	788
Office	KSF	3,647		10,940	5,908	4,194	1,454	365
Industrial	KSF	3,359		3,695	1,982	1,377	695	235
Public/Quasi-Public Facilities	KSF	596		1,723	966	685	1,391	250
Totals			51,695	22,628	66,878	27,318	36,350	5,160

¹ DU = dwelling unit; KSF = 1,000 gross sq ft of building area

² Number of existing residential units based on the January 2022 CA Department of Finance E-5 report + additional units under construction provided by the Covina Community Development Department; existing non-residential units based on analysis by NBS of the 2022 ESRI Business Summary for Covina with additional 2022 units under construction provided by the Covina Community Development Department

³ Existing household population from 2022 CA Department of Finance E-5 report + added population for 2022 units under construction

⁴ Existing employees = existing units X employees per unit from Table 2.1

⁵ Existing service population = existing units X service population per unit from Table 2.1

⁶ Existing peak hour trips per day = existing units per peak hour trips per unit from Table 2.1

⁷ Police Department calls for service per unit per year based on analysis of a random sample of all 2021 calls for service; see discussion in text and in Chapter 7

⁸ Fire Department calls for service per unit per year based on analysis of a random sample of all 2021 calls for service; discussion in text and in Chapter 8

Table 2.3 on the next page presents a forecast of future residential development in the City based on analysis by the Covina Community Development Department. No forecast of future non-residential development is included here because the City is mostly built out and there is no way to forecast the conversion of existing non-residential development to new uses over time with any certainty. It is important to note that the future development numbers are not used in the impact fee calculations in this report. They are only used to project potential revenue from those impact fees.

Table 2.3: Projected Future Development - City of Covina

Development Type	Unit Type ¹	No. of Units ²	Population ³	Employees ⁴	Service Pop ⁵	Peak Hr Trips ⁶	Police Calls per Year ⁷	Fire Calls per Year ⁸
All Residential	DU	1,863	4,192		4,192	1,304	1,807	317
Commercial	KSF							
Office	KSF							
Industrial	KSF							
Public/Quasi-Public Facilities	KSF							
Totals			4,192	0	4,192	1,304	1,807	317

¹ DU = dwelling unit; KSF = 1,000 gross sq ft of building area

² Added units based on Covina Community Development Department analysis of development potential in the recently adopted mixed use and affordable housing overlay districts

³ Added population = added residential units X population per dwelling unit for 800-1,200 square foot units from Table 2.1

⁴ Added employees = added non-residential units X employees per unit from Table 2.1

⁵ Added service population = added units X service population per unit from Table 2.1

⁶ Added peak hour trips = added units X peak hour trips per unit from Table 2.1

⁷ Added police calls per year = added units X police calls per unit per year from Table 2.1

⁸ Added fire calls per year = added units X fire calls per unit per year from Table 2.1

Table 2.4 shows the total of existing development plus projected future development. As noted above, Table 2.4 does not reflect any future non-residential development beyond 2023.

Table 2.4: Existing Development Plus Future Development - City of Covina

Development Type	Unit Type ¹	No. of Units ²	Population ³	Employees ⁴	Service Pop ⁵	Peak Hr Trips ⁶	Police Calls per Year ⁷	Fire Calls per Year ⁸
All Residential	DU	20,046	55,887		55,887	15,850	20,520	3,839
Commercial	KSF	2,850		6,270	6,327	6,515	14,097	788
Office	KSF	3,647		10,940	5,908	4,194	1,454	365
Industrial	KSF	3,359		3,695	1,982	1,377	695	235
Public/Quasi-Public Facilities	KSF	596		1,723	966	685	1,391	250
Totals			55,887	22,628	71,070	28,622	38,157	5,477

Note: The figures shown in Table 2.4 represent the sum of the corresponding figures from Tables 2.2 and 2.3

Growth Potential

The numbers in Table 2.4 represent an increase of about 8% in Covina’s population based on projected future development. That population growth is projected to result in a 5-6% increase in peak hour trips and police and fire calls per year. Again, those numbers do not reflect any increase that may result from future non-residential development.

The fees calculated in subsequent chapters of this report are intended to pay for the capital facilities needed to serve the additional demand created by future development. All of the fees calculated in this report are based on the cost to maintain the existing level of service for various types of facilities, so that the amount of future development does not affect the impact fee calculations. Future development numbers are used only to project revenue from the impact fees.



Chapter 3. Park Land and Park Improvements

This chapter calculates impact fees for park land acquisition, park improvements, and park maintenance vehicles and equipment.

As authorized by the Quimby Act (Government Code Section 66477), Chapter 16.28 of the Covina Municipal Code requires that residential subdivisions dedicate land for parks or pay a fee in-lieu of dedication. That chapter contains formulas for determining the amount of land to be dedicated and the amount of any fees to be paid in-lieu of dedication.

However, those requirements apply only to projects that involve a subdivision or parcel map. The park land impact fees calculated in this chapter are intended to apply to residential development that is exempt from the provision of Chapter 16.28 because it does not involve a subdivision or parcel map.

The park improvement impact fees calculated in this chapter, which include the cost of park maintenance vehicles and equipment, are intended to apply to all residential development in the City, in addition to any in-lieu fees or impact fees for park land acquisition.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Parks and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply Citywide.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for parks in this chapter is population. Population is used here because the need for parks is almost universally defined in terms of the relationship between population and acres of parks.

Impact fees calculated in this chapter for different categories of residential development vary depending on the estimated average population per unit for each unit-size category. The population per unit factors used to calculate park impact fees are from Table 2.1 in Chapter 2.

Because population growth is driven by new residential development, the impact fees calculated in this chapter apply only to residential development.

Existing Parks and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 3.2, below, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

Table 3.1 lists the City’s existing parks and shows both City-owned acres and improved acres of parks. In this case, all of the City owned park acreage is improved.

Table 3.1: Existing Parks

Park Name	Park Type	City-Owned Park Acres	Improved Park Acres
Covina Park	Community	11.15	11.15
Wingate Park	Community	17.00	17.00
Hollenbeck Park	Community	13.15	13.15
Heritage Plaza Park	Community	1.75	1.75
Sunkist Park	Community	5.90	5.90
Banna Park	Neighborhood	1.97	1.97
Cougar Park	Community	1.00	1.00
Edna Park	Neighborhood	1.48	1.48
Jobe's Glen at Jalapa Park	Community	2.00	2.00
Total		55.40	55.40

Source: City of Covina Parks and Recreation Department

Table 3.2 calculates the City’s existing level of service in terms of acres of improved park land per capita and per 1,000 population.

Table 3.2: Existing Level of Service

Total Improved Park Acres ¹	Existing Population ²	Improved Acres per Capita ³	Improved Acres per 1,000 ⁴
55.40	51,695	0.00107	1.07

¹ See Table 3.1

² See Table 2.2

³ Acres per capita = existing acres / existing population

⁴ Acres per 1,000 population = acres per capita X 1,000

Existing Park Maintenance Equipment. Table 3.3 lists the City’s existing park maintenance equipment and the replacement cost for each item. The cost of park maintenance equipment will be incorporated into the impact fees for park improvements. Replacement cost is used here to reflect the cost of acquiring the additional equipment that will be needed to maintain additional parks needed to serve new development.

Table 3.3: Existing Park Maintenance Vehicles & Equipment

Description	Model Year	Replacement Cost ¹
Small Trailer	1963	\$ 12,000.00
2003 GMC 2500HD PU	2003	\$ 45,000.00
2004 Toro GM4000 4WD Mower	2004	\$ 72,000.00
2007 GMC 2500HD Classic Sierra	2007	\$ 45,000.00
2014 Ford F250 Super Duty w/ Tommy Lift	2014	\$ 45,000.00
2015 Ford F250 Super Duty	2015	\$ 45,000.00
Eagle 40H Lift	2001	\$ 65,000.00
2002 Genie GS-2032 Scissor Lift	2002	\$ 39,000.00
Total		\$ 368,000.00

¹ Replacement cost estimated by the City of Covina Public Works Department

Cost Per Capita

Table 3.4 calculates a cost per capita for both park land acquisition and park improvements based on the existing ratio of park acres per capita from Table 3.2 and the estimated cost per acre of park land and park improvements in Covina. The cost per capita for park improvements also includes the cost of park maintenance vehicles and equipment.

As noted previously, the park land impact fees calculated here apply only to residential development projects that are exempt from the park land dedication or in-lieu fee requirements of Covina Municipal Code Chapter 16.28 because they do not involve a subdivision or parcel map. The two types of fees for park land acquisition may differ in amount because the Quimby Act allows in-lieu fees for park land acquisition to be based on at least 3.0 acre per 1,000 population, which exceeds the existing level of service used to calculate park land impact fees in this chapter.

Table 3.4: Cost per Capita - Park Land and Park Improvements

Fee Type	Acres per Capita ¹	Cost per Acre ²	Cost per Capita ³
Park Land Acquisition	0.00107	\$ 1,150,000	\$ 1,230.50
Park Improvements	0.00107	\$ 766,643	\$ 820.31

¹ See Table 3.2

² Park land acquisition cost based on the actual cost for Banna Park; park improvement cost per acre based on the actual cost for Banna Park (\$760,000 per acre) plus the average cost per acre for park maintenance vehicles and equipment shown in Table 3.3

³ Cost per capita = acres per capita X cost per acre

Impact Fees per Unit

Impact Fees per Unit - Park Land Acquisition for Non-Subdivision Projects. Table 3.5 calculates impact fees per unit by residential unit-size category for park land acquisition. Those fees are based on the per-capita cost from Table 3.4 and population per dwelling unit factors from Table 2.1. These fees would apply only to residential development not involving a subdivision.

Table 3.5: Park Land Impact Fees per Unit (Non-Subdivision Projects)

Development Type	Units ¹	Cost per Capita ²	Population per DU ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$1,230.50	1.00	\$ 1,230.50
Residential: 600-800 Sq. Ft.	DU	\$1,230.50	1.35	\$ 1,661.18
Residential: >800-1,200 Sq. Ft.	DU	\$1,230.50	2.25	\$ 2,768.63
Residential: >1,200-1,900 Sq. Ft.	DU	\$1,230.50	3.55	\$ 4,368.28
Residential: >1,900-2,300 Sq. Ft.	DU	\$1,230.50	4.75	\$ 5,844.88
Residential: >2,300 Sq. Ft.	DU	\$1,230.50	5.75	\$ 7,075.38

¹ Units of development: DU = dwelling unit

² See Table 3.4

³ See Table 2.1

⁴ Impact fee per unit = cost per capita X population per dwelling unit

Impact Fees per Unit - Park Improvements. Table 3.6 calculates impact fees per unit by residential unit-size category for park improvements. These fees incorporate the cost of park maintenance vehicles and equipment. They are calculated using the combined per-capita cost for park improvements and park maintenance equipment from Table 3.4 and the population per unit factors from Table 2.1.

Table 3.6: Park Improvement Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Population per DU ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$820.31	1.00	\$ 820.31
Residential: 600-800 Sq. Ft.	DU	\$820.31	1.35	\$ 1,107.42
Residential: >800-1,200 Sq. Ft.	DU	\$820.31	2.25	\$ 1,845.69
Residential: >1,200-1,900 Sq. Ft.	DU	\$820.31	3.55	\$ 2,912.09
Residential: >1,900-2,300 Sq. Ft.	DU	\$820.31	4.75	\$ 3,896.46
Residential: >2,300 Sq. Ft.	DU	\$820.31	5.75	\$ 4,716.77

¹ Units of development: DU = dwelling unit

² See Table 3.4; includes combined cost per capita for park improvements and park maintenance vehicles and equipment;

³ See Table 2.1

⁴ Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

The impact fees per unit in the two previous tables are based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from impact fees calculated in this chapter is estimated based on the population added by new development and the cost per capita for park land acquisition and park improvements.

Projected Revenue – Park Land Impact Fees. Projecting revenue from park land impact fees is further complicated by the fact that we have no way of knowing how much future residential development will be in subdivisions, which are subject to Quimby Act park land in-lieu fees rather than the park land impact fees calculated in this chapter. Keeping in mind that individually owned multi-family units such as condominiums involve a subdivision, while apartment projects do not, the revenue projection for park land impact fees in Table 3.7 assumes that 25% of future residential units (25% of the added population shown in Table 2.3) will be subject to the park land impact fees calculated in this chapter.

This study does not address park land in-lieu fees, and it would not be possible to project revenue from those fees in any event because the Chapter 16.28 of the Covina Municipal Code requires that they be calculated case-by-case using the fair market value of the land being developed in a particular project.

Table 3.7: Projected Revenue from Park Land Impact Fees

Development Type	Impact Fee per Capita ¹	Added Population ²	Projected Revenue ³
All Residential	\$1,230.50	1,048	\$ 1,289,564
Total			\$ 1,289,564

¹ See Table 3.4

² Added population from Table 2.3 X 0.25

³ Projected revenue = impact fee per capita X added population

Projected Revenue – Park Improvement Impact Fees. Table 3.8 calculates projected revenue for the park improvement impact fees, using the cost per capita from Table 3.4 and the added population from Table 2.3.

Table 3.8: Projected Revenue from Park Improvement Impact Fees

Development Type	Impact Fee per Capita ¹	Added Population ²	Projected Revenue ³
All Residential	\$820.31	4,192	\$ 3,438,524
Total			\$ 3,438,524

¹ See Table 3.4

² See Table 2.3

³ Projected revenue = impact fee per capita X added population

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of park land and park improvements. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
 - b. The need for the facility and the type of development on which the fee is imposed;
- and

- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new residential development on the need for parks in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional parks or park improvements to mitigate the impacts of new residential development in the City. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional parks or park improvements to serve the needs of added population associated with new residential development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for parks to maintain the existing level of service as described earlier in this chapter. Without additional park space and improvements, the increase in population associated with new residential development would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for park land and park improvements calculated in this chapter depend on the estimated increase in population per unit associated with residential development unit-size category. The fees per unit of development calculated in this chapter for each unit-size category are based on the estimated average population per unit for that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for parks in the City.

Chapter 4. Community and Recreation Centers

This chapter calculates impact fees for community and recreation center facilities.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new residential development in the City.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for community and recreation center facilities in this chapter is population. Population is used here because the need for community and recreation center facilities is commonly defined on the basis of the population to be served.

Impact fees calculated in this chapter for different categories of residential development vary depending on the estimated average population per unit for each category. The population per unit factors used to calculate impact fees for community and recreation center facilities are from Table 2.1 in Chapter 2.

Because population growth is driven by new residential development, the impact fees calculated in this chapter apply only to residential development.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 4.2 on the next page, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for community and recreation center facilities is based on the relationship between the City's existing population and the replacement cost of existing community and recreation center facilities. Table 4.1 lists the City's existing community and recreation center facilities with building replacement cost and the replacement cost of furniture,

fixtures and equipment (FF&E). The impact fee cost basis for each facility is the sum of the building replacement cost and the replacement cost of FF&E. No land value is included in Table 4.1 because all of the facilities listed in that table are located in City parks.

Table 4.1: Existing Community and Recreation Center Facilities

Facility	Location	Constr Date	Building Sq Ft ¹	Bldg Repl Cost ²	FF&E Repl Cost ³	Impact Fee Cost Basis ⁴
Aquatic Center Buildings	Covina Park	1962	7,457	\$ 1,687,610	\$ 24,632	\$ 1,712,242
Aquatic Center Pools/Equipt	Covina Park	1962	N/A	\$ 1,400,000		\$ 1,400,000
Recreation Hall	Covina Park	1930	3,758	\$ 973,784	\$ 35,189	\$ 1,008,973
Community Center	Cougar Park	2015	1,500	\$ 1,485,000	\$ 15,600	\$ 1,500,600
Parks & Recreation Ofc	Hollenbeck Park	2000	3,091	\$ 790,200	\$ 100,562	\$ 890,762
Senior & Community Center	Sunkist Park	2019	10,000	\$ 9,750,000	\$ 98,500	\$ 9,848,500
Total						\$16,361,077

¹ Building square feet from the City's insured property schedule or the Covina Parks and Recreation Dept.

² Building replacement cost from the City's insured property schedule or the Covina Parks and Recr. Dept.

³ Replacement cost of furniture, fixtures and equipment (FF&E) based on the personal property cost from the City's insured property schedule or the Covina Parks and Recreation Department

⁴ Impact fee cost basis = building replacement cost + furniture, fixtures and equipment replacement cost

Table 4.2 calculates the City's existing level of service as a cost per capita based on the City's existing population and the impact fee cost basis from Table 4.1.

Table 4.2: Cost per Capita - Community & Rec Center Facilities

Impact Fee Cost Basis ¹	Existing Population ²	Cost per Capita ³
\$16,361,077	51,695	\$316.49

¹ See Table 4.1

² See Table 2.2

³ Cost per capita = impact fee cost basis / existing population

Impact Fees per Unit

Table 4.3 calculates impact fees per unit by residential development type for community and recreation center facilities. Those fees are based on the per-capita cost from Table 4.2 and population per dwelling unit factors from Table 2.1. These fees would apply only to residential development.

Table 4.3: Community and Recreation Facilities Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Population per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$316.49	1.00	\$ 316.49
Residential: 600-800 Sq. Ft.	DU	\$316.49	1.35	\$ 427.26
Residential: >800-1,200 Sq. Ft.	DU	\$316.49	2.25	\$ 712.11
Residential: >1,200-1,900 Sq. Ft.	DU	\$316.49	3.55	\$ 1,123.55
Residential: >1,900-2,300 Sq. Ft.	DU	\$316.49	4.75	\$ 1,503.34
Residential: >2,300 Sq. Ft.	DU	\$316.49	5.75	\$ 1,819.83

¹ Units of development: DU = dwelling unit

² See Table 4.2

³ See Table 2.1

⁴ Impact per unit = cost per capita X population per dwelling unit

Projected Revenue

The impact fees per unit in the previous table is based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from impact fees calculated in this chapter is estimated based on the population added by new development and the cost per capita for park land acquisition and park improvements.

Table 4.4: Projected Revenue - Community/Rec Facilities Impact Fees

Development Type	Impact Fee per Capita ¹	Added Population ²	Projected Revenue ³
All Residential	\$316.49	4,192	\$ 1,326,657
Total			\$ 1,326,657

¹ See Table 4.2

² See Table 2.3

³ Projected revenue = impact fee per capita X added population

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of community and recreation center facilities. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
- b. The need for the facility and the type of development on which the fee is imposed;
and
- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new residential development on the need for community and recreation center facilities in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional community and recreation center facilities to mitigate the impacts of new residential development in the City. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional community and recreation center facilities to serve the needs of added population associated with new residential development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for community and recreation center facilities to maintain the existing level of service as described earlier in this chapter. Without additional facilities, the increase in population associated with new residential development would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for community and recreation center facilities calculated in this chapter depends on the estimated increase in population per unit associated with each category of residential development. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for community and recreation center facilities in the City.

Chapter 5. Libraries

This chapter calculates impact fees for library facilities and materials.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new residential development in the City.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for libraries in this chapter is population. Population is used here because the need for libraries is commonly defined on the basis of the population to be served.

Impact fees calculated in this chapter for different categories of residential development vary depending on the estimated average population per unit for each category. The population per unit factors used to calculate impact fees for libraries are shown in Table 2.1 in Chapter 2.

Because population growth is driven by new residential development, the impact fees calculated in this chapter apply only to residential development.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 5.2 on the next page, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for library facilities and materials is based on the relationship between the City's existing population and the replacement cost of existing facilities and materials. Table 5.1 lists the City's existing library assets. The library building is shown with the building replacement cost and the replacement cost of furniture, fixtures and equipment (FF&E). The impact fee cost basis is the sum of the building replacement cost and the

replacement cost of FF&E. The replacement cost of library materials (books and other items) is also shown in Table 5.1.

Table 5.1: Existing Library Facilities and Materials

Facility	Constr Date	Building Sq Ft ¹	Bldg Repl Cost ²	Site Acres ³	Site Value ⁴	FF&E Repl Cost ⁵	Impact Fee Cost Basis ⁶
Existing Library Building	1963	23,000	\$10,350,000	0.95	\$1,092,500	\$ 4,224,356	\$ 15,666,856
Existing Library Materials (102,645 Items @ average cost of \$62.95)						\$ 6,461,503	\$ 6,461,503
Library Impact Fee Fund Balance							\$ 188,509
Total							\$ 22,316,868

¹ Existing building square feet from the City's insured property schedule

² Building replacement cost from the City's insured property schedule

³ Site acreage estimated by NBS

⁴ Site value based on \$1,150,000 per acre

⁵ Replacement cost of furniture, fixtures and equipment (FF&E) based on the personal property value from the City's insured property schedule; cost of library materials from the Covina Library Services Department

⁶ Impact fee cost basis = building replacement cost + site value + FF&E replacement cost; impact fee fund balance provided by the City of Covina Finance Department

Table 5.2 calculates the City's existing level of service as a cost per capita for both library facilities and library materials. The cost per capita for each component is based on the City's existing population and the impact fee cost basis from Table 5.1.

Table 5.2: Existing Level of Service

Cost Component	Impact Fee Cost Basis ¹	Existing Population ²	Cost per Capita ³
Library Facilities	\$ 15,800,320	51,695	305.65
Library Materials	\$ 6,516,548	51,695	126.06
Total	\$ 22,316,868	51,695	431.70

¹ See Table 5.1; a prorata share of the impact fee fund balance is added to the impact fee cost basis for each cost component based on the percentage of the total cost of library facilities and materials

² See Table 2.2

³ Cost per capita = impact fee cost basis / existing population

Impact Fees per Unit

Table 5.3 calculates impact fees per unit by residential development type for library facilities. Those fees are based on the per-capita cost from Table 5.2 and population per dwelling unit factors from Table 2.1. These fees would apply only to residential development.

Table 5.3: Library Facilities Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Population per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$305.65	1.00	\$ 305.65
Residential: 600-800 Sq. Ft.	DU	\$305.65	1.35	\$ 412.62
Residential: >800-1,200 Sq. Ft.	DU	\$305.65	2.25	\$ 687.70
Residential: >1,200-1,900 Sq. Ft.	DU	\$305.65	3.55	\$ 1,085.04
Residential: >1,900-2,300 Sq. Ft.	DU	\$305.65	4.75	\$ 1,451.81
Residential: >2,300 Sq. Ft.	DU	\$305.65	5.75	\$ 1,757.46

¹ Units of development: DU = dwelling unit

² See Table 5.2

³ See Table 2.1

⁴ Impact fee per unit = cost per capita X population per dwelling unit

Table 5.4 calculates impact fees per unit by residential development type for library materials. Those fees are based on the per-capita cost from Table 5.2 and population per dwelling unit factors from Table 2.1. These fees would apply only to residential development.

Table 5.4: Library Materials Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Population per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$126.06	1.00	\$ 126.06
Residential: 600-800 Sq. Ft.	DU	\$126.06	1.35	\$ 170.18
Residential: >800-1,200 Sq. Ft.	DU	\$126.06	2.25	\$ 283.63
Residential: >1,200-1,900 Sq. Ft.	DU	\$126.06	3.55	\$ 447.50
Residential: >1,900-2,300 Sq. Ft.	DU	\$126.06	4.75	\$ 598.77
Residential: >2,300 Sq. Ft.	DU	\$126.06	5.75	\$ 724.83

¹ Units of development: DU = dwelling unit

² See Table 5.2

³ See Table 2.1

⁴ Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

The impact fees per unit in the previous table is based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from impact fees calculated in this chapter is estimated based on the population added by new development and the cost per capita for library facilities and materials.

Projected Revenue – Library Facilities. Table 5.5 calculates projected revenue for the library facilities impact fees, using the cost per capita from Table 5.2 and the added population from Table 2.3.

Table 5.5: Projected Revenue - Library Facilities Impact Fees

Development Type	Impact Fee per Capita ¹	Added Population ²	Projected Revenue ³
All Residential	\$305.65	4,192	\$ 1,281,188
Total			\$ 1,281,188

¹ See Table 5.2

² See Table 2.3

³ Projected revenue = impact fee per capita X added population

Projected Revenue – Library Materials. Table 5.6 calculates projected revenue for the library materials impact fees, using the cost per capita from Table 5.2 and the added population from Table 2.3.

Table 5.6: Projected Revenue - Library Materials Impact Fees

Development Type	Impact Fee per Capita ¹	Added Population ²	Projected Revenue ³
All Residential	\$126.06	4,192	\$ 528,402
Total			\$ 528,402

¹ See Table 5.2

² See Table 2.3

³ Projected revenue = impact fee per capita X added population

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of library facilities and library materials. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record Construction Cost Index* (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
- b. The need for the facility and the type of development on which the fee is imposed; and
- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new residential development on the need for library facilities and materials in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional library facilities and library materials to mitigate the impacts of new residential development in the City. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional library facilities and library materials to serve the needs of added population associated with new residential development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for libraries to maintain the existing level of service as described earlier in this chapter. Without additional library facilities and materials, the increase in population associated with new residential development would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for library facilities and library materials calculated in this chapter depends on the estimated increase in population per unit associated with each category of residential development. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for libraries in the City.

Chapter 6. General Government Facilities

This chapter calculates impact fees for general government facilities, including City Hall and City Yard facilities as well as vehicles and equipment used by general government departments. Where the term general government facilities is used in this chapter, it should be understood to include general government vehicles and equipment.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City’s existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new development in the City.

Demand Variable

A “demand variable” is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for general government facilities in this chapter is service population. As discussed in Chapter 2, service population is a composite variable that includes resident population (representing residential development) and employees of businesses in the City (representing non-residential development). The resident and employee components are weighted differently in the overall service population. See Chapter 2 for more on the weighting of those components.

Impact fees calculated in this chapter for different categories of development vary depending on the estimated service population per unit for each category. The service population per unit factors used to calculate impact fees for general government facilities are from Table 2.1 in Chapter 2.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 6.3 on page 6-4, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for general government facilities is based on the relationship between the City’s existing service population and the replacement cost of existing facilities. Table 6.1 lists the City’s existing general government facilities. The impact fee cost basis for each building in Table 6.1 is the sum of the building replacement cost, the site value and the replacement cost of furniture, fixtures and equipment (FF&E).

Table 6.1: Existing General Government Facilities

Facility	Constr Date	Building Sq Ft ¹	Bldg Repl Cost ²	Site Acres ³	Site Value ⁴	FF&E Repl Cost ⁵	Impact Fee Cost Basis ⁶
City Hall	1990	25,625	\$ 6,791,644	0.88	\$ 1,012,000	\$ 2,458,268	\$ 10,261,912
City Yard Site				4.70	\$ 5,405,000		\$ 5,405,000
City Yard Building A	1952	3,552	\$ 550,785			\$ 119,848	\$ 670,633
City Yard Building B	1952	15,194	\$ 1,975,023			\$ 24,684	\$ 1,999,707
City Yard Building C	1970	7,440	\$ 893,150			\$ 225,789	\$ 1,118,939
City Yard Building D	1970	5,460	\$ 690,989			\$ 181,250	\$ 872,239
City Fuel Stations	1970	1,851	\$ 1,100,000				\$ 1,100,000
Civic Ctr Pkg Structure	2008	31,128	\$ 2,676,573	0.43	\$ 494,500		\$ 3,171,073
Facilities share of General Government Impact Fee Fund Balance							\$ 207,556
Total							\$24,807,059

¹ Existing buildings square feet from the City's insured property schedule; facilities share of General Government impact fee fund balance based on facilities percentage of total facilities and equipment cost

² Building replacement cost from the City's insured property schedule or the Covina Public Works Dept.

³ Site acres provided by the Covina City Engineer or estimated by NBS

⁴ Site value based on \$1,150,000 per acre

⁵ Replacement cost of furniture, fixtures and equipment (FF&E) based on the personal property cost from the City's insured property schedule

⁶ Impact fee cost basis = building replacement cost + furniture, fixtures and equipment replacement cost; impact fee fund balance provided by the City of Covina Finance Department

Table 6.2 Table on the next page is a list of existing general government vehicles and equipment with their replacement costs. Replacement cost is used in this study as an indication of the cost of additional facilities and equipment that will be needed to serve future development.

Table 6.2: Existing General Government Vehicles and Equipment

Description	Model Year	Department	Replacement Cost ¹
2020 Mitsubishi Outlander PHEV	2020	PW Admin.	\$ 48,000
2020 Mitsubishi Outlander PHEV	2020	PW Admin.	\$ 48,000
2017 Chevrolet Bolt EV	2017	PW Admin.	\$ 45,000
2020 Nissan Leaf	2020	Env. Services	\$ 45,000
2004 GMC Savana w/ 10'Box	2004	Bldg. Maint.	\$ 45,000
2014 Ford C-Max Hybrid	2014	Bldg. Maint.	\$ 29,000
Ford E-150 VAN	1999	Bldg. Maint.	\$ 45,000
Ford F550 4X2 Crew Cab Dump Truck	2020	Streets	\$ 97,500
Fabrique Par/Nat'l Signal Arrowboard Trailer	2019	Streets	\$ 8,500
Wacker Riding Roller RD880V	1997	Streets	\$ 19,500
Wacker Tilt Trailer T4000	1997	Streets	\$ 8,500
Allmand Eclipse Light Trailer	2000	Streets	\$ 6,500
GMC 2500HD Sierra Service Body w. Liftgate	2004	Streets	\$ 47,500
BobCat Skid Steer S250	2006	Streets	\$ 28,500
Chevrolet 3500HD	2007	Streets	\$ 42,500
GMC TC7500 Reg. Cab	2009	Streets	\$ 198,500
Case 580N Backhoe	2014	Streets	\$ 98,200
GMC Sierra 3500 Stake Bed Dump	2014	Streets	\$ 59,500
Ford F250 Super Duty (2)	2015	Streets	\$ 57,500
BobCat 72" Sweeper Box	2006	Streets	\$ 10,500
BobCat 24" Planer	2006	Streets	\$ 11,200
BobCat 74" Combo Bucket Hydraulic	2006	Streets	\$ 8,350
BobCat HB980 Breaker Hydraulic	2006	Streets	\$ 8,350
BobCat 74" Construction / HD Bucket	2006	Streets	\$ 9,200
Bomag BW55E Walk-behind Roller	2006	Streets	\$ 19,250
Edco CMP-8 Concrete Planer	2006	Streets	\$ 7,800
Rayco / RG25HD-NT Stump Grinder	2008	Streets	\$ 10,900
Wanco Message Board	2021	Streets	\$ 10,500
Equipment share of General Government Impact Fee Fund Balance			\$ 9,060
Total			\$ 1,082,810

¹ Replacement cost estimated by the City of Covina Public Works Department; equipment share of General Government impact fee fund balance based on equipment percentage of total facilities and equipment cost; impact fee fund balance provided by the City of Covina Finance Department

6.3 calculates the City's existing level of service as a cost per capita for general government facilities. The cost per capita is based on the City's existing service population and the cost of existing facilities, vehicles and equipment from Tables 6.1 and 6.2.

Table 6.3: Cost per Capita - General Gov't Facilities & Vehicles

Cost Component	Impact Fee Cost Basis ¹	Existing Service Population ²	Cost per Capita ³
Facilities	\$ 24,807,059	66,878	\$ 370.93
Vehicles and Equipment	\$ 1,082,810	66,878	\$ 16.19
Total	\$ 25,889,869	66,878	\$ 387.12

¹ See Tables 6.1 and 6.2

² See Table 2.2

³ Cost per capita = impact fee cost basis / existing population

Impact Fees per Unit

Table 6.4 calculates impact fees per unit by development type for general government facilities. Those fees are based on the per-capita costs from Table 6.3 and service population per unit factors from Table 2.1. Because the cost per capita for general government vehicles and equipment in Table 6.3 is such a small number, it is combined with the per-capita cost for general government facilities to calculate the impact fees in Table 6.4.

Although impact fees are shown here for the Public/Quasi-Public category, the City does not have the authority to impose most impact fees on public schools or on projects constructed by other governmental entities. In addition, projects such as churches, hospitals and private schools, which are not legally exempt from impact fees, may vary in their impacts and may require that impact fees be based on their actual impact, such as the service population they generate.

Table 6.4: General Government Facilities Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Service Pop per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$387.12	1.00	\$ 387.12
Residential: 600-800 Sq. Ft.	DU	\$387.12	1.35	\$ 522.61
Residential: >800-1,200 Sq. Ft.	DU	\$387.12	2.25	\$ 871.02
Residential: >1,200-1,900 Sq. Ft.	DU	\$387.12	3.55	\$ 1,374.28
Residential: >1,900-2,300 Sq. Ft.	DU	\$387.12	4.75	\$ 1,838.82
Residential: >2,300 Sq. Ft.	DU	\$387.12	5.75	\$ 2,225.94
Commercial	KSF	\$387.12	2.22	\$ 859.41
Office	KSF	\$387.12	1.62	\$ 627.14
Industrial	KSF	\$387.12	0.59	\$ 228.40
Public/Quasi-Public Facilities	KSF	\$387.12	1.62	\$ 627.14

¹ Units of development: DU = dwelling unit

² See Table 6.3; the cost per capita in this table is the sum of the cost per capita numbers for general government facilities and general government vehicles and equipment

³ See Table 2.1

⁴ Impact per unit = cost per capita X population per dwelling unit

Projected Revenue

As noted in Chapter 2, this study includes a forecast of future residential development, but no forecast of future non-residential development. Consequently, the revenue projections in this section are based only on future residential development.

The residential impact fees per unit in Table 6.4 are based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from residential impact fees calculated in Table 6.5 is based on the service population added by new residential development and the cost per capita for general government facilities, vehicles and equipment. Any impact fee revenue from future non-residential development in Covina would be in addition to the amount projected in Table 6.5.

Table 6.5: Projected Revenue - General Gov't Facilities Impact Fees

Development Type	Impact Fee per Capita ¹	Added Service Population ²	Projected Revenue ³
All Residential	\$387.12	4,192	\$ 1,622,714
Total			\$ 1,622,714

¹ See Table 6.4

² See Table 2.3

³ Projected revenue = impact fee per capita X added population

Updating the Fees

The impact fees calculated in this chapter are based on the current estimated cost of general government facilities, vehicles and equipment. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record Construction Cost Index (CCI)*. See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
 - b. The need for the facility and the type of development on which the fee is imposed;
- and

- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for general government facilities in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional general government facilities to mitigate the impacts of new development in the City. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional general government facilities, vehicles and equipment to serve the needs of new development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for general government facilities to maintain the existing level of service as described earlier in this chapter. Without additional general government facilities, the increase in demand associated with new development would result in a reduction in the level of service provided to all development the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for general government facilities calculated in this chapter depends on the estimated increase in service population per unit associated with each category of development. The fees per unit of development calculated in this chapter for each type of development are based on the estimated average service population per unit for that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for general government facilities in the City.

Chapter 7. Police Department Facilities

This chapter calculates impact fees for Police Department facilities in Covina. Where the term Police facilities is used in this chapter, it should be understood to include vehicles and equipment.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new development in the City.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for Police facilities in this chapter is calls for service per year.

Impact fees calculated in this chapter for different categories of development vary depending on the number of calls for service per unit per year generated by each category. The calls-for-service-per-unit-per-year factors used to calculate impact fees for Police facilities in this study are derived from analysis of a random sample of all of the City's police calls for service for calendar year 2021. The Covina Police Department logged 36,350 calls for service in 2021. NBS took a random sample of 725 of those calls and classified them by the type of development where the call originated. Of the 725 sampled calls, 145 could not be classified because they were not associated with a specific address. Statistically, the remaining 580 calls represent a sample large enough to reach a margin of error of 4% at a 95% confidence level.

The sampled calls were used to determine the percentage of all calls generated by various types of development. Those percentages were applied to the total number of 2021 calls to determine the number of calls associated with each type of development. Then, the number of calls for each development type was divided by the number of existing units of that type to arrive at a calls-per-unit-per-year factor for each type of development.

For residential development, police calls for service could not be identified for each unit-size category used in this study, so calls-per-unit-per-year factors were calculated for single-family, multi-family and mobile home unit types. The range of factors for those unit types was then used to establish a range of factors for all residential unit size categories used in this study as shown

in Table 2.1 in Chapter 2 and in Table 7.4 in this chapter. It should also be noted that calls for service to parks and schools were reallocated to residential development which creates the need for the parks and schools.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 7.3 on page 7-4, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for Police facilities is based on the relationship between the current number of calls for service per year and the replacement cost of existing facilities. Table 7.1 lists the City’s existing Police buildings. The impact fee cost basis for each building in Table 7.1 is the sum of the building replacement cost, site value and the replacement cost of furniture, fixtures and equipment (FF&E).

Table 7.1: Existing Police Department Facilities

Facility	Constr Date	Building Sq Ft ¹	Bldg Repl Cost ²	Site Acres ³	Site Value ⁴	FF&E Repl Cost ⁵	Impact Fee Cost Basis ⁶
Police-Fire Admin Bldg	1976	18,444	\$4,214,678	1.60	\$1,840,000	\$4,240,612	\$10,295,290
Police Dept Storage Bldg	1970	5,250	65,013	N/A			\$ 65,013
Facilities share of Police Impact Fee Fund Balance							\$ 55,299
Total							\$10,415,602

- ¹ Admin building square footage reflects Police Department share of total building area; total square footage is 20,444 from the City's insured property schedule; LA County Fire Department occupies approximately 2,000 square feet; facilities share of the police impact fee fund balance based on facilities share of total facilities and vehicles/equipment cost
- ² Building replacement cost is the Police Department share of the total replacement cost shown in the City's insured property schedule
- ³ Site acres reflects Police Department portion of the Police-Fire Administration Building site; site acreage estimated by NBS from satellite photos
- ⁴ Site value based on \$1,150,000 per acre
- ⁵ Replacement cost of furniture, fixtures and equipment (FF&E) based on the personal property cost from the City's insured property schedule
- ⁶ Impact fee cost basis = building replacement cost + furniture, fixtures and equipment replacement cost

Table 7.2 is a list of existing Police vehicles and equipment with their replacement costs. Replacement cost is used in this study as an indication of the cost of additional facilities and equipment that will be needed to serve future development.

Table 7.2: Existing Police Department Vehicles and Equipment

Quantity	Model Year	Make	Assignment	Unit Repl Cost	Total Repl Cost
1	2000	Ford	CS3	\$ 30,000	\$ 30,000
1	2002	Ford	CS2	\$ 30,000	\$ 30,000
2	2003	Ford	Patrol	\$ 68,000	\$ 136,000
2	2004	Ford	Patrol/CS4	\$ 68,000	\$ 136,000
1	2005	Ford	Supervisor	\$ 68,000	\$ 68,000
1	2005	Jeep	Parking Enf	\$ 35,000	\$ 35,000
1	2009	Ford	Patrol	\$ 68,000	\$ 68,000
1	2009	Toyota	CS4	\$ 30,000	\$ 30,000
9	2011	Ford	Patrol	\$ 68,000	\$ 612,000
1	2012	Chev	Patrol	\$ 68,000	\$ 68,000
1	2013	Ford	Patrol	\$ 68,000	\$ 68,000
1	2014	Ford	Patrol	\$ 68,000	\$ 68,000
2	2015	Ford	K9/Patrol	\$ 68,000	\$ 136,000
1	2015	Toyota	CS1	\$ 30,000	\$ 30,000
1	2017	Ford	Traffic	\$ 68,000	\$ 68,000
1	2018	Chev	Supervisor	\$ 68,000	\$ 68,000
1	2019	Ford	K9	\$ 68,000	\$ 68,000
2	2020	Ford	Patrol	\$ 68,000	\$ 136,000
100	Portable Police Radios			\$ 8,000	\$ 800,000
1	Motorola Dispatch Consoles			Lump Sum	\$ 497,000
1	CAD RMS System			Lump Sum	\$ 750,000
59	Sworn Officer Personal Safety Equipt.			\$ 4,000	\$ 236,000
Vehicles/equipment share of Police impact fee fund balance					\$ 22,087
Total					\$ 4,160,087

Source: City of Covina Police Department; vehicles and equipment share of Police impact fee fund balance based on vehicles and equipment percentage of total facilities and vehicles and equipment cost

Table 7.3 calculates the City’s existing level of service as a cost per call for service for Police facilities. The cost per call is based on 2021 calls for service and the cost of existing facilities, vehicles and equipment from Tables 7.1 and 7.2.

Table 7.3: Cost per Call - Police Dept. Facilities & Vehicles

Cost Component	Impact Fee Cost Basis ¹	Existing Calls for Svc per Year ²	Cost per Call ³
Facilities	\$ 10,415,602	36,350	\$ 286.54
Vehicles/Equipment	\$ 4,160,087	36,350	\$ 114.45
Total	\$ 14,575,689	36,350	\$ 400.98

¹ See Tables 7.1 and 7.2

² See Table 2.2

³ Cost per call = impact fee cost basis / existing calls per year

Impact Fees per Unit

Table 7.4 calculates impact fees per unit by development type for Police facilities. Those fees are based on the cost per call from Table 7.3 and calls-for-service-per-unit-per-year factors from Table 2.1.

Although impact fees are shown here for the Public/Quasi-Public category, the City does not have the authority to impose most impact fees on public schools or on projects constructed by other governmental entities. In addition, projects such as churches, hospitals and private schools, which are not legally exempt from impact fees, may vary in their impacts and may require that impact fees be based on their actual impact, such as the number of calls for service they generate.

Table 7.4: Police Impact Fees per Unit

Development Type	Units ¹	Cost per Call ²	Calls per Unit per Year ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$400.98	0.87	\$ 348.85
Residential: 600-800 Sq. Ft.	DU	\$400.98	0.92	\$ 368.90
Residential: >800-1,200 Sq. Ft.	DU	\$400.98	0.97	\$ 388.95
Residential: >1,200-1,900 Sq. Ft.	DU	\$400.98	1.02	\$ 409.00
Residential: >1,900-2,300 Sq. Ft.	DU	\$400.98	1.07	\$ 429.05
Residential: >2,300 Sq. Ft.	DU	\$400.98	1.12	\$ 449.10
Commercial	KSF	\$400.98	4.95	\$ 1,983.38
Office	KSF	\$400.98	0.40	\$ 159.87
Industrial	KSF	\$400.98	0.21	\$ 82.97
Public/Quasi-Public Facilities	KSF	\$400.98	2.33	\$ 935.85

¹ Units of development: DU = dwelling unit; KSF = 1,000 square feet of building floor area

² See Table 7.3

³ See Table 2.1

⁴ Impact per unit = cost per call X calls per unit per year

Projected Revenue

As noted in Chapter 2, this study includes a forecast of future residential development, but no forecast of future non-residential development. Consequently, the revenue projections in this section are based only on future residential development.

The residential impact fees per unit in Table 7.4 are based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from residential impact fees calculated in Table 7.5 is based on the cost per call for service, the average calls per service per residential unit and the number of future residential units. Any impact fee revenue from future non-residential development in Covina would be in addition to the amount projected in Table 7.5.

Table 7.5: Projected Revenue - Police Impact Fees

Development Type	Cost per Call ¹	Avg Calls per Res. Unit ²	Added Res. Units ³	Projected Revenue ⁴
All Residential	\$400.98	1.1	1,863	\$ 821,732
Total				\$ 821,732

¹ See Table 7.3

² Average calls per residential unit estimated by NBS; see calls per unit per year factors in Table 2.1

³ See Table 2.3

⁴ Projected revenue = cost per call X calls per residential unit per year X added residential units

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of Police facilities, vehicles and equipment. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
 - b. The need for the facility and the type of development on which the fee is imposed;
- and

- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for Police facilities in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional or improved Police facilities, and additional vehicles and equipment to mitigate the impacts of new development in the City. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional or improved Police facilities, and additional vehicles and equipment to serve the needs of new development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for Police facilities to maintain the existing level of service as described earlier in this chapter. Without additional or improved Police facilities, the increase in demand associated with new development would result in a reduction in the level of service provided to all development the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for Police facilities calculated in this chapter depends on the number of calls for service per unit per year associated with each category of development. The fees per unit of development calculated in this chapter for each type of development are based on the estimated number of calls per unit per year associated with that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for Police facilities in the City.

Chapter 8. Fire Protection Facilities

This chapter calculates impact fees for Fire Department facilities in Covina. Covina contracts with the Los Angeles County Fire department to provide fire protection and emergency response services to the City. The City owns all three fire stations in the City as well as the Police-Fire Administration Building which is partly occupied by Fire Department staff. The County Fire Department owns the apparatus and vehicles assigned to Covina. Those assets will not be addressed in this study.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. All of the impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new development in the City.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for Fire department facilities in this chapter is calls for service per year.

Impact fees calculated in this chapter for different categories of development vary depending on the number of calls for service per unit per year generated by each category. The calls-for-service-per-unit-per-year factors used to calculate impact fees for Fire Department facilities in this study are derived from analysis of a random sample of all of the Fire Department calls for service for calendar year 2021. The Los Angeles County Fire Department logged 5,138 calls for service in Covina in 2021. A list of those calls was provided to the City with locations indicated by geographic coordinates. The City converted the locations into addresses using a GIS program.

NBS took a random sample of 425 of those calls and classified them by the type of development where the call originated. Of the 425 sampled calls, 33 could not be classified because of apparent address errors. Statistically, the remaining 392 calls represent a sample large enough to reach a margin of error of 4.75% at a 95% confidence level.

The sampled calls were used to determine the percentage of all calls generated by various types of development. Those percentages were applied to the total number of 2021 calls to determine the number of calls associated with each type of development. Then, the number of calls for each

development type was divided by the number of existing units of that type to arrive at a calls-per-unit-per year factor for each type of development.

For residential development, Fire Department calls for service could not be identified for each unit-size category used in this study, so calls-per-unit-per-year factors were calculated for single-family, multi-family and mobile home unit types. The range of factors for those unit types was then used to establish a range of factors for all residential unit size categories used in this study as shown in Table 2.1 in Chapter 2 and in Table 8.3 in this chapter. It should also be noted that calls for service to parks and schools were reallocated to residential development which creates the need for the parks and schools.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 8.2 on the next page, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for Fire Department facilities is based on the relationship between the current number of calls for service per year and the replacement cost of existing facilities. Table 8.1 lists the City-owned buildings used by the Los Angeles County Fire Department to serve the City of Covina. The impact fee cost basis for each building in Table 8.1 is the sum of the building replacement cost and site value.

Table 8.1: Existing Fire Department Facilities

Facility	Constr Date	Building Sq Ft ¹	Bldg Repl Cost ²	Site Acres ³	Site Value ⁴	FF&E Repl Cost ⁵	Impact Fee Cost Basis ⁶
Police-Fire Admin Bldg	1976	2,000	\$ 457,024	0.17	\$ 195,500	\$ 0	\$ 652,524
Fire Station #152	1958	4,552	\$ 1,113,305	0.90	\$1,035,000	\$ 0	\$ 2,148,305
Fire Station #153	1961	4,552	\$ 1,113,305	1.14	\$1,311,000	\$ 0	\$ 2,424,305
Training Tower	1965	686	103,418	Included		\$ 0	\$ 103,418
Fire Station #154	1976	10,834	\$ 2,944,474	0.69	\$ 793,500	\$ 0	\$ 3,737,974
Fire impact fee fund balance							\$ 108,873
Total							\$ 9,175,399

¹ Admin building square footage reflects Fire Department share of total building area; total square footage is 20,444 from the City's insured property schedule

² Building replacement cost is the Fire Department share of the total replacement cost shown in the City's insured property schedule

³ Site acres estimated by NBS based on satellite photos

⁴ Site value based on \$1,150,000 per acre

⁵ Furniture, fixtures and equipment (FF&E) located in Fire Department buildings are assumed to be property of the Los Angeles County Fire Department which operates those facilities

⁶ Impact fee cost basis = building replacement cost + site value; impact fee fund balance provided by the City of Covina Finance Department

Table 8.2 calculates the City's existing level of service as a cost per call for service for Fire Department facilities. The cost per call is based on 2021 calls for service and the cost of existing facilities from Table 8.1.

Table 8.2: Cost per Call - Fire Department Facilities

Impact Fee Cost Basis ¹	Existing Calls for Svc per Year ²	Cost per Call ³
\$9,175,399	5,160	\$1,778.13

¹ See Table 8.1

² See Table 2.2

³ Cost per call = impact fee cost basis / existing calls for service per year

Impact Fees per Unit

Table 8.3 calculates impact fees per unit by development type for Fire Department facilities. Those fees are based on the cost per call from Table 8.2 and calls-for-service-per-unit-per-year factors from Table 2.1.

Although impact fees are shown here for the Public/Quasi-Public category, the City does not have the authority to impose most impact fees on public schools or on projects constructed by other governmental entities. In addition, projects such as churches, hospitals and private schools,

which are not legally exempt from impact fees, may vary in their impacts and may require that impact fees be based on their actual impact, such as the number of peak hour trips they generate.

Table 8.3: Fire Impact Fees per Unit

Development Type	Units ¹	Cost per Call ²	Calls per Unit per Year ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$1,778.13	0.09	\$ 160.03
Residential: 600-800 Sq. Ft.	DU	\$1,778.13	0.13	\$ 231.16
Residential: >800-1,200 Sq. Ft.	DU	\$1,778.13	0.17	\$ 302.28
Residential: >1,200-1,900 Sq. Ft.	DU	\$1,778.13	0.21	\$ 373.41
Residential: >1,900-2,300 Sq. Ft.	DU	\$1,778.13	0.25	\$ 444.53
Residential: >2,300 Sq. Ft.	DU	\$1,778.13	0.29	\$ 515.66
Commercial	KSF	\$1,778.13	0.28	\$ 497.88
Office	KSF	\$1,778.13	0.10	\$ 177.81
Industrial	KSF	\$1,778.13	0.07	\$ 124.47
Public/Quasi-Public Facilities	KSF	\$1,778.13	0.42	\$ 746.82

¹ Units of development: DU = dwelling unit; KSF = 1,000 square feet of building floor area

² See Table 8.2

³ See Table 2.1

⁴ Impact per unit = cost per call X calls per unit per year

Projected Revenue

As noted in Chapter 2, this study includes a forecast of future residential development, but no forecast of future non-residential development. Consequently, the revenue projections in this section are based only on future residential development.

The residential impact fees per unit in Table 8.4 are based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from residential impact fees calculated in Table 8.5 is based on the cost per call for service, the average calls per service per residential unit and the number of future residential units. Any impact fee revenue from future non-residential development in Covina would be in addition to the amount projected in Table 8.5

Table 8.4: Projected Revenue - Fire Impact Fees

Development Type	Cost per Call ¹	Avg Calls per Res. Unit ²	Added Res. Units ³	Projected Revenue ⁴
All Residential	\$1,778.13	0.2	1,863	\$ 662,532
Total				\$ 662,532

¹ See Table 8.3

² Average calls per residential unit estimated by NBS; see calls per unit per year factors in Table 2.1

³ See Table 2.3

⁴ Projected revenue = cost per call X calls per residential unit per year X added residential units

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of Fire Department facilities. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
- b. The need for the facility and the type of development on which the fee is imposed; and
- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for Fire Department facilities in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional or improved Fire Department facilities to mitigate the impacts of new development in the City. As

provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional or improved Fire Department facilities to serve the needs of new development in Covina.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development increases the need for Fire Department facilities to maintain the existing level of service as described earlier in this chapter. Without additional or improved Fire Department facilities, the increase in demand associated with new development would result in a reduction in the level of service provided to all development the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for Fire Department facilities calculated in this chapter depends on the number of calls for service per unit per year associated with each category of development. The fees per unit of development calculated in this chapter for each type of development are based on the estimated number of calls per unit per year associated with that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for Fire Department facilities in the City.

Chapter 9. Street Improvements and Traffic Signals

This chapter calculates impact fees for street improvements and traffic signals in Covina.

Methodology

This chapter calculates impact fees using the standard-based method discussed in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. The impact fees calculated in this chapter are based on the City's existing level of service (LOS) as defined in the section titled Existing Facilities and Existing Level of Service, below. Impact fees calculated in that manner are intended to provide the funding needed to maintain the existing level of service as the City grows.

Service Area

The impact fees calculated in this chapter are intended to apply to all new development in the City.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development on a particular type of capital facilities. The demand variable used to calculate impact fees for streets and traffic signals in this chapter is peak hour trips per day.

Impact fees calculated in this chapter for different categories of development vary depending on the number of peak hour trips per day generated by each category. The peak hour trip factors used to calculate impact fees for streets and traffic signals in this study are based on the Institute of Transportation Engineers (ITE) weekday p.m. peak hour rate from the 11th edition of *Trip Generation*.

Existing Facilities and Existing Level of Service

In 2021, AB 602 added Section 66016.5 to the Mitigation Fee Act. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study exceeds the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on the existing level of service as shown in Table 9.3 on the next page, so there is no level-of-service issue in the calculation of impact fees in this chapter with respect to Section 66016.5.

In this chapter, the existing level of service for streets and traffic signals is based on the relationship between the number of peak hour trips per day generated by existing development in Covina and the replacement cost of existing arterial and collector streets and traffic signals. Table 9.1 calculates the replacement cost of the City's existing arterial and collector streets. That cost is shown in Table 9.1 as the impact fee cost basis. No right-of-way costs are included in the impact fees calculated in this chapter. Replacement cost is used here to reflect the cost of constructing additional street improvements needed to serve new development.

Table 9.1: Existing Arterial and Collector Streets

Lane-Miles of Existing Arterial/Collector Streets ¹	Cost per Lane-Mile ²	Impact Fee Cost Basis ³
141.3	\$2,500,000	\$ 353,250,000.00
Facilities share of street impact fee fund balance		\$ 771,286.26
Total		\$ 354,021,286.26

¹ Lane-Miles of existing arterial and collector streets based on data from the Covina 2020-2025 Pavement Management Program

² Replacement cost per lane-mile estimated by the Covina City Engineer

³ Impact fee cost basis = lane miles of existing arterial/collector streets X replacement cost per lane-mile; impact fee fund balance provided by the City of Covina Finance Department; the streets share of the impact fee fund balance based on the streets percentage of the total streets and traffic signals cost

Table 9.2 calculates the replacement cost of the City’s existing traffic signals. That cost is shown in Table 9.2 as the impact fee cost basis.

Table 9.2: Existing Traffic Signals

Number of Existing Traffic Signals ¹	Average Cost per Traffic Signal ¹	Impact Fee Cost Basis ²
51	\$800,000	\$ 40,800,000.00
Signals share of street impact fee fund balance		\$ 89,082.74
Total		\$ 40,889,082.74

¹ Number of existing traffic signals and average cost per signal provided by the Covina City Engineer

² Impact fee cost basis = number of traffic signals X average replacement cost per signal; traffic signals share of street impact fee fund balance based on traffic signals percentage of total streets and traffic signals cost

Table 9.3 calculates the City’s existing level of service as a cost per peak hour trip for arterial and collector streets and traffic signals. The cost per peak hour trip is based on the number of existing peak hour trips and the impact fee cost basis for existing streets and signals from Tables 9.1 and 9.2.

Table 9.3: Streets and Traffic Signals - Cost per Peak Hour Trip

Cost Component	Impact Fee Cost Basis ¹	Existing Peak Hour Trips ²	Cost per Peak Hour Trip ³
Arterial/Collector Streets	\$ 354,021,286	27,318	\$ 12,959.31
Traffic Signals	\$ 40,889,083	27,318	\$ 1,496.79
Total	\$ 394,910,369	27,318	\$ 14,456.10

¹ See Tables 9.1 and 9.2

² See Table 2.2

³ Cost per peak hour trip = impact fee cost basis / existing peak hour trips

Impact Fees per Unit

Table 9.4 calculates impact fees per unit by development type for arterials and collector streets. Those fees are based on the cost per peak hour trip from Table 9.3 and peak hour trips per unit factors from Table 2.1.

Although impact fees are shown here for the Public/Quasi-Public category, the City does not have the authority to impose most impact fees on public schools or on projects constructed by other governmental entities. In addition, projects such as churches, hospitals and private schools, which are not legally exempt from impact fees, may vary in their impacts and may require that impact fees be based on their actual impact, such as the number of peak hour trips they generate.

Table 9.4: Arterial and Collector Streets - Impact Fees per Unit

Development Type	Units ¹	Cost per Peak Hour Trip ²	Peak Hour Trips per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$12,959.31	0.44	\$ 5,702.10
Residential: 600-800 Sq. Ft.	DU	\$12,959.31	0.56	\$ 7,257.21
Residential: >800-1,200 Sq. Ft.	DU	\$12,959.31	0.70	\$ 9,071.52
Residential: >1,200-1,900 Sq. Ft.	DU	\$12,959.31	0.85	\$ 11,015.41
Residential: >1,900-2,300 Sq. Ft.	DU	\$12,959.31	0.99	\$ 12,829.72
Residential: >2,300 Sq. Ft.	DU	\$12,959.31	1.10	\$ 14,255.24
Commercial	KSF	\$12,959.31	2.29	\$ 29,624.98
Office	KSF	\$12,959.31	1.15	\$ 14,903.21
Industrial	KSF	\$12,959.31	0.41	\$ 5,313.32
Public/Quasi-Public Facilities	KSF	\$12,959.31	1.15	\$ 14,903.21

¹ Units of development: DU = dwelling unit; KSF = 1,000 square feet of building floor area

² See Table 9.3

³ See Table 2.1

⁴ Impact per unit = cost per peak hour trip X peak hour trips per unit

Table 9.5 calculates impact fees per unit by development type for traffic signals. Those fees are based on the cost per peak hour trip from Table 9.3 and peak hour trips per unit factors from Table 2.1.

Table 9.5: Traffic Signals - Impact Fees per Unit

Development Type	Units ¹	Cost per Peak Hour Trip ²	Peak Hour Trips per Unit ³	Impact Fee per Unit ⁴
Residential: <600 Sq. Ft.	DU	\$1,496.79	0.44	\$ 658.59
Residential: 600-800 Sq. Ft.	DU	\$1,496.79	0.56	\$ 838.20
Residential: >800-1,200 Sq. Ft.	DU	\$1,496.79	0.70	\$ 1,047.75
Residential: >1,200-1,900 Sq. Ft.	DU	\$1,496.79	0.85	\$ 1,272.27
Residential: >1,900-2,300 Sq. Ft.	DU	\$1,496.79	0.99	\$ 1,481.82
Residential: >2,300 Sq. Ft.	DU	\$1,496.79	1.10	\$ 1,646.47
Commercial	KSF	\$1,496.79	2.29	\$ 3,421.65
Office	KSF	\$1,496.79	1.15	\$ 1,721.30
Industrial	KSF	\$1,496.79	0.41	\$ 613.68
Public/Quasi-Public Facilities	KSF	\$1,496.79	1.15	\$ 1,721.30

¹ Units of development: DU = dwelling unit; KSF = 1,000 square feet of building floor area

² See Table 9.3

³ See Table 2.1

⁴ Impact per unit = cost per peak hour trip X peak hour trips per unit

Projected Revenue

As noted in Chapter 2, this study includes a forecast of future residential development, but no forecast of future non-residential development. Consequently, the revenue projections in this section are based only on future residential development.

The residential impact fees per unit in Tables 9.4 and 9.5 are based on residential unit size in square feet. Although Table 2.3 in Chapter 2 shows a forecast of total future residential units to 2040, it is not possible to forecast the number of units in each unit-size category. Consequently, potential revenue from residential impact fees calculated in Tables 9.6 and 9.7 are based on the cost per peak hour trip and the number of added peak hour trips to 2040. Any impact fee revenue from future non-residential development in Covina would be in addition to the amounts projected in Tables 9.6 and 9.7

Table 9.6 projects impact fee revenue from future residential development using the cost per peak hour trip for arterial and collector streets and the number of added peak hour trips to 2040.

Table 9.6: Projected Revenue - Street Impact Fees

Development Type	Cost per Peak Hour Trip ¹	Added Res. Peak Hour Trips ²	Projected Revenue ³
All Residential	\$12,959.31	1,304	\$ 16,898,941
Total			\$ 16,898,941

¹ See Table 9.3

² Added residential peak hour trips; see Table 2.3

⁴ Projected revenue = cost per peak hour trip X added residential peak hour trips

Table 9.7 calculates projected revenue for the traffic impact fees, using the cost per peak hour trip for traffic signals and the number of added peak hour trips to 2040.

Table 9.7: Projected Revenue - Traffic Signal Impact Fees

Development Type	Cost per Peak Hour Trip ¹	Added Res. Peak Hour Trips ²	Projected Revenue ³
All Residential	\$1,496.79	1,304	\$ 1,951,810
Total			\$ 1,951,810

¹ See Table 9.3

² Added residential peak hour trips; see Table 2.3

⁴ Projected revenue = cost per peak hour trip X added residential peak hour trips

Updating the Fees

The impact fees calculated in this chapter are based the current estimated cost of street improvements and traffic signals. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

- a. The use of the fee and the development type on which it is imposed;
- b. The need for the facility and the type of development on which the fee is imposed; and

- c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the “rational nexus” and “rough proportionality” standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see “Legal Framework for Impact Fees” in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for streets and traffic signals facilities in Covina.

Use of the Fee. Impact fees calculated in this chapter will be used to provide street improvements and traffic signals to mitigate the impacts of new development on Covina’s street system. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide street improvements and traffic signals to mitigate the impacts of new development on Covina’s street system.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New development generates additional vehicle traffic that increases the need for street capacity and traffic signals to maintain the existing level of service as described earlier in this chapter. Without additional street improvements and traffic signals, the increase in demand associated with new development would result in a reduction in the level of service provided to all development the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the impact fees for streets and traffic signals calculated in this chapter depends on the number of peak hour trips generated by each category of development. The fees per unit of development calculated in this chapter for each type of development are based on the estimated number of peak hour trips per unit associated with that type of development in Covina. Thus, the fee charged to a development project reflects the impact of that project on the need for street improvements and traffic signals in the City.

Chapter 10. Implementation

This chapter of the report contains recommendations for adoption and administration of impact fees, and for the interpretation and application of the development impact fees and in-lieu fees calculated in this study. It was not prepared by an attorney and is not intended as legal advice.

Statutory requirements for the adoption and administration of fees imposed as a condition of development approval (impact fees) are found in the Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

Adoption

The form in which development impact fees are enacted should be determined by the City attorney. The specific requirements are different for impact fees under the Mitigation Fee Act, and for park land dedication and in-lieu fees under the Quimby Act. The latter requirements must be adopted by ordinance and are subject to the same noticing and public hearing procedures as any ordinance.

Procedures for adoption of fees subject to the Mitigation Fee Act, including notice and public-hearing requirements, are specified in Government Code Sections 66016 and 66018. It should be noted that Section 66018 refers to Government Code Section 6062a, which requires that the public hearing notice be published at least twice during the 10-day notice period. **However, Section 66016.5 added by AB 602 in 2021 requires that impact fee nexus studies be adopted at a public hearing with at least 30-days' notice.**

Government Code Section 66017 provides that fees subject to the Mitigation Fee Act do not become effective until 60 days after final action by the governing body.

Actions establishing or increasing fees subject to the Mitigation Act require certain findings, as set forth in Government Code Section 66001 and discussed in Chapter 1 of this report.

Examples of findings that could be used for impact fees calculated in this study are shown below. The specific language of such findings should be provided by the City Attorney. A more complete discussion of the nexus for each fee can be found in individual chapters of this report.

Sample Finding: Purpose of the Fee. The City Council finds that the purpose of the impact fees hereby enacted is to protect the public health, safety and welfare by requiring new development to contribute to the cost of public facilities needed to mitigate the impacts of new development.

Sample Finding: Use of the Fee. The City Council finds that revenue from the impact fees hereby enacted will be used to provide public facilities needed to mitigate the impacts of

new development in the City and identified in the 2023 City of Covina Development Impact Fee Study by NBS.²

Sample Finding: Reasonable Relationship: Based on analysis presented in the 2023 City of Covina Development Impact Fee Study by NBS, the City Council finds that there is a reasonable relationship between:

- a. The use of the fees and the types of development projects on which they are imposed; and,
- b. The need for facilities and the types of development projects on which the fees are imposed.

Administration

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. References to code sections in the following paragraphs pertain to the California Government Code.

Notices and Statute of Limitations. Section 66006 (f) provides that a local agency, at the time it imposes a fee for public improvements on a specific development project, "... shall identify the public improvement that the fee will be used to finance." The required notification could refer to the improvements identified in this study or to a capital improvement plan.

Section 66020 (d) (1) requires that the agency, at the time it imposes an impact fee, provide a written statement of the amount of the fee and written notice of a 90-day period during which the imposition of the fee can be protested. Failure to protest imposition of the fee during that period may deprive the fee payer of the right to subsequent legal challenge.

Section 66022 (a) provides a separate procedure for challenging the establishment of an impact fee. Such challenges must be filed within 120 days of enactment.

Collection of Fees. Section 66007(a) provides that a local agency shall not require payment of fees by developers of residential projects prior to the date of final inspection, or issuance of a certificate of occupancy, whichever occurs first.

However, "utility service fees" (not defined, but likely referring to water and sewer connections) may be collected upon application for utility service. In a residential development project of more than one dwelling unit, Section 66007 (a) allows the agency to choose to collect fees either for

² According to Gov't Code Section 66001 (a) (2), the use of the fee may be specified in a capital improvement plan, the General Plan, or other public documents that identify the public facilities for which the fee is charged. The findings recommended here identify this impact fee study as the source of that information. Also note that Section 66016.5 (a)(6) requires that large jurisdictions adopt a capital improvement plan as part of an impact fee nexus study. That requirement applies in counties of 250,000 or more and cities in those counties.

individual units or for phases upon final inspection, or for the entire project upon final inspection of the first dwelling unit completed.

Section 66007 (b) provides two exceptions when the local agency may require the payment of fees from developers of residential projects at an earlier time: (1) when the local agency determines that the fees “will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy” or (2) the fees are “to reimburse the local agency for expenditures previously made.”

Statutory restrictions on the time at which fees may be collected do not apply to non-residential development.

Notwithstanding the foregoing restrictions, some cities collect impact fees for all facilities at the time building or grading permits are issued, and builders may find it convenient to pay the fees at that time.

In cases where the fees are not collected upon issuance of building permits, Sections 66007 (c) (1) and (2) provide that the City may require the property owner to execute a contract to pay the fee, and to record that contract as a lien against the property until the fees are paid.

Earmarking and Expenditure of Fee Revenue. Section 66006 (a) mandates that fees be deposited “with other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.” Section 66006 (a) also requires that interest earned on the fee revenues be placed in the capital account and used for the same purpose.

The language of the law is not clear as to whether depositing fees “with other fees for the improvement” refers to a specific capital improvement or a class of improvements (e.g., street improvements).

We are not aware of any municipality that has interpreted that language to mean that funds must be segregated by individual projects. And, as a practical matter, that approach would be unworkable because it would mean that no pay-as-you-go project could be constructed until all benefiting development had paid the fees. Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements), but not for individual projects.

Impact Fee Exemptions, Reductions, and Waivers. In the event that a development project is found to have no impact on facilities for which impact fees are charged, such project must be exempted from the fees.

If a project has characteristics that will make its impacts on a particular public facility or infrastructure system significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly to meet the requirement that there must be a reasonable relationship between the amount of the fee and

the cost of the public facility attributable to the development on which the fee is imposed. The fee reduction is required if the fee is not proportional to the impact of the development on relevant public facilities.

In some cases, an agency may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project as a way of promoting goals such as affordable housing or economic development. Such a waiver or reduction is within the discretion of the governing body but may not result in increased costs to other development projects. So, the effect of such policies is that the lost revenue must be made up from sources other than impact fees.

Credit for Improvements Provided by Developers. If the City requires a developer, as a condition of project approval, to dedicate land or construct facilities or improvements for which impact fees are charged, the City should ensure that the impact fees are adjusted so that the overall contribution by the developer does not exceed the impact created by the development.

In the event that a developer voluntarily offers to dedicate land, or construct facilities or improvements in lieu of paying impact fees, the City may accept or reject such offers, and may negotiate the terms under which such an offer would be accepted. Excess contributions by a developer may be offset by reimbursement agreements.

Credit for Existing Development. If a project involves replacement, redevelopment or intensification of previously existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant City facilities, applying the measure of demand used in this study to calculate that impact fee.

Annual Report. Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;
3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected and interest earned;
5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fees;
6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement;
7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended;

8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

The annual report must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Five-Year Findings and Refunds under the Mitigation Fee Act. Prior to 1996, The Mitigation Fee Act required that a local agency collecting impact fees was required to expend or commit impact fee revenue within five years or make findings to justify a continued need for the money. Otherwise, those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all of the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee will be put;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;
4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

Those findings are to be made in conjunction with the annual reports discussed above. If such findings are not made as required by Section 66001, the local agency could be required to refund the moneys in the account or fund, per Section 66001 (d).

Once the agency determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

For a useful discussion of the foregoing requirements, see “The Mitigation Fee Act’s Five-Year Findings Requirement: Beware Costly Pitfalls” by Glen Hansen, Senior Counsel, Abbott and Kindermann, and Rick Jarvis, Managing Partner, Jarvis, Fay and Gibson, presented at the 2022 League of California Cities City Attorneys Spring Conference.

Audit Requests. Section 66023 provides that any person may request an audit to determine whether any fee or charge levied by a local agency exceeds the amount reasonably necessary to cover the cost of any product, public facility, as defined in Section 66000, or service provided by

the local agency. The legislative body of the local agency may retain an independent auditor to conduct the audit but is not required to conduct an audit if an audit has been performed for the same fee within the previous 12 months.

The agency shall retain an independent auditor to conduct an audit only if the person who requests the audit deposits with the local agency the amount of the local agency's reasonable estimate of the cost of the independent audit. At the conclusion of the audit, the local agency shall reimburse unused sums, if any, or the requesting person shall pay the local agency the excess of the actual cost of the audit over the amount that was deposited.

However, if the local agency fails to comply with the annual report requirement of Section 66006 following the establishment, increase or imposition of a fee, but requires payment of that fee in connection with the approval of a development project for three consecutive years, the agency shall not require a deposit for the independent audit and shall pay the cost of the audit.

Indexing of In-Lieu/Impact Fees. In-lieu fees and impact fees calculated in this report are based on current costs and should be adjusted periodically to account for changes in the cost of facilities or other capital assets that will be funded by those fees. That adjustment is intended to account for escalation in costs for land, construction, vehicles and other relevant capital assets. The *Engineering News Record* Building Cost Index (BCI) and Construction Cost Index (CCI) are useful for indexing construction costs. Where land costs are covered by an impact fee or in-lieu fee, land costs should be adjusted based on changes in local land prices.

Requirements Imposed by AB 602

In 2021, the California Legislature passed AB 602 and the Governor signed it into law. AB 602 creates some new requirements for impact fees that will go into effect in 2022. The new law amends Government Code Section 65940.1 and adds Section 66016.5 to impose the following requirements:

- 1) A city, county or special district that has an internet website shall post on its website:
 - a) A current written schedule of fees, exactions and affordability requirements applicable to a proposed housing development project, and shall present that information in a manner that identifies the fees, exactions and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection
 - b) All zoning ordinances and development standards and specifying the zoning, design and development standards that apply to each parcel
 - c) A list of the information that will be required from any applicant for a development project, as specified in Government Code Section 69540
 - d) The current and five previous annual fee reports required by Government Code Section 66006 and Subsection 66013 (d).
 - e) An archive of impact fee nexus studies, cost of service studies or equivalent conducted on or after January 1, 2018.

- 2) The above information shall be updated within 30 days of any changes
- 3) A City or County shall request from a development proponent, upon issuance of a certificate of occupancy or final inspection, the total amount of fees and exactions associated with the project for which the certificate it issued. That information must be posted on the website and updated at least twice a year.
- 4) Before adoption of an impact fee, an impact fee nexus study shall be adopted.
- 5) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and explain why the new level of service is appropriate
- 6) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- 7) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of the proposed units of the development. A local agency that imposes a fee proportionately to the square footage if the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with this requirement if the agency makes certain findings outlined in the statute.
- 8) Large jurisdictions as defined in Section 53559.1 (d) of the Health and Safety Code (counties of 250,000 or more and cities in those counties) shall adopt a capital improvement plan as part of a nexus study.
- 9) All studies shall be adopted at a public hearing with at least 30-days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
- 10) Studies shall be updated at least every eight years, beginning on January 1, 2022.

Training and Public Information

Effective administration of an impact fee program requires considerable preparation and training. It is important that those responsible for collecting the fees, and for explaining them to the public, understand both the details of the fee program and its supporting rationale.

It is also useful to pay close attention to handouts that provide information to the public regarding impact fees. Impact fees should be clearly distinguished from other fees, such as user fees for application processing, and the purpose and use of particular impact fees should be made clear.

Finally, anyone responsible for accounting, capital budgeting, or project management for projects involving impact fees must be fully aware of the restrictions placed on the expenditure of impact fee revenues. Fees must be expended for the purposes identified in the impact fee

nexus study in which they were calculated, and the City must be able to show that funds have been properly expended.

Recovery of Administrative Costs

To recover the cost of periodic impact fee update studies and ongoing staff costs for capital budgeting, annual reports, five-year updates and other requirements of the Mitigation Fee Act, an administrative charge may be added to the impact fees calculated in this report. See the Executive Summary for a discussion of an administrative charge to recover some costs for administration and updating of impact fees.

APPENDIX A

Fee Comparison

City of Covina 2023 Impact Fee Study - Fee Comparison

CITY OF COVINA				COMPARISON AGENCIES					
Development Impact Fee Type	Units ¹	Current Fee ²	Proposed Fee ³	CLAREMONT ⁴	GLENDORA ⁵	MONTEREY PARK ⁶	SAN DIMAS ⁷	SAN GABRIEL ⁸	WEST COVINA ⁹
Residential - Single-Family									
Park Land and Improvements	DU	\$ 5,380	\$ 7,280	\$ 4,400	\$ 2,273	\$ 4,409	\$ 600	\$ 3,392	\$ 2,198
Recreation Facilities	DU	\$ 792	\$ 1,124						
Public Buildings (Incl Libraries)	DU	\$ 1,674	\$ 2,907			\$ 1,851	County Library		\$ 194
Police	DU	\$ 956	\$ 409			\$ 526	Sheriff Contract	\$ 903	\$ 732
Fire	DU	\$ 458	\$ 373	\$ 360		\$ 640	Fire District	\$ 272	\$ 893
Streets/Signals	DU	\$ 2,334	\$ 12,287	\$ 298		\$ 1,791		\$ 2,753	
Total Residential - Single-Family		\$ 11,594	\$ 24,380	\$ 5,058	\$ 2,273	\$ 9,217	\$ 600	\$ 7,320	\$ 4,017
Residential - Multi-Family									
Park Land and Improvements	DU	\$ 4,149	\$ 2,768	\$ 4,400	\$ 1,591	\$ 4,473	\$ 400	\$ 3,392	\$ 1,570
Recreation Facilities	DU	\$ 610	\$ 427						
Public Buildings (Incl Libraries)	DU	\$ 1,292	\$ 1,110			\$ 1,878	County Library		\$ 137
Police	DU	\$ 737	\$ 369			\$ 503	Sheriff Contract	\$ 903	\$ 523
Fire	DU	\$ 353	\$ 231	\$ 150		\$ 418	Fire District	\$ 272	\$ 637
Streets/Signals	DU	\$ 1,867	\$ 8,095	\$ 210		\$ 1,129		\$ 2,753	
Total Residential - Multi-Family		\$ 9,008	\$ 13,000	\$ 4,760	\$ 1,591	\$ 8,401	\$ 400	\$ 7,320	\$ 2,867

City of Covina 2023 Impact Fee Study - Fee Comparison

CITY OF COVINA				COMPARISON AGENCIES					
Development Impact Fee Type	Units ¹	Current Fee ²	Proposed Fee ³	CLAREMONT ⁴	GLENDORA ⁵	MONTEREY PARK ⁶	SAN DIMAS ⁷	SAN GABRIEL ⁸	WEST COVINA ⁹
Commercial									
Park Land and Improvements	KSF	n/a	n/a		\$ 620	\$ 64	\$ 150		\$ 840
Recreation Facilities	KSF	n/a	n/a						
Public Buildings (Incl Libraries)	KSF	\$ 192	\$ 859						\$ 70
Police	KSF	\$ 177	\$ 1,983			\$ 370	Sheriff Contract	\$ 260	\$ 280
Fire	KSF	\$ 85	\$ 498	\$ 200		\$ 350	Fire District	\$ 1,170	\$ 340
Streets/Signals	KSF	\$ 5,799	\$ 33,047	\$ 1,140		\$ 3,216		\$ 10,393	
Total Commercial		\$ 6,253	\$ 36,387	\$ 1,340	\$ 620	\$ 4,000	\$ 150	\$ 11,823	\$ 1,530
Office									
Park Land and Improvements	KSF	n/a	n/a		\$ 620	\$ 64	\$ 150		\$ 840
Recreation Facilities	KSF	n/a	n/a						
Public Buildings (Incl Libraries)	KSF	\$ 255	\$ 627						\$ 70
Police	KSF	\$ 237	\$ 160			\$ 370	Sheriff Contract	\$ 260	\$ 280
Fire	KSF	\$ 113	\$ 178	\$ 200		\$ 350	Fire District	\$ 1,170	\$ 340
Streets/Signals	KSF	\$ 5,116	\$ 16,624	\$ 690		\$ 3,216		\$ 3,048	
Total Office		\$ 5,721	\$ 17,589	\$ 890	\$ 620	\$ 4,000	\$ 150	\$ 4,478	\$ 1,530
Industrial									
Park Land and Improvements	KSF	n/a	n/a		\$ 620	\$ 32	\$ 150		\$ 840
Recreation Facilities	KSF	n/a	n/a						
Public Buildings (Incl Libraries)	KSF	\$ 128	\$ 228						\$ 70
Police	KSF	\$ 118	\$ 83			\$ 50	Sheriff Contract	\$ 260	\$ 280
Fire	KSF	\$ 57	\$ 124	\$ 200		\$ 19	Fire District	\$ 1,170	\$ 340
Streets/Signals	KSF	\$ 1,870	\$ 5,927	\$ 200		\$ 1,305		\$ 1,365	
Total Industrial		\$ 2,173	\$ 6,362	\$ 400	\$ 620	\$ 1,406	\$ 150	\$ 2,795	\$ 1,530

Notes:

¹ DU = dwelling unit; KSF = 1,000 gross sq ft of building area

² Covina existing impact fees adopted in 2005

³ Proposed impact fees from NBS 2023 Impact Fee Study; proposed single-family residential impact fees based on the 1,200-1,900 square foot fee category; proposed multi-family residential impact fees based on the 600-800 square foot fee category

⁴ Claremont impact fees effective August 15, 2022

⁵ Glendora impact fees effective July 1, 2022

⁶ Monterey Park impact fees effective July 1, 2022

⁷ San Dimas impact fees effective July 1, 2022

⁸ San Gabriel impact fees effective August 1, 2018; the San Gabriel non-residential impact fees for streets and signals depend on trip generation rates; this table uses trip generation rates from the Institute of Transportation Engineers manual, *Trip Generation*, 10th Ed., as follows (commercial - 37.75 ADT per KSF (Shopping Center); Office - 11.07 ADT per KSF (Office Park);

Industrial - 4.97 ADT per KSF (Gen. Lt. Industrial)

⁹ West Covina impact fees effective July 1, 2019

City of Covina 2023 Impact Fee Study - Fee Comparison

CITY OF COVINA	COMPARISON AGENCIES					
SURVEY QUESTION	CLAREMONT ⁴	GLENDORA ⁵	MONTEREY PARK ⁶	SAN DIMAS ⁷	SAN GABRIEL ⁸	WEST COVINA ⁹
Are the City's impact fees escalated annually by CPI, ENR or other index?	Consumer Price Index (CPI)	None	No response	None	Construction Cost Index published by Engineering News Record	Construction Cost Index published by Engineering News Record
When was the City's last comprehensive impact fee study completed?	Approximately 2013	No Study on file	No response	Study in progress	No Study performed since fees were enacted.	2015
Which of the City's services, if any, are provided by contract or special district?	Fire and Libraries	Fire provided by LA County Fire District	No response	County provides Police, Fire, and Libraries	None	County Library
Does the City's have a policy regarding waiver or reduction of impact fees for affordable housing or other types of development?	No official policy but Council can waive fees at their discretion	None	No response	None	None	Reduction or Waiver for affordable housing units that are deed restricted to very-low income and low income households

Exhibit B



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
ENGINEERING								
1	Street Residential Resurfacing Project	City-Wide	Measure M, Measure R, Sewer	\$ 880,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
2	Vincent Avenue Rehabilitation Project	From Badillo Street to Northerly City Limit	Prop C					\$ 1,500,000
3	Pavement Management Program	City-Wide	TIF, Gas Tax		\$ 60,000		\$ 60,000	
4	Badillo Street Resurfacing Project	From Azusa Avenue to Lark Ellen Avenue	SB-1	\$ 1,300,000				
5	City-Wide Alleyway Resurfacing Project	City-Wide	Gas Tax	\$ 130,000	\$ 100,000	\$ 100,000	\$ 100,000	
6	Miscellaneous Concrete Repair Project	City-Wide	Gas Tax		\$ 200,000		\$ 200,000	
7	Traffic Signal Installation Project	4th Avenue & Badillo Street	Prop C	\$ 900,000	\$ 300,000	\$ 300,000	\$ 300,000	
8	Traffic Signal Upgrade - Citrus Avenue & Puente Avenue Project	Citrus Avenue & Puente Avenue	Measure R	\$ 250,000				
9	Traffic Calming Improvements Project	City-Wide	Measure M	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
10	San Bernardino Avenue Street Rehabilitation Project - Phase I	From Vincent Avenue to Azusa Avenue	SB-1		\$ 1,000,000			
11	San Bernardino Avenue Street Rehabilitation Project - Phase II	From Hollenbeck to Citrus Avenue	SB-1			\$ 1,000,000		
12	San Bernardino Avenue Street Rehabilitation Project - Phase III	From Citrus Avenue to Grand Avenue	SB-1				\$ 1,500,000	
13	2nd Avenue Street Improvements Project (Design Only)	From Workman Avenue to Front Street	Grants		\$ 350,000			
14	Tree Planting Project	City-Wide	Environmental	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Total				\$ 3,610,000	\$ 2,960,000	\$ 2,350,000	\$ 3,110,000	\$ 2,300,000



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
WATER								
15	Hurst Tract Water Main Replacement Project	From Cypress Avenue to Covina Boulevard and Grand Avenue to Brightview Drive	Water		\$ 1,500,000			
16	Edna Place Pipe Improvements Project	Grand Avenue to Barranca Avenue	Water					\$ 6,000,000
17	Navilla and Forestdale Main Replacement Project	From Puente Street to Rowland Avenue and From Grand to Barranca Avenue	Water			\$ 5,000,000		
18	Azusa Avenue Main Installation Project	From Badillo Street to Edna Place	Water				\$ 2,500,000	
19	Fourth Avenue Water Main Replacement Project	From Badillo Street to San Bernardino Road	Water		\$ 1,000,000			
20	Cypress Avenue Water Main Replacement Project	From Citrus Avenue to Barranca Avenue	Water				\$ 4,000,000	
21	Badillo Street Water Main Replacement Project	From Rimsdale Avenue to Lark Ellen Avenue	Water	\$ 1,250,000			\$ 2,000,000	
22	Cypress Reservoir Water Booster Improvement Project	1051 E. Cypress Street	Water	\$ 800,000				
23	Rancho La Merced Water Improvement Project (Design Only)	Rancho La Merced	Water	\$ 100,000				
24	Water Master Plan & Rate Update	City-Wide	Water	\$ 250,000				
25	Loma Vista St & Orange Circle Water Main Replacement Project	Loma Vista St/Orange Circle	Water		\$ 750,000			
26	San Joaquin Road and Rambling Road Main Replacement	From Covina Hills to Navilla Place	Water			\$ 4,000,000		
Total				\$ 2,400,000	\$ 3,250,000	\$ 9,000,000	\$ 8,500,000	\$ 6,000,000



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
PARKS AND RECREATION								
27	Sunkist Park Improvement Project	Sunkist Park	Unfunded				\$ 1,500,000	
28	Covina Park Tennis Court Renovation	Covina Park	Measure CC		\$ 350,000			
29	Covina Park Aquatic Center Project (Design & Specs Only)	Covina Park	Measure CC	TBD		\$ 1,000,000		
30	Sunkist Park Urban Greening Revitalization Project	Sunkist Park	Grants	\$ 2,000,000				
31	Covina Senior & Community Center - Bioswale Design & Construction Project	Sunkist Park	Measure W	\$ 235,000				
32	Covina Recreation Village Project - Furniture, Fixtures & Equipment	Covina Recreation Village	Unfunded		\$ 800,000			
Total				\$ 2,235,000	\$ 1,150,000	\$ 1,000,000	\$ 1,500,000	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
FACILITIES								
33	City Facility Renovation Project	City-Wide	Measure CC		\$ 200,000	\$ 100,000	\$ 100,000	
34	PD Generator Installation Project	Police Department	Building Maintenance		\$ 500,000			
35	Covina Police Communications and RealTime Watch Center	Police Department	TBD	TBD				
36	Covina Recreation Village Project	Vita Pakt	Measure W, Grants, Impact Fees - Library, Impact Fees - Park Fac	TBD				
Total				\$ -	\$ 700,000	\$ 100,000	\$ 100,000	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
SEWER								
37	City Wide Manhole Adjustment Project	City-Wide	Sewer	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	
38	Sewer Main Replacement Project	City-Wide	Sewer		\$ 100,000	\$ 100,000	\$ 100,000	
39	Sewer System Master Plan (SSMP)	City-Wide	Sewer	\$ 100,000				
	Total			\$ 200,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
TRANSPORTATION								
40	Quiet Zone Assessment Project (Design Only)	Railroad Xing	TBD	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	
41	Metrolink Pedestrian Bridge & Front Street Improvements Project	Front Street to Covina Recreation Village	Grants	\$ 4,000,000	\$ 1,200,000		\$ 3,800,000	
42	Bus Shelter Installation Project	City Wide	Prop A	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Total				\$ 5,100,000	\$ 4,300,000	\$ 3,100,000	\$ 6,900,000	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
ENVIRONMENTAL								
43	Trash Enclosure Project	City-Wide	Environmental	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	
44	Frontage Median Bioswale Installation Project	City-Wide	Measure W	\$ 250,000	\$ 150,000	\$ 150,000	\$ 150,000	
45	Wingate Park Regional EWMP Project - Construction	City-Wide	Grants	TBD				
Total				\$ 400,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
COVINA THEATER								
46	Downtown Restaurant Improvements Project	100 N. Citrus Avenue	Building Maintenance	TBD				
47	100-112 N. Citrus Avenue HVAC Replacement Project	100-112 N. Citrus Avenue	Energy Grant/Covina Theater		\$ 500,000			
48	Covina Theater - Lincoln Box Replacement Project	104 N. Citrus Avenue	Covina Theater			\$ 500,000		
Total				\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
COMMUNITY DEVELOPMENT								
49	Frontier Building - Purchase/Improvements	176 E. Badillo Street	General Fund, Grants/Housing Authority	\$ 200,000				
50	Royal Oak Middle School Playground & Ballfields Construction Project	303 Glendora Avenue	TBD		\$ 1,000,000			
51	Navigation Center	Navigation Center	Prop C/Sewer/Water		\$ 1,000,000			
Total				\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - GENERAL GOVERNMENT								
52	City Hall & PW Yard Master Plan & Design Project	City Hall & Public Works Yard	Impact Fees - Gen Govt	\$ 231,178				
Total				\$ 231,178	\$ -	\$ -	\$ -	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - LIBRARY								
53	Covina Recreation Village Project - Furniture, Fixtures & Equipment	Covina Recreation Village	Impact Fees - Library		\$ 190,003			
Total				\$ -	\$ 190,003	\$ -	\$ -	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - POLICE DEPARTMENT								
54	PD Building Feasibility Study Project	Police Department	Impact Fees - PD					\$ 40,826
Total				\$ -	\$ -	\$ -	\$ -	\$ 40,826



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - PARK FACILITIES								
55	Park Master Plan Analysis Project	City-Wide	Impact Fees - Park Fac					\$ 14,632
Total				\$ -	\$ -	\$ -	\$ -	\$ 14,632



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - STREETS								
56	TS Upgrade - 2nd Ave & College Street	2nd Ave & College Street	Impact Fees - Streets		\$ 248,415			
Total				\$ -	\$ 248,415	\$ -	\$ -	\$ -



CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2025-2029								
Item	Project Title	Project Location	Funding Source ⁽¹⁾	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
IMPACT FEES - FIRE								
57	LA County Fire Department - Building Expansion Study Due to Growth	Various LACFD Sites - Owned by the City of Covina	Impact Fees - Fire					\$ 115,353
Total				\$ -	\$ -	\$ -	\$ -	\$ 115,353

Grand Total \$ 14,376,178 \$ 15,748,418 \$ 16,500,000 \$ 20,560,000 \$ 8,470,811

EXHIBIT “C”
City of Covina Development Impact Fee (DIF) Schedule
 Adopted July 16, 2024

The Development Impact Fee Schedule shall be adjusted annually in July of each calendar year, using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available.

Per	Park Land Impact Fee	Park Improvements Impact Fee ¹	Community & Recreation Centers Impact Fee	Library Impact Fee	General Government Impact Fees	Police Impact Fee	Fire Impact Fee	Streets Impact Fee	Traffic Signal Impact Fee	Administrative Fee	Total
Residential Development											
Residential unit < 600 SF	\$1,231	\$820	\$316	\$432	\$387	\$349	\$160	\$5,702	\$659	\$60	\$10,116
Residential unit 600-800 SF	\$1,661	\$1,107	\$427	\$583	\$523	\$369	\$231	\$7,257	\$838	\$78	\$13,075
Residential unit >800-1,200 SF	\$2,769	\$1,846	\$712	\$971	\$871	\$389	\$302	\$9,072	\$1,048	\$107	\$18,087
Residential unit >1,200-1,900 SF	\$4,368	\$2,912	\$1,124	\$1,533	\$1,374	\$409	\$373	\$11,015	\$1,272	\$147	\$24,527
Residential unit >1,900-2,300 SF	\$5,845	\$3,896	\$1,503	\$2,051	\$1,839	\$429	\$445	\$12,830	\$1,482	\$181	\$30,501
Residential unit >2,300	\$7,075	\$4,717	\$1,820	\$2,482	\$2,226	\$449	\$516	\$14,255	\$1,646	\$211	\$35,398
Nonresidential Development											
Each SF Commercial	N/A	N/A	N/A	N/A	\$0.859	\$1.983	\$0.498	\$29.625	\$3.422	\$0.218	\$36.606
Each SF Office	N/A	N/A	N/A	N/A	\$0.627	\$0.16	\$0.178	\$14.903	\$1.721	\$0.105	\$17.695
Each SF Industrial	N/A	N/A	N/A	N/A	\$0.228	\$0.083	\$0.124	\$5.313	\$0.614	\$0.038	\$6.401
Other developments not defined	N/A	N/A	N/A	N/A	\$388 x # employees X 0.54	\$401 per call per year	\$1,778 per call per year	\$12,959 per peak hour trip	\$1,497 per peak hour trip	Calculated as the subtotal X 0.6%	Calculated as the sum of the total of all values in the previous columns

Definitions:

Residential Unit: Residential Unit shall have the same definition as provided within the most current California Building Code. Residential units may consist of but are not limited to attached and detached single-family structures/units, attached or detached duplexes, condominiums, mobile homes, apartments, or dormitories.

Commercial: All commercial, retail, educational, and hotel/motel development.

Office: All general, professional, and medical office development.

Industrial: All manufacturing and warehouse development.

SF: Square Foot

¹ This impact fee only applies to development projects for which no subdivision of land is involved. For projects involving land subdivisions, the required amount of land dedications and/or in-lieu fee payments for public park development shall be governed by Covina’s “Quimby Act” ordinance located at Covina Municipal Code, Chapter 16.28.



CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	July 16, 2024
Title:	Adopt Resolution Confirming the Engineer's Report Dated June 18, 2024 and Ordering the Levying of Assessments on Covina Landscaping District No. 1 for Fiscal Year 2025
Presented by:	Rafael Fajardo, Interim Director of Public Works/City Engineer Sandy Costandy, Senior Management Analyst
Recommendation:	1. Conduct the public hearing and consider all testimony that may be presented; and 2. Adopt Resolution CC 2024-53 confirming the Engineer's Report dated June 18, 2024 and ordering the levying of assessments on the Covina Landscaping District No. 1 for Fiscal Year 2025.

EXECUTIVE SUMMARY/BACKGROUND:

On June 18, 2024, the City Council adopted Resolution CC 2024-37 ordering the City's Assessment Engineer to prepare and file a report levying assessments within the Covina Landscaping District No. 1 for FY 2024-2025 and Resolution CC 2024-38 approving the Engineer's Report and declaring its intention to levy and collect assessments on the Covina Landscaping District No. 1 for FY 2024-2025 and appointing Tuesday, July 16, 2024, at 7:30 p.m. in the Council Chamber, 125 East College Street, Covina, California, as the time and place for hearing protests in relation thereto.

The Covina Landscaping District No. 1 (hereafter referred to as "District") was formed April 6, 1981, pursuant to the provisions of the *California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972* (hereafter referred to as "1972 Act"), in order to provide and maintain public landscape improvements in specified areas within the City of Covina.

Each fiscal year, prior to collecting assessments on the LA County tax roll, the City Council must adopt resolutions directing the City's Assessment Engineer to prepare and file a report regarding the proposed assessment for each Zone, approving the Engineer's Report, declaring the City Council's intention to levy and collect assessments for the upcoming fiscal year, and ordering the levy. The 2024-2025 Engineer's Report for the Covina Landscaping District No. 1 (Attachment A) was prepared for review and presented for consideration during the City Council meeting of June 18, 2024. There were no objections made, and therefore, the Engineer's Report is now presented for approval. Additionally, a public hearing on this matter will be conducted as required in order to receive any protests related to the levy and collection of assessments on the Covina Landscaping District No. 1 for FY 2024-2025.

DISCUSSION:

The revenue collected from assessed properties provides funds for the landscape maintenance of eighteen (18) active zones in the City as described below. A City contractor maintains the landscape improvements within each Zone.

- Zone 1 - Parque Xalapa Area
Description: Located in the southeast region of the City, south of Covina Hills Road, north of Holt Avenue and the San Bernardino Freeway, and east of Grand Avenue. The Zone was established in 1981. The annual assessments provide for landscape maintenance in Parque Xalapa, Forest Hills Drive, the Covina Hills Road Slope, and Oak Tree Park.

Assessment Methodology: Based on lot size and capped per Proposition 218; recommend continuing the maximum assessment of \$56.55 per 1,000 square feet of lot size to cover zone expenses.

- Zone 2 - Arrow Grand Circle Area

Description: Located in the north-central region of the City, south of Arrow Highway, north of Cienega Avenue, and west of Grand Avenue. The Zone was established in April 1981. The annual assessments provide for landscape maintenance at the entrances to Arrow Grand Circle off of Arrow Highway, as well as the north side of Cienega Avenue between Grand Avenue and Barranca Avenue that is adjacent to the properties within the Zone.

Assessment Methodology: Based on lot size and capped per Proposition 218; recommend continuing the maximum assessment of \$17.00 per 1,000 square feet of lot size to cover zone expenses.

- Zone 3 – Golden Grove Way Area

Zone has not been levied since FY 1983-84. The association of property owners along Golden Grove Way took over the maintenance of the landscape improvements originally associated with this Zone.

- Zone 4 – Four Residential Developments Near Arrow Highway/Puente Street

Description: Comprised of four residential developments (single-family and condominium) generally located south of Arrow Highway and north of Puente Street along the Azusa Avenue corridor. These four residential developments are inclusive of Tract 15506, Tract 14394, Tract 18642, Tract 33882, and Tract 34224. The Zone was added to the Covina Landscaping District No. 1 in FY 1986-87. The annual assessments provide for the maintenance of street landscaping (including street tree maintenance) associated with the properties, as well as a portion of the maintenance costs of Azusa Avenue landscaping (15% of the cost).

Assessment Methodology: Based on dwelling units and capped per Proposition 218; recommend continuing the maximum assessment of \$21.90 per dwelling unit to cover zone expenses.

- Zone 5 – Azusa Avenue

Description: Comprised of commercial/industrial properties generally located south of Arrow Highway and north of Badillo Street along the Azusa Avenue corridor. The Zone was added to the Covina Landscaping District No. 1 in FY 1986-87. The annual assessments provide for the maintenance of street landscaping (including street tree maintenance) specifically associated with these properties including 85% of the maintenance costs of Azusa Avenue landscaping.

Assessment Methodology: Based on lot size and capped per Proposition 218; recommend continuing the maximum assessment of \$10.00 per 1,000 square feet of lot size to cover zone expenses.

- Zone 6 – Dalton Place

Description: Annexed into the Covina Landscaping District No. 1 in FY 2017-18. The Zone is comprised of 63 single family residential units, inclusive of Tract 73455. Improvements within this area consist of approximately 6,143 square feet of parkway landscaping and 28 street trees. The annual assessments provide for the maintenance of the parkways and street trees specifically associated with these properties.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$135.71 per dwelling unit to cover zone expenses.

- Zone 7 – Citrus Promenade

Description: Annexed into the Covina Landscaping District No. 1 in FY 2018-19. The Zone is comprised of 117 townhomes, inclusive of Tract No. 74512-1. Improvements within this area consist of median and

parkway landscaping along Citrus Avenue. The annual assessments provide for the maintenance of the median and parkways associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$100.64 per dwelling unit to cover zone expenses.

- Zone 8 – Three Residences on Dexter Street

Description: Annexed into the Covina Landscaping District No. 1 in FY 2018-19. The Zone is comprised of three townhomes, located south of Dexter Street and east of Fourth Avenue. Improvements within this area consist of four street trees. The annual assessments provide for the maintenance of the street trees specifically associated with these properties.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$60.55 per dwelling unit to cover zone expenses.

- Zone 9 – Four Residences on Ruddock Street

Zone has not been levied since FY 2023-24. The development was expected to build out to a four lot residential subdivision. However, the development was never constructed.

- Zone 10 – Atwood

Description: Annexed into the Covina Landscaping District No. 1 in FY 2019-20. The Zone is comprised of 52 townhomes, four live/work lofts, and three office/retail units, located north of Orange Street and west of Citrus Avenue. Improvements within this area consist of 31 street trees. The annual assessments provide for the maintenance of the street trees specifically associated with this development.

Assessment Methodology: Based on dwelling units or commercial lot size and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$37.74 per unit to cover zone expenses.

- Zone 11 – N Citrus Condos

Description: Annexed into the Covina Landscaping District No. 1 in FY 2021-22. Tract No. 73660 generally located west of N. Citrus Avenue and north of W. Orange Street will develop into eight condominiums. Improvements within this area consist of two street trees. The annual assessments provide for the maintenance of the street trees specifically associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$36.11 per dwelling unit to cover zone expenses.

- Zone 12 – N Citrus Commercial Buildings

Description: Annexed into the Covina Landscaping District No. 1 in FY 2021-22. Tract 1224, Lot 6 (401 N. Citrus Avenue) generally located west of N. Citrus Avenue and north of W. Orange Street will develop into two commercial buildings. Improvements within this area consist of six street trees. The annual assessments provide for the maintenance of the street trees specifically associated with this development.

Assessment Methodology: Based on commercial lot size and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$93.27 per 1,000 square feet of lot size to cover zone expenses.

- **Zone 13 – Covina Bowl**
Description: Annexed into the Covina Landscaping District No. 1 in FY 2022-23. The Zone will develop into one restaurant and 132 condominiums, located south of W. San Bernardino Road, north of W. Badillo Street and west of N. Rimsdale Avenue. Improvements within this area consist of 25 street trees and 7,757 square feet of irrigated landscaping. The annual assessments will provide for the maintenance of the street trees and parkway landscaping specifically associated with this development.

Assessment Methodology: Based on dwelling units or commercial lot size and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$56.38 per unit to cover zone expenses.
- **Zone 14 – Zest**
Description: Annexed into the Covina Landscaping District No. 1 in FY 2022-23. The Zone will develop into 151 townhomes, located south of Kelby Park and west of Barranca Avenue. Improvements within this area consist of four street trees and 662 square feet of irrigated landscaping. The annual assessments will provide for the maintenance of the street trees and parkway landscaping specifically associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$13.34 per unit to cover zone expenses.
- **Zone 15 – Campsite Brewery**
Description: Annexed into the Covina Landscaping District No. 1 in FY 2023-24. The Zone was developed into one business comprised of two buildings, located north of Front Street and west of Curtis Avenue. Improvements within this area consist of 12 street trees and 2,307 square feet of irrigated landscaping. The annual assessments will provide for the maintenance of the street trees and parkway landscaping specifically associated with this development.

Assessment Methodology: Based on commercial lot size and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$89.63 per 1,000 square feet of lot size to cover zone expenses.
- **Zone 16 – Two Residences on Puente Street**
Description: Annexed into the Covina Landscaping District No. 1 in FY 2023-24. The Zone will remain as two residential parcels, located north of Puente Street and west of Monte Vista Avenue. Improvements within this area consist of three street trees. The annual assessments will provide for the maintenance of the street trees specifically associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$136.62 per unit to cover zone expenses.
- **Zone 17 – Covina 38**
Description: Annexed into the Covina Landscaping District No. 1 in FY 2023-24. The Zone will develop into 38 residential townhomes, located north of Covina Blvd., west of Fairvale Avenue, and east of Citrus Avenue. Improvements within this area consist of 18 street trees and 3,275 square feet of irrigated landscaping. The annual assessments will provide for the maintenance of the street trees and parkway landscaping specifically associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$94.39 per unit to cover zone expenses.

- Zone 18 – W Puente Townhomes

Description: Annexed into the Covina Landscaping District No. 1 in FY 2023-24. The Zone will develop into 10 residential townhomes, located north of W. Puente Street, east of S. 4th Avenue, and west of S. 3rd Avenue. Improvements within this area consist of 14 street trees and 2,750 square feet of irrigated landscaping. The annual assessments will provide for the maintenance of the street trees and parkway landscaping specifically associated with this development.

Assessment Methodology: Based on dwelling units and adjusted annually by the change in the Consumer Price Index up to a maximum of 3%; recommend the assessment of \$283.01 per unit to cover zone expenses.

The budget summary for each zone is compiled below. Of note, the Department of Public Works has removed certain personnel expenses from the District, and as a result, a Reserve Fund subsidy is no longer required to fund revenue shortages that previously existed in select Zones. Beginning with FY 2023-2024, each Zone’s revenue exceeds its expenditures, and therefore each Zone contributes to the Reserve Fund. For FY 2024-2025, \$129,710 is retained in the Reserve Fund.

Budget Summary, FY 2024-2025

	<u>Assessment Revenue</u>	<u>Expenditures</u>	<u>Required Subsidy</u>	<u>Reserve Fund</u>
Zone 1	\$74,120	\$28,022	\$0	\$46,098
Zone 2	\$24,837	\$13,121	\$0	\$11,716
Zone 4	\$ 5,300	\$ 988	\$0	\$ 4,312
Zone 5	\$69,858	\$29,304	\$0	\$40,554
Zone 6	\$ 8,550	\$ 4,227	\$0	\$ 4,323
Zone 7	\$11,876	\$ 4,749	\$0	\$ 7,127
Zone 8	\$ 182	\$ 26	\$0	\$ 155
Zone 10	\$ 2,947	\$ 427	\$0	\$ 2,520
Zone 11	\$ 289	\$ 42	\$0	\$ 247
Zone 12	\$ 516	\$ 75	\$0	\$ 441
Zone 13	\$ 8,010	\$ 2,761	\$0	\$ 5,249
Zone 14	\$ 2,014	\$ 761	\$0	\$ 1,253
Zone 15	\$ 2,626	\$ 993	\$0	\$ 1,633
Zone 16	\$ 273	\$ 103	\$0	\$ 170
Zone 17	\$ 3,587	\$ 1,434	\$0	\$ 2,152
Zone 18	\$ 2,831	\$ 1,071	\$0	\$ 1,760
Totals	\$217,816	\$88,104	\$0	\$129,710

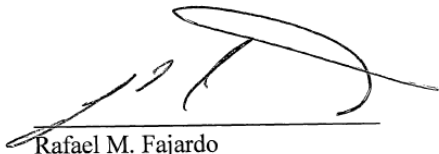
FISCAL IMPACT:

Legally required engineering, advertising, and balloting costs for the Covina Landscaping District No. 1 are included in the FY 2024-2025 Street Trees and Landscaping Assessment District budget (Fund 2720). The proposed action has no impact on the General Fund.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rafael M. Fajardo', written over a horizontal line.

Rafael M. Fajardo
Interim Director of Public Works/City Engineer



City of Covina

Landscaping Maintenance District No. 1

2024/2025 ENGINEER'S REPORT

Intent Meeting: June 18, 2024

Public Hearing: July 16, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Covina Landscaping Maintenance District No. 1

City of Covina

Los Angeles County, State of California

This Report identifies the parcels within the District and all relevant zones therein, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 16 day of July, 2024.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Covina

By: _____

Susana Hernandez, Senior Project Manager
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



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I. OVERVIEW

A. INTRODUCTION

The Covina Landscaping Maintenance District No. 1 (hereafter referred to as the “District”) was formed April 6, 1981 pursuant to the provisions of the *California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972* (hereafter referred to as the “1972 Act”), in order to provide and maintain public landscape improvements in specified areas within the City of Covina. Since formation of the District, the City of Covina (hereafter referred to as the “City”) has annually levied and collected special assessments upon properties within the District for the annual maintenance and operation of the improvements that benefit those properties pursuant to the 1972 Act. The parcels included in the original District formation and all subsequent annexations thereto, are included within a specified benefit zone (hereafter referred to as the “Zone”) based on the specific development of those properties and the improvements and services from which they receive benefit.

This Engineer’s Report (hereafter referred to as the “Report”) describes the District, any proposed changes to the District and the assessments for Fiscal Year 2024/2025. The proposed assessments are based on the City’s estimated cost to maintain the improvements that provide special benefit to properties within the District. The various improvements within the District and the costs of those improvements are identified and budgeted separately for each Zone, including all expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a Zone is assessed proportionately for only those improvements provided in that Zone from which the parcel receives special benefit.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special District benefit assessments.

Upon conclusion of a noticed Public Hearing, the City Council will consider all testimony and written protests presented and will direct any necessary modifications to the Report and approve the Report as submitted or amended. Following final approval of the Report, the City Council will, by resolution, order the improvements to be made, and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025. The assessments as approved will be submitted to the Los Angeles County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel

number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this report and approved by the City Council.

B. DISTRICT BACKGROUND

The Covina Landscaping Maintenance District No. 1 was originally formed in 1981 with Zones 1 and 2 (only Zone 1 was assessed the first year). In Fiscal Year 1982/1983, Zone 2 was assessed for the first time.

In Fiscal Year 1983/1984, Zone 3 was established within the District. Properties within Zone 3 were levied an assessment that first Fiscal Year, but have not been levied an assessment since, because the association of the property owners along Golden Grove Way took over and currently provide for the maintenance of the landscape improvements originally associated with this Zone. These properties, the improvements and the Zone are no longer included as part of the District.

In 1985, the City began the process of annexing additional properties into the District that were being developed to ensure the General Fund would not be impacted by the expense of maintaining street landscaping within the City. Initially, annexation of properties to the District was done by petition (property owner consent and waiver), pursuant to Section 22608 of the 1972 Act. Through this process, the property owners signed a letter consenting to the annexation, which eliminated the lengthy process of resolutions, reports, publications, hearings, etc., otherwise required for the annexation of territory to the District. The properties annexed to the District were designated as either Zone 4 (single-family residences and condominium units) or Zone 5 (commercial/industrial developments).

In Fiscal Year 1986/1987, Zones 4 and 5 were added to the District. The City annexed six properties on the south side of San Bernardino Road, west of Hollenbeck Avenue, in conjunction with the street widening that included street tree planting.

In 1988, the District was expanded again by annexing the properties east and west of Azusa Avenue from Arrow Highway to 600 feet south of Badillo Street in connection with the Azusa Avenue beautification project. Subsequent properties have been annexed to Zones 4 and 5 via the petition of the property owners while others have been included via the public hearing process. This process of annexation to the District continued up through Fiscal Year 1996/1997 when Proposition 218 was approved.

In Fiscal Year 2008/2009, the City initiated and conducted a property owner protest ballot proceeding for a proposed assessment increase for each zone. The proposed assessment increase was not approved by property owners; therefore, the maximum assessment rates remained the same as previously approved.

C. CHANGES TO THE DISTRICT

Pursuant to the provisions of the California Constitution, Article XIID Section 4, and in accordance with the provisions of Government Code, Section 53753, the City has conducted property owner protest ballot proceedings (“Ballot Proceedings”) for the levy of all new Zones. In conjunction with these Ballot Proceedings, the City Council conducted noticed public hearings to consider public testimonies, comments and written protests regarding the annexations, Zone boundaries and Sub-Zones, and the new assessments described herein. Upon conclusion of the public hearings, property owner protest ballots were received, opened and tabulated to determine whether majority protest exists as defined in Article XIID of the California Constitution.

In 1985, the City started annexation proceedings into the landscaping District for properties not already within Zones 1, 2 and 3. As previously indicated, initially the annexation of properties to the District was done by petition (property owner consent and waiver), pursuant to Section 22608 of the 1972 Act as part of various street widening and street tree planting projects and the Azusa Avenue beautification project. Over the course of several years, however, the annexation of properties to both Zone 4 and Zone 5 included several new developments and individual residents that had filed for a building permit. This annexation process eventually created various inconsistencies in the benefit that properties received from the landscape improvements provided by the District. In response to this issue, in 2002 the City’s assessment engineer evaluated the properties within the District and removed from both Zone 4 and Zone 5 those properties that do not receive special benefit from the improvements maintained and budgeted for the District. Although these properties have not been technically detached from the District, they are no longer included in either Zone 4 or Zone 5 and are not subject to the annual assessments for these Zones.

In Fiscal Year 2017/2018 pursuant to the provisions of the 1972 Act and in compliance with the substantive and procedural requirements of Article XIID of the California State Constitution (the “California Constitution”), the City Council of the City of Covina annexed into the District all lots and parcels of land within the planned development identified as Tract No. 73455 (Dalton Place) and established it as new Zone 6 to expand the improvements to be provided and maintained within the District. Tract No. 73455 (Dalton Place) developed into sixty-three (63) single-family residential units.

In Fiscal Year 2018/2019 pursuant to the provisions of the 1972 Act and in compliance with the substantive and procedural requirements of Article XIID of the California State Constitution, the City Council of the City of Covina, annexed into the District all lots and parcels of land within the planned developments identified as Tract No. 74512-1, Parcel Map No. 72690 and Parcel Map No. 73595. Tract No. 74512-1 has been developed with a total of one-hundred seventeen (117) residential units (townhomes) and is identified as Zone 7, Parcel Map No.72690 was developed with three (3) residential units (townhomes) and is

identified as Zone 8 and Parcel Map 73595 is planned for a 4-lot subdivision and is identified as Zone 9.

In Fiscal Year 2019/2020 pursuant to the provisions of the 1972 Act and in compliance with the substantive and procedural requirements of Article XIII D of the California State Constitution, the City Council of the City of Covina, annexed into the District all lots and parcels of land within the planned developments identified as Tract No. 72116. Tract No. 72116 has been developed with sixty-eight (68) townhomes, four (4) live/work lofts and one parcel consisting of three (3) office/retail units and is identified as Zone 10.

In Fiscal Year 2021/2022 pursuant to the provisions of the California Constitution and the 1972 Act, the City Council of the City of Covina, annexed into the District all lots and parcels of land within the planned developments identified as Tract No. 73660 and 401 N. Citrus (Tract 1224, Lot 6). Tract No. 73660 has been developed with eight (8) condominiums (residential units) and is identified as Zone 11 and 401 N. Citrus (Tract 1224, Lot 6) is designated as Zone 12 and has been developed out to two (2) commercial buildings.

In Fiscal Year 2022/2023 pursuant to the provisions of the California Constitution and the 1972 Act, the City Council of the City of Covina annexed into the District all lots and parcels of land within the planned developments identified as Tract No. 82874 (Covina Bowl) and Tract No. 83178 (Zest). Tract No 82874 (Covina Bowl) was defined to be a mixed-use property with commercial and residential units (1 restaurant and 132 condominiums) designated as Zone 13, and Tract No. 83178 (Zest) was designated as Zone 14 planned for 151 residential units (44 flex townhomes and 107 townhome/flats).

In Fiscal Year 2023/2024 pursuant to the provisions of the California Constitution and the 1972 Act, the City Council of the City of Covina annexed into the District all lots and parcels of land within the planned developments identified as Tract No. 45569 (Campsite Brewery), Parcel Map No. 82493, Tract No. 83343, and Tract No. 83203. Tract 45569 (Campsite Brewery) is a commercial development with two (2) buildings on one (1) parcel and was designated as Zone 15; Parcel Map No. 82493 with two (2) residential units was designated as Zone 16; Tract No. 83343 planned for thirty-eight (38) residential townhomes was designated as Zone 17; and Tract No. 83203 designated as Zone 18 will develop out to ten (10) residential townhomes.

The following table lists the Zones currently in and scheduled to be annexed into the Landscape Maintenance District No. 1.

Zone	Tract No./Parcel Map No.	Fiscal Year
1, 2, 3 ⁽¹⁾		1985
4, 5		2002
6	73455 (Dalton Place)	2017/2018
7, 8, 9	74512-1, 72690, 73595	2018/2019
10	72116 (Atwood)	2019/2020
11	73660	2021/2022
12	1224 (Lot 6)	2021/2022
13	82874 (Covina Bowl)	2022/2023
14	83178 (Zest)	2022/2023
15	45569 (Campsite Brewery)	2023/2024
16	82493	2023/2024
17	83343	2023/2024
18	83203	2023/2024
19 ⁽²⁾	84311	2024/2025
20 ⁽²⁾	82315	2024/2025

⁽¹⁾ Zone 3 is no longer part of the District. The maintenance of Zone 3 landscape improvements were taken over by the property owners along Golden Grove Way.

⁽²⁾ Annexation area is currently in process and described in a separate Engineer's Report.

As specified by the California Constitution, Article XIID Section 4e:

“A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.”

II. DESCRIPTION OF THE DISTRICT AND SERVICES

A. DISTRICT ZONES

The City annually levies and collects assessments in order to maintain and service specific improvements within the District based on the City's estimate of the costs associated with those improvements. The District is currently comprised of eighteen (18) benefit Zones, of which seventeen (17) are active, which include specific properties and the improvements that benefit those properties. Zone 3 is no longer part of the District. The maintenance of Zone 3 landscape improvements were taken over by the property owners along Golden Grove Way.

The District Zones are identified as:

Zone 1

Generally located in the southeast region of the City, south of Covina Hills Road; north of Holt Avenue and the San Bernardino Freeway, and east of Grand Avenue. The Zone was established in April 1981 and the annual assessments provide for the maintenance of landscaping in Parque Xalapa, Forest Hills Drive and Covina Hills Road Slope and Oak Tree Park.

Zone 2

Zone 2 is generally located in the north-central region of the City, south of Arrow Highway, north of Cienega and west of Grand Avenue. The Zone was established in April 1981 and the annual assessments for this Zone provide for the maintenance of landscaping at the entrances to Arrow Grand Circle off Arrow Highway and the north side of Cienega Street between Grand Avenue and Barranca Avenue that is adjacent to the properties within the Zone.

Zone 4

Currently comprised of four (4) residential developments (single-family and condominiums) generally located south of Arrow Highway, north of Puente Street along the Azusa Avenue corridor. These four residential developments are inclusive of Tract 15506, Tract 14394, Tract 18642, Tract 33882 and Tract 34224. The annual assessments for Zone 4 provide for the maintenance of street landscaping (including street tree maintenance) associated with the properties as well as a portion of the maintenance costs of Azusa Avenue landscaping (15% of the costs).

Zone 5

Comprised of the commercial/industrial properties generally located south of Arrow Highway, north of Badillo Street along the Azusa Avenue corridor. The annual assessments for Zone 5 provide for the maintenance of street landscaping (including street tree maintenance) specifically associated with these properties including 85% of the maintenance costs of Azusa Avenue landscaping.

Zone 6

Zone 6 (Dalton Place) was annexed into the District in Fiscal Year 2017/2018. Tract No. 73455 is comprised of sixty-three (63) single-family residential properties, generally located south of E. Cypress Street, west of N. Kidder Avenue and east of N. Banna Avenue. Improvements within this area consist of approximately 6,143 square feet of parkway landscaping and twenty-eight (28) local street trees.

Zone 7

Zone 7 (Citrus Promenade) was annexed into the District in Fiscal Year 2018/2019. Tract No. 74512-1, generally located east of Citrus Avenue and west of Fairvale

Avenue is comprised of one hundred seventeen (117) townhomes. Improvements within this area consist of median and parkway landscaping along Citrus Avenue.

Zone 8

Zone 8 was annexed into the District in Fiscal Year 2018/2019. Parcel Map No. 72690 generally located south of Dexter Street and east of 4th Avenue has been developed into three (3) townhomes and is identified by the Los Angeles County Assessor's Office as parcel 8444-010-031. Improvements within this area consist of four (4) street trees.

Zone 9

Zone 9 was annexed into the District in Fiscal Year 2018/2019. Parcel Map No. 73595 generally located south of E. Ruddock Street, west of Reeder Avenue and north of E. Badillo Street was planned to be subdivided into a four (4) lot residential subdivision and is identified by the Los Angeles County Assessor's Office as parcel 8427-022-045. Improvements within this area were planned for four (4) street trees. However, development has not occurred and Zone 9 has not been levied commencing Fiscal Year 2023/2024.

Zone 10

Zone 10 (Atwood) was annexed into the District in Fiscal Year 2019/2020. Tract No. 72116 generally located south of W. San Bernardino Road, west of N. Citrus Avenue and north of W. Orange Street contains sixty-eight (68) townhomes, four (4) live/work lofts and one parcel containing three (3) office/retail units. Improvements within this area consist of thirty-one (31) street trees.

Zone 11

Zone 11 was annexed into the District in Fiscal Year 2021/2022. Tract No. 73660 generally located west of N. Citrus Avenue and north of W. Orange Street developed into eight (8) condo units and is identified by the Los Angeles County Assessor's Office as parcel 8431-028-113. Improvements within this area consist of two (2) street trees.

Zone 12

Zone 12 was annexed into the District in Fiscal Year 2021/2022. Tract No. 1224 Lot 6, generally located west of N. Citrus Avenue and north of W. Orange Street developed into two (2) commercial buildings and is identified by the Los Angeles County Assessor's Office as parcel 8431-028-111. Improvements within this area will consist of six (6) street trees.

Zone 13

Zone 13 (Covina Bowl) was annexed into the District in Fiscal Year 2022/2023. Tract No. 82874 generally located south of W. San Bernardino Road, north of W. Badillo Street and west of N. Rimsdale Avenue developed out to a restaurant and one hundred thirty-two (132) condominiums originally identified by the Los Angeles

County Assessor's Office as parcels 8434-017-008, 8434-017-009, and 8434-018-020. Improvements within this area will consist of twenty-five (25) street trees and 7,757 square feet of irrigated landscaping.

Zone 14

Zone 14 (Zest) was annexed into the District in Fiscal Year 2022/2023. Tract No. 83178 generally located south of Kelby Park and west of Barranca Avenue developed into one hundred fifty-one (151) townhomes and is currently identified by the Los Angeles County Assessor's Office as parcel 8430-015-018. Improvements within this area will consist of four (4) street trees and 662 square feet of irrigated landscaping.

Zone 15

Zone 15 (Campsite Brewery) was annexed into the District in Fiscal Year 2023/2024. Tract No. 45569 (Campsite Brewery) generally located north of Front Street and west of Curtis Avenue will be one business with two buildings currently identified by the Los Angeles County Assessor's Office as parcel 8430-018-019. Improvements within this area will consist of twelve (12) street trees and 2,307 square feet of irrigated landscaping.

Zone 16

Zone 16 was annexed into the District in Fiscal Year 2023/2024. Parcel Map No. 82493 generally located north of East Puente Street and west of Monte Vista Avenue will remain as two (2) residential parcels currently identified by the Los Angeles County Assessor's Office as parcel 8446-009-020 and 021. Improvements within this area consist of three (3) street trees.

Zone 17

Zone 17 was annexed into the District in Fiscal Year 2023/2024. Tract No. 83343 is generally located north of Covina Boulevard, west of Fairvale Avenue and east of Citrus Avenue and is planned for thirty-eight (38) residential townhomes currently identified by the Los Angeles County Assessor's Office as parcel 8406-019-098. Improvements within this area consist of eighteen (18) street trees and 3,275 square feet of irrigated landscaping.

Zone 18

Zone 18 was annexed into the District in Fiscal Year 2023/2024. Tract No. 83203 is generally located north of W. Puente Street, east of S. 4th Avenue and west of S. 3rd Avenue and is planned for ten (10) residential townhomes currently identified by the Los Angeles County Assessor's Office as parcel 8444-010-028. Improvements within this area consist of fourteen (14) street trees and 2,750 square feet of irrigated landscaping.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the publishing, posting and mailing of notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. DISTRICT IMPROVEMENTS AND SERVICES

As generally defined by the 1972 Act, the improvements and the associated assessment for each Zone may include the following:

- The installation or planting of landscaping.
- The installation, repair or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, retaining walls, sidewalks, stitch piers, paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and
 - a) repair, removal, or replacement of all or any part of any improvements.
 - b) grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) the removal of trimmings, rubbish, debris, and other solid waste.
 - e) the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- Incidental expenses associated with the improvements including, but not limited to:
 - a) the cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) the costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) compensation payable to the County for collection of assessments.
 - d) compensation of any engineer or attorney employed to render services.
 - e) any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) costs associated with any ballot proceedings held for the approval of a new or increased assessment.

The City may allocate the surplus funds in the reserve account for current and future capital improvement projects. These funds can be used for rehabilitation projects, replacements, restorations, upgrades of District improvements or other improvements described in subdivisions (a) to (d) of Section 22525 of the Act. Periodically, funds held as surplus in the reserve account for these purposes may be needed to respond to each Zone's changing maintenance needs or other factors. Section 22525 (a) through (d) of the Act defines improvements as follows:

- a) The installation or planting of landscaping.
- b) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- d) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

III. METHOD OF APPORTIONMENT

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used for the District should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on special benefit to each parcel.

The Method of Apportionment described for this Report utilizes commonly accepted assessment-engineering practices and have been established pursuant to the 1972 Act and the provisions of the Constitution. The method outlined for each Zone is based on the premise that each assessed parcel receives benefit from the improvements maintained and financed by the District's assessments. The desirability of properties within each Zone is enhanced by the presence of well-maintained landscaping in close proximity to those properties. The costs associated with the improvements within each Zone are equitably spread among the benefiting parcels within the Zone and the funds collected shall be dispersed and used for only the improvements and services provided by the District.

The formulas and identifiers for each Zone designation are identified below:

Zones 1, 2, 5, 12 and 15

*Balance to Levy / Total Number of 1,000 sq. ft. (Lot size) = Levy per 1,000 sq. ft.
Converted to Equivalent Benefit Units ("EBU")
Balance to Levy/ Total Number of EBUs= Assessment Rate per EBU*

Zone 4, 6, 7, 8, 9, 11, 14, 16, 17, and 18

*Balance to Levy / Total Number of Units= Levy per Unit
Converted to EBU
Balance to Levy /Total EBU= Assessment Rate per EBU*

Zone 10

Residential

*Balance to Levy / Total Number of Units= Levy per Unit
Converted to EBU
Balance to Levy /Total EBU= Assessment Rate per EBU*

Commercial

*Balance to Levy / Total Number of 1,000 sq. ft. = Levy per 1,000 sq. ft.
Converted to EBU
Balance to Levy/ Total Number of EBUs = Assessment Rate per EBU*

Live/Work

Each residential unit is assessed one (1) Equivalent Benefit Unit (EBU), and each commercial parcel is assessed at a rate per square foot. The 4 live-work units are assessed 1 EBU per residential unit plus 1,000 square feet per levy for non-residential use. It is anticipated that the typical live-work unit will be 5,453.50 SF (square feet) with 70% of the area assigned to non-residential use, which equals 3,809.75 SF.

*Balance to Levy / Total Number of Units (Levy Units) plus Levy per Acre
Converted to EBU
Balance to Levy /Total EBU= Assessment Rate per EBU*

Zone 13

Residential

*Balance to Levy / Total Number of Units= Levy per Unit
Converted to EBU
Balance to Levy /Total EBU= Assessment Rate per EBU*

Commercial

*Balance to Levy / Total Number of 1,000 sq. ft. (Lot Size) = Levy per 1,000 sq. ft.
Converted to EBU
Balance to Levy/ Total Number of EBUs= Assessment Rate per EBU*

The levy amount for each parcel is then calculated by multiplying the Zone Assessment Rate by assigned EBU on each parcel:

Assessment Rate x Parcel's EBU = Parcel Levy Amount

IV. DISTRICT BUDGETS

The following budgets for Fiscal Year 2024/2025 have been prepared pursuant to Chapter 1, Article 4, Section 22569 of the 1972 Act.

The budget and assessment outlined on the following budgets for Zones 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 are based on the City's estimate of the expenses and related funding necessary for the operation, maintenance and servicing of the Zone improvements.

A. ZONE 1 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 1 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$17,273
Landscape Utilities (Water/Electricity)	1,088
Tree Trimming	0
Maintenance & Street Infrastructure	3,390
Rehabilitation & Replacement	323
Professional Services	3,573
Total Annual Landscape Maintenance Expenses	\$25,647
Administration	
Administration - Overhead	\$2,207
County Administration Fee	83
Legal Notices	85
Total Administration	\$2,375
Total Costs & Expenses	\$28,022
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$46,098
General Fund (Contribution)	0
Total Levy Adjustments	\$46,098
BALANCE TO LEVY	\$74,120
DISTRICT STATISTICS	
Total Parcels	61
Parcels Levied	61
Total EBUs	1,311
Maximum Assessment per EBU ⁽¹⁾	\$56.55
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$56.55

⁽¹⁾ Rates do not have an annual inflator.
Note: Totals may not foot due to rounding.

B. ZONE 2 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 2 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$5,788
Landscape Utilities (Water/Electricity)	365
Tree Trimming	3,731
Maintenance & Street Infrastructure	1,136
Rehabilitation & Replacement	108
Professional Services	1,197
Total Annual Landscape Maintenance Expenses	\$12,325
Administration	
Administration - Overhead	\$739
County Administration Fee	28
Legal Notices	29
Total Administration	\$796
Total Costs & Expenses	\$13,121
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$11,716
General Fund (Contribution)	0
Total Levy Adjustments	\$11,716
BALANCE TO LEVY	\$24,837
DISTRICT STATISTICS	
Total Parcels	38
Parcels Levied	38
Total EBUs	1,461
Maximum Assessment per EBU ⁽¹⁾	\$17.00
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$17.00

⁽¹⁾ Rates do not have an annual inflator.
 Note: Totals may not foot due to rounding.

C. ZONE 4 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 4 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	259
Tree Trimming	38
Maintenance & Street Infrastructure	242
Rehabilitation & Replacement	23
Professional Services	255
Total Annual Landscape Maintenance Expenses	\$818
Administration	
Administration - Overhead	\$158
County Administration Fee	6
Legal Notices	6
Total Administration	\$170
Total Costs & Expenses	\$988
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$4,312
General Fund (Contribution)	0
Total Levy Adjustments	\$4,312
BALANCE TO LEVY	\$5,300
DISTRICT STATISTICS	
Total Parcels	242
Parcels Levied	242
Total EBUs	242
Maximum Assessment per EBU ⁽¹⁾	\$21.90
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$21.90

⁽¹⁾ Rates do not have an annual inflator.

Note: Totals may not foot due to rounding.

D. ZONE 5 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 5 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$16,279
Landscape Utilities (Water/Electricity)	3,415
Tree Trimming	504
Maintenance & Street Infrastructure	3,195
Rehabilitation & Replacement	305
Professional Services	3,368
Total Annual Landscape Maintenance Expenses	\$27,066
Administration	
Administration - Overhead	\$2,080
County Administration Fee	79
Legal Notices	80
Total Administration	\$2,238
Total Costs & Expenses	\$29,304
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$40,554
General Fund (Contribution)	0
Total Levy Adjustments	\$40,554
BALANCE TO LEVY	\$69,858
DISTRICT STATISTICS	
Total Parcels	116
Parcels Levied	116
Total EBUs	6,986
Maximum Assessment per EBU ⁽¹⁾	\$10.00
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$10.00

⁽¹⁾ Rates do not have an annual inflator.

Note: Totals may not foot due to rounding.

The following budgets represent an estimate of the special benefit expenses anticipated to be collected for Fiscal Year 2024/2025 at the time this Report was prepared and establishes the maximum assessment rates to increase by an amount equal to the lesser of: (1) three percent (3%), or (2) annual percentage increase of the Local Consumer Price Index (CPI) for "All Urban Consumers" for the Los Angeles-Long Beach-Anaheim, CA (February 2023 to February 2024) which is 3.357%. The maximum assessment rate therefore increased by 3% for Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18.

E. ZONE 6 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 6 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$1,992
Landscape Utilities (Water/Electricity)	1,120
Tree Trimming	0
Maintenance & Street Infrastructure	391
Rehabilitation & Replacement	37
Professional Services	412
Total Annual Landscape Maintenance Expenses	\$3,953
Administration	
Administration - Overhead	\$255
County Administration Fee	10
Legal Notices	10
Total Administration	\$274
Total Costs & Expenses	\$4,227
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$4,323
General Fund (Contribution)	0
Total Levy Adjustments	\$4,323
BALANCE TO LEVY	\$8,550
DISTRICT STATISTICS	
Total Parcels	63
Parcels Levied	63
Total EBUs	63
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$360.95
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$135.71

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

F. ZONE 7 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 7 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$2,768
Landscape Utilities (Water/Electricity)	433
Tree Trimming	0
Maintenance & Street Infrastructure	543
Rehabilitation & Replacement	52
Professional Services	573
Total Annual Landscape Maintenance Expenses	\$4,368
Administration	
Administration - Overhead	\$354
County Administration Fee	13
Legal Notices	14
Total Administration	\$380
Total Costs & Expenses	\$4,749
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$7,127
General Fund (Contribution)	0
Total Levy Adjustments	\$7,127
BALANCE TO LEVY	\$11,876
DISTRICT STATISTICS	
Total Parcels	118
Parcels Levied	118
Total EBUs	118
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$100.64
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$100.64

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

G. ZONE 8 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 8 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	3
Tree Trimming	0
Maintenance & Street Infrastructure	8
Rehabilitation & Replacement	1
Professional Services	9
Total Annual Landscape Maintenance Expenses	\$21
Administration	
Administration - Overhead	\$5
County Administration Fee	0
Legal Notices	0
Total Administration	\$6
Total Costs & Expenses	\$26
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$155
General Fund (Contribution)	0
Total Levy Adjustments	\$155
BALANCE TO LEVY	\$182
DISTRICT STATISTICS	
Total Parcels	1
Parcels Levied	1
Total EBUs	3
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$60.55
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$60.55

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

H. ZONE 9 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 9 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	0
Tree Trimming	0
Maintenance & Street Infrastructure	0
Rehabilitation & Replacement	0
Professional Services	0
Total Annual Landscape Maintenance Expenses	\$0
Administration	
Administration - Overhead	\$0
County Administration Fee	0
Legal Notices	0
Total Administration	\$0
Total Costs & Expenses	\$0
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$0
General Fund (Contribution)	0
Total Levy Adjustments	\$0
BALANCE TO LEVY	\$0
DISTRICT STATISTICS	
Total Parcels	1
Parcels Levied	0
Total EBUs	4
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$48.69
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$0.00

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

I. ZONE 10 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 10 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	43
Tree Trimming	0
Maintenance & Street Infrastructure	135
Rehabilitation & Replacement	13
Professional Services	142
Total Annual Landscape Maintenance Expenses	\$333
Administration	
Administration - Overhead	\$88
County Administration Fee	3
Legal Notices	3
Total Administration	\$94
Total Costs & Expenses	\$427
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$2,520
General Fund (Contribution)	0
Total Levy Adjustments	\$2,520
BALANCE TO LEVY	\$2,947
DISTRICT STATISTICS	
Total Parcels	73
Parcels Levied	73
Total EBUs	78
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$37.74
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$37.74

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

J. ZONE 11 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 11 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	4
Tree Trimming	0
Maintenance & Street Infrastructure	13
Rehabilitation & Replacement	1
Professional Services	14
Total Annual Landscape Maintenance Expenses	\$33
Administration	
Administration Overhead	\$9
County Administration Fee	0
Legal Notices	0
Total Administration	\$9
Total Costs & Expenses	\$42
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$247
General Fund (Contribution)	0
Total Levy Adjustments	\$247
BALANCE TO LEVY	\$289
DISTRICT STATISTICS	
Total Parcels	1
Parcels Levied	1
Total EBUs	8
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$36.11
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$36.11

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

K. ZONE 12 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 12 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$0
Landscape Utilities (Water/Electricity)	8
Tree Trimming	0
Maintenance & Street Infrastructure	24
Rehabilitation & Replacement	2
Professional Services	25
Total Annual Landscape Maintenance Expenses	\$58
Administration	
Administration - Overhead	\$15
County Administration Fee	1
Legal Notices	1
Total Administration	\$17
Total Costs & Expenses	\$75
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$441
General Fund (Contribution)	0
Total Levy Adjustments	\$441
BALANCE TO LEVY	\$516
DISTRICT STATISTICS	
Total Parcels at Built -Out	1
Parcels Levied at Built Out	1
Total EBUs	6
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$93.27
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$93.27

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

L. ZONE 13 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 13 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$1,867
Landscape Utilities (Water/Electricity)	118
Tree Trimming	0
Maintenance & Street Infrastructure	205
Rehabilitation & Replacement	35
Professional Services	386
Total Annual Landscape Maintenance Expenses	\$2,610
Administration	
Administration - Overhead	\$133
County Administration Fee	9
Legal Notices	9
Total Administration	\$151
Total Costs & Expenses	\$2,761
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$5,249
General Fund (Contribution)	0
Total Levy Adjustments	\$5,249
BALANCE TO LEVY	\$8,010
DISTRICT STATISTICS	
Current Parcel Count	56
Total Parcels at Built -Out	133
Parcels Levied at Built Out	133
Total EBUs	142
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$56.38
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$56.38

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

M. ZONE 14 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 14 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$469
Landscape Utilities (Water/Electricity)	30
Tree Trimming	0
Maintenance & Street Infrastructure	92
Rehabilitation & Replacement	9
Professional Services	97
Total Annual Landscape Maintenance Expenses	\$697
Administration	
Administration - Overhead	\$60
County Administration Fee	2
Legal Notices	2
Total Administration	\$64
Total Costs & Expenses	\$761
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$1,253
General Fund (Contribution)	0
Total Levy Adjustments	\$1,253
BALANCE TO LEVY	\$2,014
DISTRICT STATISTICS	
Current Parcel Count	1
Total Parcels at Built -Out	151
Parcels Levied at Built Out	151
Total EBUs	151
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$13.34
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$13.34

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

N. ZONE 15 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 15 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$612
Landscape Utilities (Water/Electricity)	39
Tree Trimming	0
Maintenance & Street Infrastructure	120
Rehabilitation & Replacement	11
Professional Services	127
Total Annual Landscape Maintenance Expenses	\$909
Administration	
Administration - Overhead	\$78
County Administration Fee	3
Legal Notices	3
Total Administration	\$84
Total Costs & Expenses	\$993
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$1,633
General Fund (Contribution)	0
Total Levy Adjustments	\$1,633
BALANCE TO LEVY	\$2,626
DISTRICT STATISTICS	
Total Parcels	1
Parcels Levied	1
Total EBUs	29
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$89.63
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$89.63

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

O. ZONE 16 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 16 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$64
Landscape Utilities (Water/Electricity)	4
Tree Trimming	0
Maintenance & Street Infrastructure	12
Rehabilitation & Replacement	1
Professional Services	13
Total Annual Landscape Maintenance Expenses	\$95
Administration	
Administration - Overhead	\$8
County Administration Fee	0
Legal Notices	0
Total Administration	\$9
Total Costs & Expenses	\$103
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$170
General Fund (Contribution)	0
Total Levy Adjustments	\$170
BALANCE TO LEVY	\$273
DISTRICT STATISTICS	
Current Parcel Count	2
Total Parcels at Built -Out	2
Parcels Levied at Built Out	2
Total EBUs	2
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$136.62
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$136.62

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

P. ZONE 17 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 17 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$836
Landscape Utilities (Water/Electricity)	131
Tree Trimming	0
Maintenance & Street Infrastructure	164
Rehabilitation & Replacement	16
Professional Services	173
Total Annual Landscape Maintenance Expenses	\$1,319
Administration	
Administration - Overhead	\$107
County Administration Fee	4
Legal Notices	4
Total Administration	\$115
Total Costs & Expenses	\$1,434
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$2,152
General Fund (Contribution)	0
Total Levy Adjustments	\$2,152
BALANCE TO LEVY	\$3,587
DISTRICT STATISTICS	
Current Parcel Count	1
Total Parcels at Built -Out	38
Parcels Levied at Built Out	38
Total EBUs	38
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$94.39
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$94.39

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

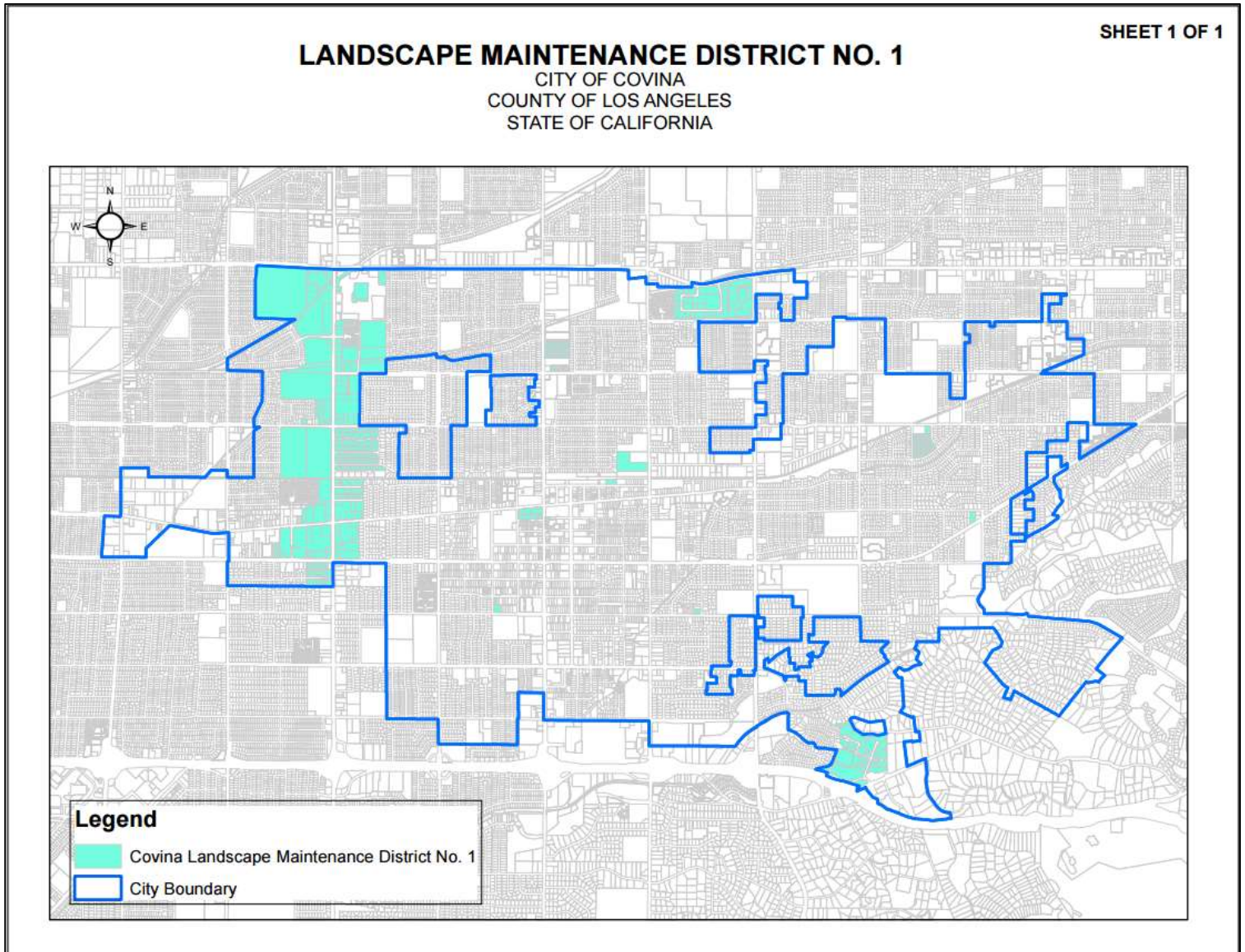
Q. ZONE 18 BUDGET, FISCAL YEAR 2024/2025

BUDGET ITEM	Zone 18 Budget
ANNUAL MAINTENANCE (DIRECT COSTS)	
Landscape Maintenance Expenses	
Landscape Maintenance and Appurtenant Facilities	\$660
Landscape Utilities (Water/Electricity)	42
Tree Trimming	0
Maintenance & Street Infrastructure	129
Rehabilitation & Replacement	12
Professional Services	136
Total Annual Landscape Maintenance Expenses	\$979
Administration	
Administration - Overhead	\$84
County Administration Fee	3
Legal Notices	4
Total Administration	\$92
Total Costs & Expenses	\$1,071
LEVY ADJUSTMENTS	
Reserve Fund (Contribution)	\$1,760
General Fund (Contribution)	0
Total Levy Adjustments	\$1,760
BALANCE TO LEVY	\$2,831
DISTRICT STATISTICS	
Current Parcel Count	1
Total Parcels at Built -Out	10
Parcels Levied at Built Out	10
Total EBUs	10
Maximum Assessment per EBU - FY 2024/2025 ⁽¹⁾	\$283.01
Proposed Assessment for FY 2024/2025 ⁽¹⁾	\$283.01

⁽¹⁾ Proposed Maximum and Assessment rates increased by 3.0 percent.
 Note: Totals may not foot due to rounding.

V. DISTRICT DIAGRAM

An Assessment District Diagram has previously been prepared for the District in the format required pursuant to the 1972 Act. The Diagram is on file with the City Clerk and is, by reference, made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours. Areas that comprise the District are identified on the map below.



VI. ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the Covina Landscaping Maintenance District No. 1 and the Zones therein, shall be the Assessor's Parcel Numbers (APN) recognized by the Los Angeles County Auditor/Controller for the Fiscal Year in which this Report is prepared and identified on the corresponding Los Angeles County Assessor's Parcel Maps. A listing of parcels within the District and assessed for Fiscal Year 2024/2025, along with the proposed assessment amounts, shall be submitted to the City Clerk either as part of this Report or under a separate cover, and shall be open to public inspection.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the assessment rates to be levied against each eligible parcel within the respective Zones and thereby constitutes the approved levy and collection of assessments for the Fiscal Year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the Fiscal Year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Zone 1

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8447-020-026	1175	E GARVEY ST	1	29.00	\$56.55	\$56.55	\$1,639.95
8447-021-049	1345	CENTER COURT DR	1	14.00	\$56.55	\$56.55	791.70
8447-021-050	920	S VILLAGE OAKS DR	1	12.00	\$56.55	\$56.55	678.60
8447-021-054	908	S VILLAGE OAKS DR	1	20.00	\$56.55	\$56.55	1,131.00
8447-021-064	917	S VILLAGE OAKS DR	1	13.00	\$56.55	\$56.55	735.15
8447-021-065	927	S VILLAGE OAKS DR	1	13.00	\$56.55	\$56.55	735.15
8447-021-072	1373	CENTER COURT DR	1	43.00	\$56.55	\$56.55	2,431.65
8447-021-074	861	S VILLAGE OAKS DR	1	49.00	\$56.55	\$56.55	2,770.95
8447-021-075	885	S VILLAGE OAKS DR	1	70.00	\$56.55	\$56.55	3,958.50
8447-021-080	874	S VILLAGE OAKS DR	1	39.00	\$56.55	\$56.55	2,205.45
8447-021-082	880	S OAK PARK RD	1	32.00	\$56.55	\$56.55	1,809.60
8447-021-092	845	S OAK PARK RD	1	16.00	\$56.55	\$56.55	904.80
8447-021-093	861	S OAK PARK RD	1	16.00	\$56.55	\$56.55	904.80
8447-021-094	1302	E COVINA HILLS RD	1	26.00	\$56.55	\$56.55	1,470.30
8447-021-095	818	S OAK PARK RD	1	102.00	\$56.55	\$56.55	5,768.10
8447-021-096	1211	CENTER COURT DR	1	41.00	\$56.55	\$56.55	2,318.55
8447-021-097	1275	CENTER COURT DR	1	25.00	\$56.55	\$56.55	1,413.75
8447-021-098	858	S OAK PARK RD	1	72.00	\$56.55	\$56.55	4,071.60
8447-031-028	960	S VILLAGE OAKS DR	1	16.00	\$56.55	\$56.55	904.80
8447-031-029	1338	CENTER COURT DR	1	8.00	\$56.55	\$56.55	452.40
8447-031-030	1338	CENTER COURT DR	1	7.00	\$56.55	\$56.55	395.85
8447-031-031	1278	CENTER COURT DR	1	15.00	\$56.55	\$56.55	848.25
8447-031-032	1290	CENTER COURT DR	1	16.00	\$56.55	\$56.55	904.80
8447-031-033	957	S VILLAGE OAKS DR	1	15.00	\$56.55	\$56.55	848.25
8447-031-034	957	S VILLAGE OAKS DR	1	2.00	\$56.55	\$56.55	113.10
8447-031-035	969	S VILLAGE OAKS DR	1	11.00	\$56.55	\$56.55	622.05
8447-031-036	969	S VILLAGE OAKS DR	1	11.00	\$56.55	\$56.55	622.05
8447-031-037		SITUS NOT AVAILABLE	1	1.00	\$56.55	\$56.55	56.55
8447-031-038	979	S VILLAGE OAKS DR	1	21.00	\$56.55	\$56.55	1,187.55
8447-031-045	1211	E GARVEY ST	1	21.00	\$56.55	\$56.55	1,187.55
8447-031-047	1373	CENTER COURT DR	1	32.00	\$56.55	\$56.55	1,809.60
8447-031-050	970	S VILLAGE OAKS DR	1	62.00	\$56.55	\$56.55	3,506.10
8447-031-051	1272	CENTER COURT DR	1	50.00	\$56.55	\$56.55	2,827.50
8447-031-052	1270	E GARVEY ST	1	42.00	\$56.55	\$56.55	2,375.10
8447-031-053	1211	E GARVEY ST	1	218.00	\$56.55	\$56.55	12,327.90
8447-031-057	1221	CENTER COURT DR	1	7.10	\$56.55	\$56.55	401.51
8447-031-058	1231	CENTER COURT DR	1	5.40	\$56.55	\$56.55	305.37
8447-031-059	1241	CENTER COURT DR	1	6.00	\$56.55	\$56.55	339.30
8447-031-060	990	EVERGREEN CIRCLE	1	8.30	\$56.55	\$56.55	469.37
8447-031-061	980	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-062	970	EVERGREEN CIRCLE	1	3.60	\$56.55	\$56.55	203.58
8447-031-063	960	EVERGREEN CIRCLE	1	3.60	\$56.55	\$56.55	203.58
8447-031-064	950	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-065	942	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-066	930	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-067	1240	E CENTER COURT DR	1	5.20	\$56.55	\$56.55	294.06
8447-031-068	1230	E CENTER COURT DR	1	5.20	\$56.55	\$56.55	294.06
8447-031-069	935	EVERGREEN CIRCLE	1	5.20	\$56.55	\$56.55	294.06
8447-031-070	945	EVERGREEN CIRCLE	1	4.70	\$56.55	\$56.55	265.79
8447-031-071	955	EVERGREEN CIR	1	4.60	\$56.55	\$56.55	260.13
8447-031-072	965	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-073	975	EVERGREEN CIRCLE	1	4.20	\$56.55	\$56.55	237.51
8447-031-074	985	EVERGREEN CIRCLE	1	4.80	\$56.55	\$56.55	271.44
8447-031-075	995	EVERGREEN CIRCLE	1	8.20	\$56.55	\$56.55	463.71
8447-031-076	1222	EVERGREEN CIR	1	4.40	\$56.55	\$56.55	248.82
8447-031-077	1232	EVERGREEN CIR	1	4.80	\$56.55	\$56.55	271.44
8447-031-078	1242	EVERGREEN CIR	1	5.00	\$56.55	\$56.55	282.75

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8447-031-079	1220	CENTER COURT DR	1	4.40	\$56.55	\$56.55	248.82
8447-031-080	1225	EVERGREEN CIR	1	4.70	\$56.55	\$56.55	265.79
8447-031-081	1235	EVERGREEN CIR	1	5.10	\$56.55	\$56.55	288.41
8447-031-082	1245	EVERGREEN CIR	1	5.20	\$56.55	\$56.55	294.06
Total:							\$74,120.11
Parcel Count:							61

Note: Totals may not foot due to rounding.

Zone 2

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8405-001-021	1319	N GRAND AVE	2	14.00	\$17.00	\$17.00	\$238.00
8405-001-030	1371	N GRAND AVE	2	25.00	\$17.00	\$17.00	425.00
8405-001-032	870	E ARROW HWY	2	29.00	\$17.00	\$17.00	493.00
8405-001-035	1325	N GRAND AVE	2	122.00	\$17.00	\$17.00	2,074.00
8405-001-036	1359	N GRAND AVE	2	76.00	\$17.00	\$17.00	1,292.00
8405-001-037	1359	N GRAND AVE	2	118.00	\$17.00	\$17.00	2,006.00
8405-001-038	1365	N GRAND AVE	2	78.00	\$17.00	\$17.00	1,326.00
8405-001-039	1411	N GRAND AVE	2	50.00	\$17.00	\$17.00	850.00
8405-001-040		SITUS NOT AVAILABLE	2	2.00	\$17.00	\$17.00	34.00
8405-001-041		SITUS NOT AVAILABLE	2	65.00	\$17.00	\$17.00	1,105.00
8405-003-009	746	ARROW GRAND CIR	2	37.00	\$17.00	\$17.00	629.00
8405-003-010	742	ARROW GRAND CIR	2	18.00	\$17.00	\$17.00	306.00
8405-003-011	738	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-012	732	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-013	684	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-019	726	ARROW GRAND CIR	2	38.00	\$17.00	\$17.00	646.00
8405-003-020	712	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-021	800	E ARROW HWY	2	15.00	\$17.00	\$17.00	255.00
8405-003-022	800	E ARROW HWY	2	18.00	\$17.00	\$17.00	306.00
8405-003-023	688	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-024	677	ARROW GRAND CIR	2	60.00	\$17.00	\$17.00	1,020.00
8405-003-027	718	ARROW GRAND CIRCLE	2	19.00	\$17.00	\$17.00	323.00
8405-003-028	754	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-029	692	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-030	706	ARROW GRAND CIR	2	45.00	\$17.00	\$17.00	765.00
8405-003-031	685	ARROW GRAND CIR	2	20.00	\$17.00	\$17.00	340.00
8405-003-032	740	E ARROW HWY	2	93.00	\$17.00	\$17.00	1,581.00
8405-003-033		SITUS NOT AVAILABLE	2	2.00	\$17.00	\$17.00	34.00
8405-003-034	727	ARROW GRAND CIR	2	30.00	\$17.00	\$17.00	510.00
8405-003-037	668	ARROW GRAND CIR	2	32.00	\$17.00	\$17.00	544.00
8405-003-038	681	ARROW GRAND CIR	2	18.00	\$17.00	\$17.00	306.00
8405-003-039	719	ARROW GRAND CIR	2	20.00	\$17.00	\$17.00	340.00
8405-003-040	750	ARROW GRAND CIR	2	18.00	\$17.00	\$17.00	306.00
8405-003-043	760	ARROW GRAND CIR	2	45.00	\$17.00	\$17.00	765.00
8405-003-044	702	ARROW GRAND CIR	2	18.00	\$17.00	\$17.00	306.00
8405-003-045	696	ARROW GRAND CIR	2	19.00	\$17.00	\$17.00	323.00
8405-003-046	715	ARROW GRAND CIR	2	40.00	\$17.00	\$17.00	680.00
8405-003-047	753	ARROW GRAND CIR	2	144.00	\$17.00	\$17.00	2,448.00
Total:							\$24,837.00
Parcel Count:							38

Note: Totals may not foot due to rounding.

Zone 4

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8408-022-008	814	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	\$21.90
8408-022-009	814	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-010	814	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-011	814	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-012	814	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-013	814	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-014	808	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-015	808	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-016	808	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-017	808	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-018	808	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-019	808	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-020	800	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-021	800	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-022	800	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-023	800	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-024	800	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-025	800	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-026	800	W GRONDAHL ST #G	4	1.00	\$21.90	\$21.90	21.90
8408-022-027	800	W GRONDAHL ST #H	4	1.00	\$21.90	\$21.90	21.90
8408-022-028	800	W GRONDAHL ST #I	4	1.00	\$21.90	\$21.90	21.90
8408-022-029	800	W GRONDAHL ST #J	4	1.00	\$21.90	\$21.90	21.90
8408-022-030	801	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-031	801	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-032	801	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-033	801	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-034	801	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-035	801	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-036	801	W GRONDAHL ST #G	4	1.00	\$21.90	\$21.90	21.90
8408-022-037	801	W GRONDAHL ST #H	4	1.00	\$21.90	\$21.90	21.90
8408-022-038	801	W GRONDAHL ST #I	4	1.00	\$21.90	\$21.90	21.90
8408-022-039	801	W GRONDAHL ST #J	4	1.00	\$21.90	\$21.90	21.90
8408-022-040	813	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-041	813	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-042	813	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-043	813	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-044	813	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-045	813	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-046	815	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-047	815	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-048	815	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-049	815	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-050	815	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-051	815	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-052	809	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-053	809	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-055	809	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-056	811	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-057	811	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-058	811	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-059	811	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-060	811	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-061	811	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-062	807	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-063	807	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-064	807	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-065	807	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8408-022-066	805	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-067	805	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-068	805	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-069	805	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-070	804	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-071	804	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-072	804	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-073	804	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-074	804	W GRONDAHL ST #E	4	1.00	\$21.90	\$21.90	21.90
8408-022-075	804	W GRONDAHL ST #F	4	1.00	\$21.90	\$21.90	21.90
8408-022-076	806	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-077	806	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-078	806	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-079	806	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-080	812	W GRONDAHL ST #A	4	1.00	\$21.90	\$21.90	21.90
8408-022-081	812	W GRONDAHL ST #B	4	1.00	\$21.90	\$21.90	21.90
8408-022-082	812	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8408-022-083	812	W GRONDAHL ST #D	4	1.00	\$21.90	\$21.90	21.90
8408-022-086	809	W GRONDAHL ST #C	4	1.00	\$21.90	\$21.90	21.90
8421-001-028	1076	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-029	1078	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-030	1080	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-031	1082	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-032	1084	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-033	1086	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-034	1072	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-035	1070	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-036	1068	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-037	1066	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-038	1064	N LA BREDA ST #11	4	1.00	\$21.90	\$21.90	21.90
8421-001-039	1054	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-040	1056	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-041	1058	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-042	1060	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-043	1052	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-044	1050	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-045	1048	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-046	1046	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-047	1044	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-048	1042	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-049	1030	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-050	1032	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-051	1034	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-052	1036	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-053	1038	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-054	1040	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-055	1028	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-056	1026	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-057	1024	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-058	1022	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-059	1020	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8421-001-060	1018	N LA BREDA ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-001	733	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-002	745	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-003	755	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-004	767	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-005	777	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-006	805	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-008-007	808	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-008	780	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8432-008-009	776	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-010	766	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-011	754	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-012	742	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-008-013	730	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-001	815	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-009-002	827	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-009-003	841	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-009-006	865	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-009-007	877	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-009-008	874	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-009	860	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-010	850	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-011	840	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-012	828	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-013	818	W CYPRESS ST	4	1.00	\$21.90	\$21.90	21.90
8432-009-014	853	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-001	876	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-002	868	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-003	860	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-004	852	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-005	844	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-006	836	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-007	828	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-008	820	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-009	812	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-010	804	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-011	786	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-012	778	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-013	770	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-014	762	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-015	754	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-016	746	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-017	738	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-018	728	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-019	729	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-020	739	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-021	747	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-022	755	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-023	763	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-024	771	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-025	779	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-026	787	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-027	805	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-028	813	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-029	821	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-030	829	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-031	837	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-032	845	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-033	853	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-034	861	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-035	869	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-036	877	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-037	876	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-038	868	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-039	860	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-040	852	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-041	844	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-042	836	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-043	828	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8432-012-044	820	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-045	812	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-046	804	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-047	786	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-048	778	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-049	770	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-050	762	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-051	754	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-052	746	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-053	738	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-054	728	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-055	718	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-056	706	W EDNA PL	4	1.00	\$21.90	\$21.90	21.90
8432-012-057	733	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-058	745	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-059	765	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-060	775	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-061	785	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-062	795	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-063	805	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-064	815	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-065	825	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-066	835	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-067	845	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-068	855	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-069	865	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-070	875	W GRISWOLD RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-071	876	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-072	868	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-073	854	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-074	840	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-075	826	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-076	818	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-077	804	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-078	776	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-079	768	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-080	756	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-081	744	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8432-012-082	732	W CHESTER RD	4	1.00	\$21.90	\$21.90	21.90
8442-006-001	980	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-002	968	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-003	960	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-004	952	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-005	944	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-006	936	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-007	928	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-009	912	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-014	931	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-015	939	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-016	945	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-017	955	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-018	961	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-019	971	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-021	923	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-022	905	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-006-024	918	W BADILLO ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-001	978	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-002	970	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-003	954	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-004	946	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8442-007-005	936	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-006	930	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-007	922	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-008	914	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
8442-007-009	904	W GROVECENTER ST	4	1.00	\$21.90	\$21.90	21.90
Total:							\$5,299.80
Parcel Count:							242

Note: Totals may not foot due to rounding.

Zone 5

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8408-001-001	700	W ARROW HWY	5	10.00	\$10.00	\$10.00	\$100.00
8408-001-034	710	W ARROW HWY	5	59.00	\$10.00	\$10.00	590.00
8408-001-042	1422	N AZUSA AVE	5	15.00	\$10.00	\$10.00	150.00
8408-001-047	1414	N AZUSA AVE	5	150.00	\$10.00	\$10.00	1,500.00
8408-001-048	1406	N AZUSA AVE	5	12.00	\$10.00	\$10.00	120.00
8408-001-049	1404	N AZUSA AVE	5	23.00	\$10.00	\$10.00	230.00
8408-021-001	1140	N AZUSA AVE	5	22.00	\$10.00	\$10.00	220.00
8408-021-002	1160	N CONWELL AVE	5	211.00	\$10.00	\$10.00	2,110.00
8408-021-004	827	W COVINA BLVD	5	36.00	\$10.00	\$10.00	360.00
8408-021-005	859	W COVINA BLVD	5	14.00	\$10.00	\$10.00	140.00
8408-021-006	1108	N AZUSA AVE	5	25.00	\$10.00	\$10.00	250.00
8408-021-011	777	W COVINA BLVD	5	164.00	\$10.00	\$10.00	1,640.00
8408-021-012		SITUS NOT AVAILABLE	5	40.00	\$10.00	\$10.00	400.00
8408-021-021	1166	N AZUSA AVE	5	42.00	\$10.00	\$10.00	420.00
8408-021-022	1159	N CONWELL AVE	5	134.00	\$10.00	\$10.00	1,340.00
8408-022-001		SITUS NOT AVAILABLE	5	14.00	\$10.00	\$10.00	140.00
8408-022-002	1270	N AZUSA AVE	5	24.00	\$10.00	\$10.00	240.00
8408-022-003		SITUS NOT AVAILABLE	5	1.00	\$10.00	\$10.00	10.00
8408-022-004		SITUS NOT AVAILABLE	5	17.00	\$10.00	\$10.00	170.00
8408-022-005	1240	N AZUSA AVE	5	30.00	\$10.00	\$10.00	300.00
8408-022-006	1212	N AZUSA AVE	5	20.00	\$10.00	\$10.00	200.00
8408-022-007	1202	N AZUSA AVE	5	18.00	\$10.00	\$10.00	180.00
8409-017-033	1211	N AZUSA AVE	5	16.00	\$10.00	\$10.00	160.00
8409-017-036		SITUS NOT AVAILABLE	5	1.00	\$10.00	\$10.00	10.00
8409-017-037	1151	N AZUSA AVE	5	405.00	\$10.00	\$10.00	4,050.00
8409-019-001	1477	N AZUSA AVE	5	20.00	\$10.00	\$10.00	200.00
8409-019-022	942	W ARROW HWY	5	25.00	\$10.00	\$10.00	250.00
8409-019-023	960	W ARROW HWY	5	181.00	\$10.00	\$10.00	1,810.00
8409-019-024	1433	N AZUSA AVE	5	26.00	\$10.00	\$10.00	260.00
8409-019-025	1421	N AZUSA AVE	5	48.00	\$10.00	\$10.00	480.00
8409-019-026	1453	N AZUSA AVE	5	28.00	\$10.00	\$10.00	280.00
8409-019-027		SITUS NOT AVAILABLE	5	65.00	\$10.00	\$10.00	650.00
8409-019-030	1261	N AZUSA AVE	5	174.00	\$10.00	\$10.00	1,740.00
8409-019-031	1275	N AZUSA AVE	5	581.00	\$10.00	\$10.00	5,810.00
8420-001-038	1045	N AZUSA AVE	5	869.00	\$10.00	\$10.00	8,690.00
8420-001-050	1101	N AZUSA AVE	5	137.00	\$10.00	\$10.00	1,370.00
8420-014-057	1011	W CYPRESS ST	5	17.00	\$10.00	\$10.00	170.00
8420-016-001	1045	N AZUSA AVE	5	32.00	\$10.00	\$10.00	320.00
8420-016-004	1045	N AZUSA AVE	5	44.00	\$10.00	\$10.00	440.00
8420-016-006	929	W CYPRESS ST	5	44.00	\$10.00	\$10.00	440.00
8420-016-008	971	N AZUSA AVE	5	31.00	\$10.00	\$10.00	310.00
8420-016-009	961	N AZUSA AVE	5	19.00	\$10.00	\$10.00	190.00
8420-016-010	945	N AZUSA AVE	5	39.00	\$10.00	\$10.00	390.00
8420-016-011	919	N AZUSA AVE	5	17.00	\$10.00	\$10.00	170.00

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8420-016-012	919	W CYPRESS ST	5	6.00	\$10.00	\$10.00	60.00
8420-016-014	905	N AZUSA AVE	5	10.00	\$10.00	\$10.00	100.00
8421-001-007	912	N AZUSA AVE	5	23.00	\$10.00	\$10.00	230.00
8421-001-010	928	N AZUSA AVE	5	41.00	\$10.00	\$10.00	410.00
8421-001-016	1000	N AZUSA AVE	5	91.00	\$10.00	\$10.00	910.00
8421-001-019	845	W CYPRESS ST	5	27.00	\$10.00	\$10.00	270.00
8421-001-020	1070	N AZUSA AVE	5	24.00	\$10.00	\$10.00	240.00
8421-001-023	1054	N AZUSA AVE	5	58.00	\$10.00	\$10.00	580.00
8421-001-025	1040	N AZUSA AVE	5	61.00	\$10.00	\$10.00	610.00
8421-001-061	1000	N AZUSA AVE	5	251.00	\$10.00	\$10.00	2,510.00
8432-006-009	835	W GLENTANA ST	5	5.00	\$10.00	\$10.00	50.00
8432-006-013	801	W GLENTANA ST	5	8.00	\$10.00	\$10.00	80.00
8432-006-014	781	W GLENTANA ST	5	7.00	\$10.00	\$10.00	70.00
8432-006-015		SITUS NOT AVAILABLE	5	13.00	\$10.00	\$10.00	130.00
8432-006-016		SITUS NOT AVAILABLE	5	3.00	\$10.00	\$10.00	30.00
8432-006-017	578	N AZUSA AVE	5	23.00	\$10.00	\$10.00	230.00
8432-006-018	841	W GLENTANA ST	5	6.00	\$10.00	\$10.00	60.00
8432-006-019	827	W GLENTANA ST	5	10.00	\$10.00	\$10.00	100.00
8432-006-021	809	W GLENTANA ST	5	8.00	\$10.00	\$10.00	80.00
8432-006-022	811	W GLENTANA ST	5	10.00	\$10.00	\$10.00	100.00
8432-015-001	612	N AZUSA AVE	5	12.00	\$10.00	\$10.00	120.00
8432-015-008	807	W FRONT ST	5	10.00	\$10.00	\$10.00	100.00
8432-015-012	776	W FRONT ST	5	15.00	\$10.00	\$10.00	150.00
8432-015-014	802	W FRONT ST	5	15.00	\$10.00	\$10.00	150.00
8432-015-022	783	W FRONT ST	5	19.00	\$10.00	\$10.00	190.00
8432-015-023	859	W FRONT ST	5	4.00	\$10.00	\$10.00	40.00
8432-015-025	602	N AZUSA AVE	5	7.00	\$10.00	\$10.00	70.00
8432-015-026		SITUS NOT AVAILABLE	5	2.00	\$10.00	\$10.00	20.00
8432-015-027	840	W FRONT ST	5	12.00	\$10.00	\$10.00	120.00
8432-015-028	818	W FRONT ST	5	12.00	\$10.00	\$10.00	120.00
8432-015-029	851	W FRONT ST	5	27.00	\$10.00	\$10.00	270.00
8432-015-034	846	W FRONT ST	5	8.00	\$10.00	\$10.00	80.00
8432-015-035	852	W FRONT ST	5	31.00	\$10.00	\$10.00	310.00
8432-015-037		SITUS NOT AVAILABLE	5	12.00	\$10.00	\$10.00	120.00
8432-015-038	815	W FRONT ST	5	19.00	\$10.00	\$10.00	190.00
8432-016-013	801	W SAN BERNARDINO RD	5	30.00	\$10.00	\$10.00	300.00
8432-016-017	781	W SAN BERNARDINO RD	5	10.00	\$10.00	\$10.00	100.00
8432-016-019	871	W SAN BERNARDINO RD	5	20.00	\$10.00	\$10.00	200.00
8432-016-020	540	N AZUSA AVE	5	135.00	\$10.00	\$10.00	1,350.00
8432-016-021	540	N AZUSA AVE	5	18.00	\$10.00	\$10.00	180.00
8432-016-025	820	W GLENTANA ST	5	25.00	\$10.00	\$10.00	250.00
8432-016-026	780	W GLENTANA ST	5	51.00	\$10.00	\$10.00	510.00
8432-016-027	825	W SAN BERNARDINO RD	5	47.00	\$10.00	\$10.00	470.00
8432-032-028	402	N AZUSA AVE	5	17.00	\$10.00	\$10.00	170.00
8432-032-029	306	N AZUSA AVE	5	33.00	\$10.00	\$10.00	330.00
8432-032-030	816	W SAN BERNARDINO RD	5	65.00	\$10.00	\$10.00	650.00
8432-032-031	404	N AZUSA AVE	5	166.00	\$10.00	\$10.00	1,660.00
8432-032-032	420	N AZUSA AVE	5	22.00	\$10.00	\$10.00	220.00
8432-033-007	216	N AZUSA AVE	5	15.00	\$10.00	\$10.00	150.00
8432-033-008	206	N AZUSA AVE	5	103.00	\$10.00	\$10.00	1,030.00
8432-033-009	114	N AZUSA AVE	5	109.00	\$10.00	\$10.00	1,090.00
8432-033-010	100	N AZUSA AVE	5	22.00	\$10.00	\$10.00	220.00
8434-001-005	1009	W SAN BERNARDINO RD	5	38.00	\$10.00	\$10.00	380.00
8434-001-006		SITUS NOT AVAILABLE	5	9.00	\$10.00	\$10.00	90.00
8434-001-007	975	W SAN BERNARDINO RD	5	73.00	\$10.00	\$10.00	730.00
8434-001-008	513	N AZUSA AVE	5	132.00	\$10.00	\$10.00	1,320.00
8434-001-009		SITUS NOT AVAILABLE	5	47.00	\$10.00	\$10.00	470.00
8434-001-010	501	N AZUSA AVE	5	22.00	\$10.00	\$10.00	220.00
8434-001-013	1017	W SAN BERNARDINO RD	5	8.00	\$10.00	\$10.00	80.00
8434-001-017	553	N AZUSA AVE	5	168.00	\$10.00	\$10.00	1,680.00

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8434-001-019		SITUS NOT AVAILABLE	5	20.00	\$10.00	\$10.00	200.00
8434-018-001	107	N AZUSA AVE	5	13.00	\$10.00	\$10.00	130.00
8434-018-002	127	N AZUSA AVE	5	18.00	\$10.00	\$10.00	180.00
8434-018-003	919	W BADILLO ST	5	12.00	\$10.00	\$10.00	120.00
8434-018-007	963	W BADILLO ST	5	14.00	\$10.00	\$10.00	140.00
8434-018-008		SITUS NOT AVAILABLE	5	14.00	\$10.00	\$10.00	140.00
8434-018-021	1085	W BADILLO ST	5	15.00	\$10.00	\$10.00	150.00
8434-018-031	1041	W BADILLO ST	5	89.00	\$10.00	\$10.00	890.00
8434-018-032	925	W BADILLO ST	5	51.00	\$10.00	\$10.00	510.00
8434-018-033	963	W BADILLO ST	5	60.00	\$10.00	\$10.00	600.00
8434-018-035	401	N AZUSA AVE	5	69.60	\$10.00	\$10.00	696.00
8434-018-042	963	W BADILLO ST	5	435.16	\$10.00	\$10.00	4,351.60
Total:							\$69,857.60
Parcel Count:							116

Note: Totals may not foot due to rounding.

Zone 6

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8427-003-004	1505	DALTON PL	6	1.00	\$135.71	\$360.95	\$135.71
8427-003-005	1515	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-006	1521	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-007	1529	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-008	1537	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-009	1547	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-010	1553	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-011	1559	DALTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-012	839	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-013	835	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-014	827	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-015	823	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-016	819	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-017	815	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-018	809	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-019	805	N KIDDER AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-020	1575	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-021	1571	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-022	1567	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-023	1563	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-024	1557	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-025	1551	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-026	1545	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-027	1539	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-028	1533	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-029	1527	E COLVER PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-030	742	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-031	750	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-032	758	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-033	768	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-034	776	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-035	782	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-036	790	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-037	798	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-038	806	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-039	812	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71
8427-003-040	822	N BANNA AVE	6	1.00	\$135.71	\$360.95	135.71

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8427-003-041	821	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-042	811	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-043	803	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-044	795	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-045	787	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-046	779	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-047	771	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-048	761	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-049	1540	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-050	1546	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-051	1552	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-052	1558	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-053	1564	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-054	1568	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-055	1572	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-056	806	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-057	825	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-058	817	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-059	811	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-060	807	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-061	801	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-062	1543	CARLTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-063	800	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-064	808	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-065	816	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
8427-003-066	826	KENSINGTON PL	6	1.00	\$135.71	\$360.95	135.71
Total:							\$8,549.73
Parcel Count:							63

Note: Totals may not foot due to rounding.

Zone 7

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8406-002-049		SITUS NOT AVAILABLE	7	1.00	\$100.64	\$100.64	\$100.64
8406-002-071	1150	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-072	1152	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-073	1158	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-074	1162	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-075	1168	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-076	1169	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-077	1163	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-078	1159	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-079	1155	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-080	1151	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-081	1149	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-082	1143	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-083	1139	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-084	1135	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-085	1131	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-086	1148	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-087	1142	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-088	1138	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-089	1132	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-090	1130	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-091	1149	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-092	1143	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-093	1139	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8406-002-094	1135	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-095	1131	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-096	1130	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-097	1132	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-098	1138	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-099	1142	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-100	1148	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-101	1170	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-102	1172	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-103	1178	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-104	1180	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-105	1182	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-106	1185	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-107	1181	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-108	1179	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-109	1175	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-110	1171	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-111	1131	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-112	1135	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-113	1139	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-114	1143	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-115	1149	ORCHARD DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-116	1142	ORCHARD DR	7	1.00	\$100.63	\$100.64	100.63
8406-002-117	1138	ORCHARD LANE	7	1.00	\$100.63	\$100.64	100.63
8406-002-118	1132	ORCHARD LANE	7	1.00	\$100.63	\$100.64	100.63
8406-002-119	1130	ORCHARD LN	7	1.00	\$100.63	\$100.64	100.63
8406-002-120	1154	ORCHARD DR	7	1.00	\$100.63	\$100.64	100.63
8406-002-121	1149	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-122	1143	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-123	1139	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-124	1135	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-125	1131	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-126	162	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-127	172	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-128	178	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-129	177	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-130	171	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-131	161	BAHIA DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-132	162	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-133	172	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-134	178	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-135	177	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-136	171	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-137	161	BERGAMOT DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-138	1185	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-139	1181	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-140	1179	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-141	1175	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-142	1171	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-143	1169	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-144	1163	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-145	1159	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-146	1155	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-147	1151	HARVEST DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-148	1150	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-149	1152	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-150	1158	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-151	1162	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-152	1168	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-153	1169	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8406-002-154	1163	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-155	1159	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-156	1155	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-157	1151	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-158	1170	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-159	1172	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-160	1178	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-161	1180	TAROCO DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-162	1182	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-163	1185	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-164	1181	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-165	1179	TAROCO DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-166	1175	TAROCO DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-167	1171	TAROCO DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-168	1150	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-169	1152	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-170	1158	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-171	1162	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-172	1168	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-173	1169	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-174	1163	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-175	1159	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-176	1155	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-177	1151	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-178	1170	TANGERINE DRIVE	7	1.00	\$100.64	\$100.64	100.64
8406-002-179	1172	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-180	1178	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-181	1180	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-182	1182	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-183	1185	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-184	1181	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-185	1179	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-186	1175	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
8406-002-187	1171	TANGERINE DR	7	1.00	\$100.64	\$100.64	100.64
Total:							\$11,875.52
Parcel Count:							118

Note: Totals may not foot due to rounding.

Zone 8

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8444-010-031	276	W DEXTER ST UNIT C	8	3.00	\$60.55	\$60.55	\$181.64
Total:							\$181.64
Parcel Count:							1

Note: Totals may not foot due to rounding.

Zone 10

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8431-028-036		SITUS NOT AVAILABLE	10	6.37	\$37.74	\$37.74	\$240.28
8431-028-038	497	N CITRUS AVE	10	0.96	\$37.74	\$37.74	36.23
8431-028-039		SITUS NOT AVAILABLE	10	0.80	\$37.74	\$37.74	30.19
8431-028-040	487	N CITRUS AVE	10	0.81	\$37.74	\$37.74	30.57
8431-028-041	483	N CITRUS AVE	10	1.16	\$37.74	\$37.74	43.78
8431-028-042	497	FAIRLANE WAY	10	1.00	\$37.74	\$37.74	37.74

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8431-028-043	493	FAIRLANE WAY	10	1.00	\$37.74	\$37.74	37.74
8431-028-044	489	FAIRLANE WAY	10	1.00	\$37.74	\$37.74	37.74
8431-028-045	485	FAIRLANE WAY	10	1.00	\$37.74	\$37.74	37.74
8431-028-046	107	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-047	105	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-048	103	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-049	101	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-050	100	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-051	102	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-052	106	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-053	108	HENRY DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-054	481	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-055	475	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-056	469	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-057	463	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-058	457	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-059	451	LINCOLN ST	10	1.00	\$37.74	\$37.74	37.74
8431-028-060	111	GALAXIE DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-061	109	GALAXIE DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-062	107	GALAXIE DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-063	105	GALAXIE DR	10	1.00	\$37.74	\$37.74	37.74
8431-028-064	426	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-065	420	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-066	416	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-067	410	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-068	406	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-069	400	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-070	425	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-071	419	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-072	415	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-073	409	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-074	405	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-075	401	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-076	428	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-077	422	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-078	418	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-079	412	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-080	408	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-081	402	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-082	427	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-083	421	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-084	417	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-085	411	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-086	407	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-087	403	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-089	486	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-090	478	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-091	472	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-092	466	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-093	458	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-094	450	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-095	483	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-096	477	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-097	471	FALCON PLACE	10	1.00	\$37.74	\$37.74	37.74
8431-028-098	465	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-099	459	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-100	453	FALCON PL	10	1.00	\$37.74	\$37.74	37.74
8431-028-101	480	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-102	476	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-103	468	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8431-028-104	462	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-105	452	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-106	479	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-107	473	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-108	467	SHELBY LANE	10	1.00	\$37.74	\$37.74	37.74
8431-028-109	461	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
8431-028-110	455	SHELBY LN	10	1.00	\$37.74	\$37.74	37.74
Total:							\$2,947.37
Parcel Count:							73

Note: Totals may not foot due to rounding.

Zone 11

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8431-028-113	SITUS NOT AVAILABLE		11	8.00	\$36.11	\$36.11	\$288.88
Total:							\$288.88
Parcel Count:							1

Note: Totals may not foot due to rounding.

Zone 12

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8431-028-111	401	N CITRUS AVE	12	5.53	\$93.27	\$93.27	\$515.77
Total:							\$515.77
Parcel Count:							1

Note: Totals may not foot due to rounding.

Zone 13

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8434-018-043	1103	W BADILLO ST	13	24.39	\$56.38	\$56.38	\$1,375.22
8434-018-045		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-046		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-047		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-048	1054	SPLIT CT	13	1.00	\$56.38	\$56.38	56.38
8434-018-049	1058	SPLIT CT	13	1.00	\$56.38	\$56.38	56.38
8434-018-050	1062	SPLIT CT	13	1.00	\$56.38	\$56.38	56.38
8434-018-051		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-052		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-053	206	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-054	210	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-055		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-056	218	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-057		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-058		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-059	230	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-060	234	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-061		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-062		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-063	235	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-064		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8434-018-065		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-066	223	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-067	219	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-068		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-069	211	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-070	207	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-071	203	PIN LN	13	1.00	\$56.38	\$56.38	56.38
8434-018-072	240	STRIKE DR	13	1.00	\$56.38	\$56.38	56.38
8434-018-073		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-074		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-075	228	STRIKE DR	13	1.00	\$56.38	\$56.38	56.38
8434-018-076		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-077	220	STRIKE DR	13	1.00	\$56.38	\$56.38	56.38
8434-018-078	216	STRIKE DR	13	1.00	\$56.38	\$56.38	56.38
8434-018-079		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-080		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-081		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-082		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-083		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-084		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-085		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-086		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-087		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-088		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-089		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-090		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-091		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-092		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-093		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-094		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-095		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-096		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-097		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-098		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
8434-018-099		SITUS NOT AVAILABLE	13	1.00	\$56.38	\$56.38	56.38
Total:							\$4,476.12
Parcel Count:							56

Note: Additional parcels splitting out of original parcels 8434-017-008, 8434-017-009, and 8434-018-020 may be levied for Fiscal Year 2024/25 for a total levy of \$8,010.
 Totals may not foot due to rounding.

Zone 14

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8430-015-022	707	N BARRANCA AVE	14	151.00	\$13.34	\$13.34	\$2,014.11
Total:							\$2,014.11
Parcel Count:							1

Note: Totals may not foot due to rounding.

Zone 15

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8430-018-019	321	E FRONT ST	15	29.30	\$89.63	\$89.63	\$2,625.71
Total:							\$2,625.71

Parcel Count: 1

Note: Totals may not foot due to rounding.

Zone 16

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8446-009-020	667	E PUENTE ST	16	1.00	\$136.62	\$136.62	\$136.62
8446-009-021	667	E PUENTE ST	16	1.00	\$136.62	\$136.62	136.62
Total:							\$273.24
Parcel Count:							2

Note: Totals may not foot due to rounding.

Zone 17

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8406-019-098		SITUS NOT AVAILABLE	17	38.00	\$94.39	\$94.39	\$3,586.79
Total:							\$3,586.79
Parcel Count:							1

Note: Totals may not foot due to rounding.

Zone 18

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	ZONE	EBU	APPLIED RATE	MAX TAX RATE	ASSESSMENT
8444-010-028	342	S 4TH AVENUE	18	10.00	\$283.01	\$283.01	\$2,830.10
Total:							\$2,830.10
Parcel Count:							1

Note: Totals may not foot due to rounding.

RESOLUTION CC 2024-xx

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA,
CALIFORNIA CONFIRMING THE ENGINEER’S REPORT DATED JUNE
18, 2024 AND ORDERING THE LEVYING OF ASSESSMENTS ON THE
“COVINA LANDSCAPING DISTRICT NO. 1” FOR FISCAL YEAR
2024/2025**

WHEREAS, the City Council of the City of Covina, California did in Resolution CC 2024-37 pursuant to the provisions of the "Landscaping and Lighting Act of 1972" (Part 2 of Division 15, Section 22500 et seq., of the Streets and Highways Code of the State of California), require the City's Assessment Engineer to make and file with the Clerk of said City Council a report in writing presenting certain matters relating to levying assessments on the "Covina Landscaping District No. 1" for Fiscal Year 2024/2025, as contemplated under the provisions of said Act; and

WHEREAS, the City’s Assessment Engineer, pursuant to the requirements of said City Council, expressed in said Resolution CC 2024-38 did make and on June 18, 2024, file in the office of the City Clerk (who is ex officio Clerk of the City Council) of said City his/her report in writing responsive to the requirements of said Resolution CC 2024-37 and as contemplated under the provisions of said Act; and

WHEREAS, said City Council did on June 18, 2024, pass its Resolution of Intention CC 2024-38 declaring its intention to levy and collect assessments on the Covina Landscaping District No. 1 for the operation, maintenance, and servicing of improvements, appurtenances, and appurtenant work thereof; and

WHEREAS, said City Council did on said Resolution CC 2024-38, fix and designate Tuesday, July 16, 2024, at the hour of 7:30 p.m. of said day, as the time for hearing protests as to the question of levying and collecting assessments on the Covina Landscaping District No. 1 for Fiscal Year 2024/2025, at the Council Chamber, 125 East College Street, in the City of Covina, California; and

WHEREAS, at the time and place above stated for hearing protests in reference to the proposed improvement and assessment, written and oral protests and objections were filed and presented; and

WHEREAS, said City Council being fully advised in the premise, does hereby proceed as follows.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA,
CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That said Council does hereby approve, confirm, and adopt the Engineer’s Report dated June 18, 2024, and does hereby approve and confirm the assessment proposed for said proposed improvement set forth and referred to in said report, which said report is now on file in the office of the City Clerk of said City, open to inspection, hereby referred to and made a part hereof; and said City Council does hereby also confirm and adopt the respective instruments

therein contained and designated therein as Specifications, Exhibits (Diagram), Estimate of Costs and Assessment, all of which, on file as aforesaid, are hereby incorporated herein and made a part hereof.

SECTION 2. That said Council does hereby order said contemplated improvement to be made in accordance with the said plan and specifications therefore, so adopted and approved, and does order and determine that the fiscal year referred to in said Resolution of Intention CC 2024-38 shall be, and the same is hereby, fixed and established as the period commencing on the 1st day of July, 2024 and ending on the 30th day of June, 2025, both dates inclusive, as therein set forth; and said Council does hereby levy the proposed total of \$217,816 assessment in said report made to cover the costs and expenses of said improvement upon the respective several subdivisions of land in the assessment district described in said Resolution of Intention CC 2024-38 and as fixed and determined by said report, dated June 18, 2024, and the proposed assessment, filed therein, as aforesaid, in the office of the City Clerk of said City, for Fiscal Year 2024/2025.

SECTION 3. That the City Council hereby orders and directs the City Treasurer to place into the "Covina Landscaping District No. 1 Fund" all payments of assessments received from the County Tax Collector and payments shall be made out of said special funds only for the purposes provided for in said Part 2, Division 15, Streets and Highways Code of the State of California, as set forth in Chapter 5, Section 22655, of said Code.

SECTION 4. That the City Clerk of said City is hereby ordered to transmit, or cause to be transmitted, to the County Auditor of Los Angeles County, State of California, as contemplated under the provisions of the "Landscaping and Lighting Act of 1972," the Exhibits and Assessment upon which levy is based, and the County Tax Collector of said County (who is also the City Tax Collector for said City) is hereby designated, requested, empowered, authorized, instructed, ordered, and directed to make collection of all assessments shown in said Assessment and to perform the acts and duties as are required by law of and to be performed by the officer, employee, or persons so designated.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-xx was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

- Meeting:** July 16, 2024
- Title:** Adopt Resolution Confirming the Engineer's Report Dated June 18, 2024 and Ordering the Levying of Assessments on the Covina Lighting District No. 1978-79 for Fiscal Year 2025
- Presented by:** Rafael Fajardo, Interim Director of Public Works
Sandy Costandi, Senior Management Analyst
- Recommendation:** 1. Conduct the public hearing and consider all testimony that may be presented; and
2. Adopt Resolution CC 2024-36 confirming the Engineer's Report dated June 18, 2024 and ordering the levying of assessments on the Covina Lighting District No. 1978-1979 for Fiscal Year 2025.

EXECUTIVE SUMMARY/BACKGROUND:

On June 18, 2024, the City Council adopted Resolution CC 2024-34 ordering the City's Assessment Engineer to prepare and file a report levying assessments within the Covina Lighting District No. 1978-79 for FY 2024-2025 and Resolution CC 2024-35 approving the Engineer's Report and declaring its intention to levy and collect assessments on the Covina Lighting District No. 1978-79 for FY 2024-2025 and appointing Tuesday, July 16, 2024, at 7:30 p.m. in the Council Chamber, 125 East College Street, Covina, California, as the time and place for hearing protests in relation thereto.

The Covina Lighting District No. 1978-79 was formed on November 20, 1978 in conformity with the requirements of the *California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972*, to finance the energy and maintenance costs of new street lights installed by several commercial and residential developers, as specified in the Engineer's Report (Attachment A). The District was formed through a public hearing process and the properties within the District were designated Zone A for single-family residential and condominium units and Zone B for commercial, industrial, and apartment properties.

Each fiscal year, prior to collecting assessments on the LA County tax roll, the City Council must adopt resolutions directing the City's Assessment Engineer to prepare and file a report regarding the proposed assessment for each Zone, approving the Engineer's Report, declaring the City Council's intention to levy and collect assessments for the upcoming fiscal year, and ordering the levy. The 2024-2025 Engineer's Report for the Covina Lighting District No. 1978-79 assessment was prepared for review and presented for consideration during the City Council meeting of June 18, 2024. There were no objections made, and therefore, the Engineer's Report is now presented for approval. Additionally, a public hearing on this matter will be conducted as required in order to receive any protests related to the levy and collection of assessments on the Covina Lighting District No. 1978-79 for FY 2024-2025.

DISCUSSION:

There are two zones in the Covina Lighting District No. 1978-79 designated as Zones A and B. Zone A is comprised of single-family residences and condominium units. Zone B is comprised of commercial, industrial, apartment, and similar multi-family residential properties. The proposed assessments are for the costs of providing street lighting in these two Zones.

Since its formation, the District has been expanded twice as follows:

- In 1980, the District was expanded to include all development projects that are required to construct public improvements adjacent to the property being developed, except when the development did not increase the existing floor area by fifty percent pursuant to the regulations of Chapter 11 of the Covina Municipal Code.
- In December 1988, the District was expanded by annexing parcels east and west of Azusa Avenue from Arrow Highway to 600 feet south of Badillo Street. A number of parcels were annexed to the District when streetlights were installed in conjunction with utility undergrounding projects. Parcels were also annexed to the District in connection with City-sponsored street projects. These annexations were in areas where the property owners requested that streetlights be installed in their blocks, with the owners paying for the installation of the streetlights. Subsequent annexations to the District included similar projects and developments, but also include various individual residential and commercial properties that are continually annexed to the District as a condition of property improvements. This process of annexation has resulted in the existing District that represents approximately 35 percent of the parcels within the City.

Per the Engineer’s Report, the assessments to be collected will not be sufficient to fully fund operations and maintenance costs. For FY 2024-2025, it is estimated that the total expenditures will be \$292,278. For FY 2024-2025, the total revenue generated by assessments in the District is estimated to be \$132,009. This leaves an operational deficit of approximately \$160,269 in the District. As proposed, the City will utilize General Fund revenues to cover this deficit.

Table 1: Streetlight Expenses

Delivery & Maintenance	Zone A		Zone B		Total
	Units	Cost	Units	Cost	
Edison Owned	555	\$105,546	692	\$136,208	\$241,754
City Owned	45	\$3,219	170	\$12,161	\$15,380
Subtotal	600	\$108,765	862	\$148,370	\$257,134
Administration		\$14,058		\$21,086	\$35,144
Total		\$122,822		\$169,456	\$292,278

Note: Totals may not sum due to rounding.

The FY 2024-2025 proposed assessment rates are \$20.80 per unit for Zone A and \$2.70 per benefit unit (BU) for Zone B. Benefit units are calculated per 1,000 square feet of land area for Zone B. The rates of \$20.80 per unit for Zone A and \$2.70 per 1,000 square feet of land area for Zone B have been in effect since 1995-1996 and are the maximum assessment rates for each Zone.

Table 2: Assessment Rates and Revenue

Zone	Units/BU	Proposed Rate	Assessment Revenue
Zone A	2,757.00 units	\$20.80/unit	\$57,262
Zone B	27,683.95 BUs	\$2.70/BU	\$74,747
Total			\$132,009

Table 3: Covina Lighting District No. 1978-79 – FY 2024-2025 Summary

Budget Item	Zone A Amount	Zone B Amount	Total Amount
Proposed Assessments	\$57,262	\$74,747	\$132,009
General Fund	\$65,560	\$94,709	\$160,269
Total Projected Revenue	\$122,822	\$169,456	\$292,278
Delivery & Maintenance	\$108,765	\$148,370	\$257,134
Administration	\$14,058	\$21,086	\$35,144
Total Projected Expenditures	\$122,822	\$169,456	\$292,278

Note: Totals may not sum due to rounding.

Since assessments do not cover all of the costs associated with the District, the City has traditionally utilized General Fund revenues to maintain service levels. In light of existing budget constraints, it may be prudent to consider cost reductions and/or revenue enhancement strategies to cover District costs. Additionally, the City has implemented several energy efficiency measures to help reduce costs. These measures include the following:

- Through the Southern California Edison (SCE) On-Bill Financing Program, the City completed the conversion of 380 City-owned streetlights to LED technology in 2016, helping to reduce energy expenses by approximately \$11,000 per year. Following the ten year loan repayment schedule in 2026, the City will begin to realize the full cost savings.
- Participation in SCE’s Schedule LS-1 Option E, Energy Efficient LED Fixture Replacement program, replacing 3,031 SCE-owned high pressure sodium streetlights with LED technology. This effort was completed in December 2017 and is resulting in savings of approximately \$13,400 per year. The City also received a one-time incentive payment of \$387,166 through this program, which was received in July 2018 and deposited into the General Fund. Following the twenty year repayment schedule in 2037, the City will begin to realize the full cost savings.
- The installation of LED streetlight technology at the Metrolink Parking Structure, municipal parking lots, and on City public rights-of-way.
- Periodic rate analyses that ensure SCE is charging City accounts under the most appropriate and cost-effective billing classification. For example, street lights and office lights have very different energy demands. A rate analysis was performed in June 2024. As a result, two City service accounts were placed into a more suitable rate plan, resulting in an annual savings to the City.

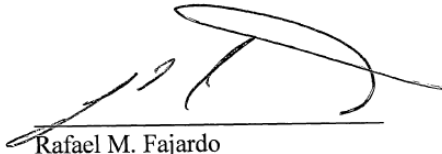
FISCAL IMPACT:

Legally required engineering, advertising, and balloting costs for the Lighting District No. 1978-79 are included in the FY 2025 Street Lighting Assessment District budget (Fund 2710). Since assessments do not cover all of the costs associated with the District, the City will utilize \$160,269 in General Fund revenues to maintain service levels. In light of existing budget constraints, it may be prudent to consider cost reductions and/or revenue enhancement strategies to cover District costs.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rafael M. Fajardo', written over a horizontal line.

Rafael M. Fajardo
Interim Director of Public Works/City Engineer



City of Covina

Lighting District No. 1978-79

2024/2025 ENGINEER'S REPORT

Intent Meeting: June 18, 2024

Public Hearing: July 16, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

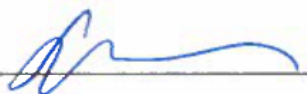
Covina Lighting District No. 1978-79

City of Covina
Los Angeles County, State of California

This Report identifies the parcels within the District and all relevant zones therein, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 16 day of July, 2024.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Covina

By: 
Susana Hernandez, Senior Project Manager
District Administration Services

By: 
Tyrone Peter
PE # C 81888



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I. INTRODUCTION

The Covina Lighting District No. 1978-79 (the “District”) was formed on November 20, 1978 in conformity with the requirements of the California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972, to finance the energy and maintenance costs of new streetlights installed by several commercial and residential developers. At that time, the commercial properties being developed were the Village Oaks site, the northeast corner of Citrus Avenue and Cypress Street, and the commercial area at the southwest corner of Azusa Avenue and Arrow Highway. The residential properties being developed were the areas at the north side of Cypress Street, 400 feet west of Bonnie Cove Avenue; the southwest corner of Traymore Avenue and Covina Boulevard; the east side of Citrus Avenue near Tudor Street; the south side of Walnut Creek Road at Hefner Hill Road; the northwest corner of Glendora Avenue and Wingate Street; and the southeast corner of Covina Boulevard and La Breda Avenue. The District was formed through a public hearing process and the properties within the District were designated Zone A for single-family residential and condominium units and Zone B for commercial, industrial and apartment properties.

In 1980, the City expanded the District to include all developments that may or may not be required to install new streetlights, but were required to construct public improvements adjacent to the property being developed, except when the development did not increase the existing floor area by fifty percent pursuant to the regulations of Chapter 11 of the Covina Municipal Code. Although a citywide District was not implemented, it was the City’s intent to work toward incrementally expanding the District to cover the entire City.

In December 1988, the District was expanded by annexing (through public hearing proceedings) parcels east and west of Azusa Avenue from Arrow Highway to 600 feet south of Badillo Street. These properties included both residential and commercial development areas. A number of parcels were annexed to the District when streetlights were installed in conjunction with utility under-grounding projects such as in the downtown area along San Bernardino Road from Second Avenue to Grand Avenue and along San Bernardino Road from Rimsdale Avenue to west of Lark Ellen Avenue. Parcels were also annexed to the District in connection with City-sponsored street projects such as along Cypress Street west of Sunflower Avenue; along San Jose Avenue from Badillo Street to Rowland Street; along Citrus Avenue from Puente Street to Rowland Street; and in the Prospero Drive area south of San Bernardino Road. These annexations were in areas where the property owners requested that streetlights be installed in their blocks with the owners paying for the installation of the streetlights. Subsequent annexations to the District included similar projects and developments, but also included various individual residential and commercial properties that were annexed to the District as a condition of property improvements (building permits). This process of annexation resulted in the existing District that represents approximately 35 percent of the parcels within the City.

In Fiscal Year 2008/2009, the City initiated and conducted a property owner protest ballot proceeding for a proposed assessment increase. The proposed assessment increase was not approved by property owners; therefore, the maximum assessment rate remained the same as previously approved.

Currently, the General Fund pays approximately \$160,269 toward the energy cost of the streetlights within the District.

The City has determined that the existing District assessments are currently exempt from the procedural requirements of California Constitution Article XIID (“Proposition 218”) based on the following findings:

Pursuant to Section 5(a) of the text of the California Constitution Article XIID, any existing assessments used to finance capital and maintenance costs for streets is exempt from the procedural requirements of Section 4. In *Howard Jarvis Taxpayers Association v. City of Riverside*, the Fourth District Court of Appeal concluded that streetlights fall under the definition of streets.

According to California Government Code Section 53753.5(c)(2), the definition of procedural requirements set forth in Proposition 218 includes the requirement to separate general and special benefits. By virtue of this definition, a benefit analysis is not required for the Covina Lighting District until the assessments are increased.

This Engineer’s Report (hereafter referred to as the “Report”) describes the District, any proposed changes to the District and the assessments for Fiscal Year 2024/2025. The proposed assessments are based on the City’s estimated cost to maintain the improvements that provide special benefit to properties within the District. The various improvements within the District and the costs of those improvements are identified and budgeted separately for each Zone, including all expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a Zone is assessed proportionately for only those improvements provided in that Zone from which the parcel receives special benefit.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Upon conclusion of a noticed Public Hearing, the City Council will consider all testimony and written protests presented and will direct any necessary modifications to the Report and approve the Report as submitted or amended. Following final approval of the Report, the City Council will by resolution, order the improvements to be made, and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025. The assessments as approved will be submitted to the Los Angeles County Auditor/Controller to be included on the property tax roll for each parcel for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council.

II. CHANGES TO THE DISTRICT

As of this report, annexation 82 has been completed, and applicable properties were levied commencing in Fiscal Year 2023/2024.

III. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities. The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the publishing, posting and mailing of notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

As generally defined by the Act, the improvements and the associated assessment for each Zone may include the following:

- The maintenance and operation of streets and sidewalks within the District, including the maintenance and servicing of streetlights, traffic signals, and appurtenant facilities located in and along public streets, roadways and rights-of-way in the City.
- "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the streetlights, traffic signals and appurtenant facilities, including repair, removal or replacement of all or part of any streetlights, traffic signals, or appurtenant facilities and the cleaning, sandblasting and painting of streetlights, traffic signals, and appurtenant facilities to remove or cover graffiti.
- "Servicing" means the furnishing of electric current or energy, gas or other illuminating agent for the streetlights, traffic signals, and appurtenant facilities.

IV. PLANS AND SPECIFICATIONS

The District was established to collect funds to cover the expenses for energy and maintenance of streetlights in the City. These costs are billed by the Southern California Edison Company for all District streetlights currently owned and maintained by Edison (approximately 1,247 streetlights) and all District streetlights owned by the City (approximately 215 streetlights).

Locations of all streetlights for the District are included in a database at the City. Maps consisting of 81 sheets defining areas to be assessed are on file in the office of Public Works and by reference are made part of this Report. The areas shown on the maps are the original Covina Lighting District No. 1978-79 plus the areas included in Annexation Nos. 1 through 7, 9 through 21, 23 through 27, 29 through 33, 35 through 42, 44, 47, 51 through 59, and 61 through 82. The Los Angeles County Assessor's Maps, copies of which are in the City of Covina Engineering Division's office are made a part hereof.

V. REVENUE AND EXPENSE STATEMENT

	Zone A	Zone B	Total ⁽¹⁾
Proposed Expenses			
Delivery and Maintenance	\$108,765	\$148,370	\$257,134
Engineering Services	2,720	4,080	6,800
Administrative Overhead	10,858	16,286	27,144
Legal Notices	80	120	200
Property Tax Administrative Fees	400	600	1,000
Expense Total	\$122,822	\$169,456	\$292,278
Estimated Revenues			
Proposed Assessment Revenue	\$57,262	\$74,747	\$132,009
General Fund Contribution	65,560	94,709	160,269
Revenue Total	\$122,822	\$169,456	\$292,278
Benefit Units (BUs)	2,757	27,684	
Proposed Assessment Rate	<u>\$20.80</u>	<u>\$2.70</u>	
	Unit	BU	
Fund Balances			
Projected Balance, June 30, 2024			\$0
Estimated Revenues			\$292,278
Proposed Expenses			(\$292,278)
Estimated Balance, June 30, 2025			\$0

⁽¹⁾ Totals subject to rounding differences.

VI. ESTIMATE OF ASSESSMENT RATES

There are two Zones in the Covina Lighting District No. 1978-79, designated as Zones A and B. Zone A is comprised of single-family residences and condominium units. Zone B is comprised of commercial and industrial properties as well as apartments and similar multifamily residential properties. The assessments are for the costs of providing street lighting in these two zones.

This Report proposes a \$160,269 contribution from the General Fund to the District to finance part of the 2024/2025 expenses. Without a General Fund contribution, an assessment increase (rate increase) would be required above the current maximum assessment rates approved and authorized. Any rate increase needs to be submitted to the affected property owners for approval. The proposed rates for Fiscal Year 2024/2025 are \$20.80 per Unit for Zone A and \$2.70 per Benefit Unit for Zone B. Benefit Units (BUs) are calculated per thousand square feet of land area for Zone B.

VII. BREAKDOWN OF EXPENSES

The following tables show the breakdown of expenses related to the Edison-owned streetlights and City-owned streetlights. The Monthly Unit Cost rates have been updated based on the latest Southern California Edison utility bill.

Edison-Owned		Zone A		Zone B		Total
Delivery and Maintenance	Monthly Unit Cost	Units	Annual Cost	Units	Annual Cost	Annual Cost
20.01 - 25W	\$11.69	5	\$701	2	\$281	\$982
25.1 - 30W	\$11.75	1	141	0	0	141
30.01 - 35W	\$11.75	448	63,168	138	19,458	82,626
35.01 - 40W	\$11.90	2	286	0	0	286
40.01 - 45W	\$11.90	32	4,570	135	19,278	23,848
70.01 - 75W	\$12.61	0	0	1	151	151
70.01 - 75W	\$10.94	0	0	1	131	131
80.01 - 85W	\$13.27	0	0	3	478	478
85.01 - 90W	\$12.61	62	9,382	289	43,731	53,113
85.01 - 90W	\$13.27	0	0	94	14,969	14,969
120.1 - 125W	\$13.91	0	0	3	501	501
135.01 - 140W	\$0.00	0	0	0	0	0
160.01 - 165W	\$13.91	3	501	20	3,338	3,839
5800 Lumens	\$10.37	1	124	0	0	124
9500 Lumens	\$10.37	1	124	0	0	124
16000 Lumens	\$10.84	0	0	4	520	520
22000 Lumens	\$11.22	0	0	1	135	135
27500 Lumens	\$11.29	0	0	1	135	135
Subtotal for Delivery and Maintenance		555	\$78,997	692	\$103,107	\$182,104
Estimated KWH Usage			131,539.01		164,008.99	295,548
Energy Charge - Generation	0.07901 per kwh		\$10,393		\$12,958	\$23,351
Energy Charge - Delivery	0.11600 per kwh		15,259		19,025	34,284
DWR Adjustment	0.00000 per kwh		0		0	0
Fixed Recovery Charge	0.00091 per kwh		120		149	269
Wildfire Fund Charge	0.00561 per kwh		738		920	1,658
State Tax	0.00030 per kwh		39		49	89
Sub-Total for Energy and Generation Charges			\$26,549		\$33,102	\$59,650
Totals⁽¹⁾		555	\$105,546	692	\$136,208	\$241,754

⁽¹⁾ Totals may not foot due to rounding.

City-Owned		Zone A		Zone B		Total
Delivery and Maintenance	Monthly Unit Cost	Units	Annual Cost	Units	Annual Cost	Annual Cost
30.1 - 35W	\$0.93	0	\$0	3	\$33	\$33
35.01 - 40W	\$0.93	0	0	92	1,027	1,027
45.01 - 50W	\$0.93	6	67	1	11	78
60.01 - 65W	\$0.93	8	89	6	67	156
80.01 - 85W	\$0.93	8	89	9	100	190
100.1 - 105W	\$0.93	20	223	56	625	848
165.01 - 170W	\$0.93	0	0	2	22	22
27500 Lumens	\$0.93	3	33	1	11	45
Sub-Total for Delivery and Maintenance		45	\$502	170	\$1,897	\$2,399
Estimated KWH Usage			13,461		50,854	64,316
Energy Charge - Generation	0.07901 per kwh		\$1,064		\$4,018	\$5,082
Energy Charge - Delivery	0.11600 per kwh		1,562		5,899	7,461
DWR Adjustment	0.00000 per kwh		0		0	0
Fixed Recovery Charge	0.00091 per kwh		12		46	59
Wildfire Fund Charge	0.00561 per kwh		76		285	361
State Tax	0.00030 per kwh		4		15	19
Sub-Total for Energy and Generation Charges			\$2,717		\$10,264	\$12,981
Totals⁽¹⁾		45	\$3,219	170	\$12,161	\$15,380
Total Edison and City Costs for Delivery and Maintenance⁽¹⁾		600	\$108,765	862	\$148,370	\$257,134
Administration and Contingency			Cost		Cost	Total
Engineering Services			\$2,720		\$4,080	\$6,800
Administrative Overhead			10,858		16,286	27,144
Legal Notices			80		120	200
Property Tax Administrative Fees			400		600	1,000
Administration Total			\$14,058		\$21,086	\$35,144
Grand Total Edison, City, and Administration			\$122,822		\$169,456	\$292,278

⁽¹⁾ Totals may not foot due to rounding.

VIII. ASSESSMENT RATES AND REVENUE

Zones	Units / BUs		Rates	Assessment Revenue ⁽¹⁾
Zone A	2,757.00	Units	\$20.80/units	\$57,262
Zone B	27,683.95	BU	\$2.70/BU	\$74,747
Total				\$132,009

⁽¹⁾ Totals may not foot due to rounding.

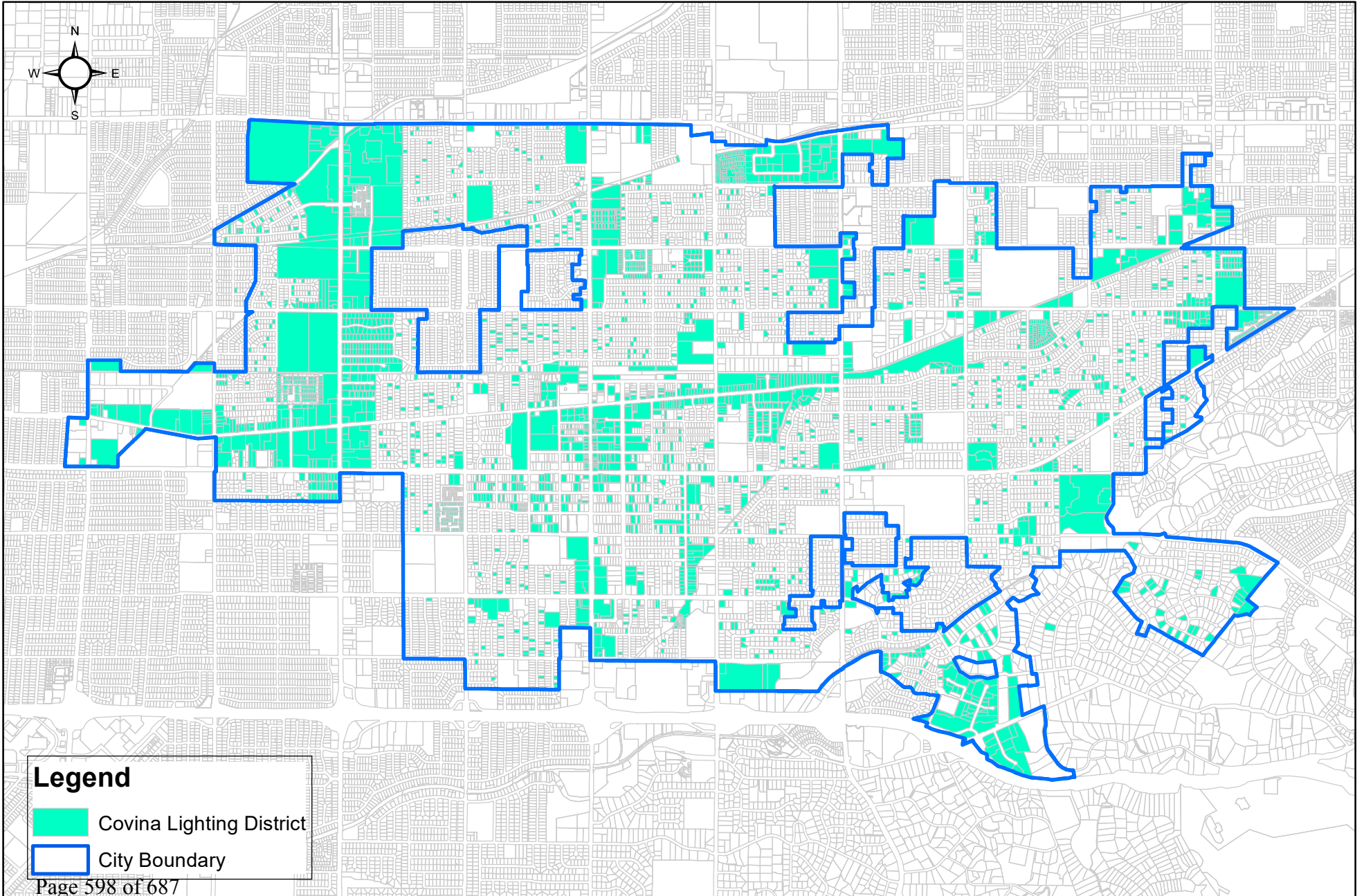
Note: 1 BU = 1,000 Square Feet

IX. DISTRICT DIAGRAM



The diagram provided on the following page shows the existing exterior boundaries of the District, and the location and parcels that receive special benefits from the streetlight improvements to be provided and maintained. The lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels listed in Part X – Assessment Roll of this Report and the corresponding Los Angeles County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

LIGHTING DISTRICT NO. 1978-79

CITY OF COVINA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



Legend

-  Covina Lighting District
-  City Boundary

X. ASSESSMENT ROLL

The proposed lighting district assessment roll for the Fiscal Year 2024/2025 is shown on the following pages:

**City of Covina
Covina Lighting District
Preliminary Report (Sorted by APN)
Fiscal Year 2024/2025**

ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8401-015-023	1931 E COVINA BLVD	B	\$2.70	35.00	\$94.50
8401-016-024	1883 E VENTON ST	A	\$20.80	1.00	20.80
8401-017-015	1961 E COVINA BLVD	B	\$2.70	90.00	243.00
8401-017-017	1182 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-018	1184 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-019	1186 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-020	1188 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-021	1190 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-022	1192 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-023	1194 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-024	1196 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-025	1170 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-026	1172 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-027	1174 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-028	1176 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-029	1178 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-030	1180 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-031	1156 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-032	1158 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-033	1160 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-034	1162 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-035	1164 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-036	1166 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-037	1140 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-038	1142 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-039	1144 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-040	1146 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-041	1148 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-042	1150 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-043	1152 N LYMAN AVE	A	\$20.80	1.00	20.80
8401-017-044	1154 N LYMAN AVE NO 28	A	\$20.80	1.00	20.80
8401-018-047	1299 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-048	2072 E CIENEGA AVE NO 2	A	\$20.80	1.00	20.80
8401-018-049	2068 E CIENEGA AVE	A	\$20.80	1.00	20.80
8401-018-050	2070 E CIENEGA AVE	A	\$20.80	1.00	20.80
8401-018-051	2074 E CIENEGA AVE	A	\$20.80	1.00	20.80
8401-018-052	1297 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-053	1293 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-054	1295 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-055	1273 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-056	1283 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-057	1275 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-058	1285 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-059	1277 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-060	1287 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-061	1289 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-062	1291 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-063	1281 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-064	1279 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-065	1267 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-066	1269 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-067	1271 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-018-070	1992 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-071	1992 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-072	1992 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-073	1992 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-074	1992 E CIENEGA AVE UNIT E	A	\$20.80	1.00	20.80
8401-018-075	1992 E CIENEGA AVE UNIT F	A	\$20.80	1.00	20.80
8401-018-076	1994 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80

**City of Covina
Covina Lighting District
Preliminary Report (Sorted by APN)
Fiscal Year 2024/2025**

ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8401-018-077	1994 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-078	1994 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-079	1994 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-080	1994 E CIENEGA AVE UNIT E	A	\$20.80	1.00	20.80
8401-018-081	1998 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-082	1998 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-083	1998 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-084	1998 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-085	2002 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-086	2002 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-087	2002 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-088	2002 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-089	2002 E CIENEGA AVE UNIT E	A	\$20.80	1.00	20.80
8401-018-090	2002 E CIENEGA AVE UNIT F	A	\$20.80	1.00	20.80
8401-018-091	2016 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-092	2016 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-093	2016 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-094	2016 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-095	1996 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-096	1996 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-097	1996 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-098	2000 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-099	2000 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-100	2000 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-101	2000 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-103	2010 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-104	2010 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-105	2010 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-106	2012 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-107	2012 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-108	2012 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-109	2014 E CIENEGA AVE UNIT E	A	\$20.80	1.00	20.80
8401-018-110	2014 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-111	2014 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-112	2014 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-113	2014 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-114	2008 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-115	2008 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-116	2008 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-117	2008 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-118	2006 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-119	2006 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-120	2006 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-121	2004 E CIENEGA AVE UNIT D	A	\$20.80	1.00	20.80
8401-018-122	2004 E CIENEGA AVE UNIT C	A	\$20.80	1.00	20.80
8401-018-123	2004 E CIENEGA AVE UNIT B	A	\$20.80	1.00	20.80
8401-018-124	2004 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-018-136	1207 N SUNFLOWER AVE	B	\$2.70	91.00	245.70
8401-018-137	2010 E CIENEGA AVE UNIT A	A	\$20.80	1.00	20.80
8401-020-089	1147 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-090	1153 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-091	1155 N SUNFLOWER AVE # 2	A	\$20.80	1.00	20.80
8401-020-092	1157 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-093	1159 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-094	1161 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-095	1163 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-096	1165 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-097	1167 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-098	1169 N SUNFLOWER AVE	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8401-020-099	1171 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-100	1173 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-101	1175 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-102	1177 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-103	1179 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-104	1181 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-105	1183 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-106	1185 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-107	1187 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-108	1189 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-109	1191 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-110	1193 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-111	1195 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-112	1197 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-020-113	1199 N SUNFLOWER AVE UNIT 24	A	\$20.80	1.00	20.80
8401-022-075	1174 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-076	1176 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-077	1178 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-078	1180 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-079	1182 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-080	1184 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-081	1186 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-082	1188 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-083	1190 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-084	1196 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-085	1194 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-086	1192 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-087	1158 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-088	1160 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-089	1162 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-090	1164 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-091	1166 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-092	1168 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-093	1170 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-094	1172 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-095	1150 N SUNFLOWER AVE UNIT A	A	\$20.80	1.00	20.80
8401-022-096	1150 N SUNFLOWER AVE UNIT B	A	\$20.80	1.00	20.80
8401-022-097	1152 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-098	1154 N SUNFLOWER AVE NO 12	A	\$20.80	1.00	20.80
8401-022-099	1156 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8401-022-111	1202 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-112	1202 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-113	1202 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-114	1204 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-115	1204 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-116	1204 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-117	1206 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-118	1206 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-119	1206 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-120	1208 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-121	1208 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-122	1208 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-123	1210 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-124	1210 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-125	1210 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-126	1212 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80
8401-022-127	1212 N SUNFLOWER AVE NO B	A	\$20.80	1.00	20.80
8401-022-128	1212 N SUNFLOWER AVE NO A	A	\$20.80	1.00	20.80
8401-022-129	1214 N SUNFLOWER AVE NO C	A	\$20.80	1.00	20.80

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8401-022-130	1214 N SUNFLOWER AVE NO	B	A	\$20.80	1.00	20.80
8401-022-131	1214 N SUNFLOWER AVE NO	A	A	\$20.80	1.00	20.80
8401-022-132	1216 N SUNFLOWER AVE NO	A	A	\$20.80	1.00	20.80
8401-022-133	1216 N SUNFLOWER AVE NO	B	A	\$20.80	1.00	20.80
8401-022-134	1216 N SUNFLOWER AVE NO	C	A	\$20.80	1.00	20.80
8401-033-003	1819 E VENTON ST		A	\$20.80	1.00	20.80
8401-033-007	1851 E VENTON ST		A	\$20.80	1.00	20.80
8401-033-014	1149 N GARSDEN AVE		A	\$20.80	1.00	20.80
8401-033-028	1234 N STEPHORA AVE		A	\$20.80	1.00	20.80
8401-033-044	1117 N STEPHORA AVE		A	\$20.80	1.00	20.80
8401-033-053	1203 N STEPHORA AVE		A	\$20.80	1.00	20.80
8401-033-058	1243 N STEPHORA AVE		A	\$20.80	1.00	20.80
8401-033-068	1269 N REEDER AVE		A	\$20.80	1.00	20.80
8401-033-074	1236 N REEDER AVE		A	\$20.80	1.00	20.80
8401-034-003	1122 N BONNIE COVE AVE		A	\$20.80	1.00	20.80
8401-034-004	1130 N BONNIE COVE AVE		A	\$20.80	1.00	20.80
8401-034-030	1139 N REEDER AVE		A	\$20.80	1.00	20.80
8401-034-035	1120 N REEDER AVE		A	\$20.80	1.00	20.80
8402-001-023	1728 E COVINA BLVD		B	\$2.70	307.00	828.90
8402-001-044	1980 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-045	1978 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-046	1976 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-047	1974 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-048	1972 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-049	1970 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-050	1968 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-051	1966 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-052	1964 E COVINA BLVD NO 9		A	\$20.80	1.00	20.80
8402-001-053	1962 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-054	1960 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-055	1958 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-056	1956 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-057	1954 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-058	1896 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-059	1892 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-060	1888 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-061	1884 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-062	1880 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-063	1876 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-064	1872 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-065	1868 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-066	1870 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-067	1874 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-068	1878 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-069	1882 E COVINA BLVD NO 26		A	\$20.80	1.00	20.80
8402-001-070	1886 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-071	1890 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-072	1894 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-073	1952 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-074	1950 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-075	1948 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-076	1946 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-077	1944 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-078	1942 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-079	1940 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-080	1938 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-081	1936 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-082	1934 E COVINA BLVD		A	\$20.80	1.00	20.80
8402-001-083	1932 E COVINA BLVD		A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8402-001-084	1930 E COVINA BLVD #41	A	\$20.80	1.00	20.80
8402-001-085	1928 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-086	1926 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-087	1924 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-088	1922 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-089	1920 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-090	1918 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-091	1916 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-092	1914 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-093	1912 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-094	1910 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-095	1908 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-096	1834 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-097	1832 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-098	1830 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-099	1828 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-100	1826 E COVINA BLVD # 57	A	\$20.80	1.00	20.80
8402-001-101	1824 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-102	1822 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-103	1820 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-104	1818 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-105	1816 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-106	1814 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-107	1906 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-108	1904 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-109	1902 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-110	1900 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-111	1838 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-112	1842 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-113	1846 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-114	1850 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-115	1854 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-116	1858 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-117	1862 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-118	1866 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-119	1864 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-120	1860 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-121	1856 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-122	1852 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-123	1848 E COVINA BLVD NO 80	A	\$20.80	1.00	20.80
8402-001-124	1844 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-125	1840 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-001-126	1836 E COVINA BLVD	A	\$20.80	1.00	20.80
8402-002-016	1717 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-002-029	928 N REEDER AVE	A	\$20.80	1.00	20.80
8402-002-037	935 N REEDER AVE	A	\$20.80	1.00	20.80
8402-004-004	955 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-004-005	963 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-005-009	961 N GREER AVE	A	\$20.80	1.00	20.80
8402-005-010	969 N GREER AVE	A	\$20.80	1.00	20.80
8402-005-022	976 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-005-025	954 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-006-003	1925 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-006-018	1001 N BARSTON AVE	A	\$20.80	1.00	20.80
8402-006-022	1031 N BARSTON AVE	A	\$20.80	1.00	20.80
8402-007-004	904 N GREER AVE	A	\$20.80	1.00	20.80
8402-007-011	2047 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-021	2005 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-022	935 N SUNFLOWER AVE	A	\$20.80	1.00	20.80

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8402-007-023	919 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8402-007-024	2079 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-025	2029 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-026	2069 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-027	2017 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-029	2053 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-030	2041 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-007-032	2059 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-008-002	2035 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-008-005	2061 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-008-006	2073 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-008-007	1064 N GRAMMONT AVE	A	\$20.80	1.00	20.80
8402-008-015	1000 N GRAMMONT AVE	A	\$20.80	1.00	20.80
8402-008-023	975 N GRAMMONT AVE	A	\$20.80	1.00	20.80
8402-008-025	1007 N GRAMMONT AVE	A	\$20.80	1.00	20.80
8402-008-033	1046 N BARSTON AVE	A	\$20.80	1.00	20.80
8402-010-029	1029 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-030	1039 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-031	1045 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-032	1053 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-033	1065 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-034	1075 GLENOAK DR	A	\$20.80	1.00	20.80
8402-010-035	2121 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-036	2127 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-037	2135 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-038	2143 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-039	2151 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-040	2159 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-041	2167 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-042	2175 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-043	2185 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-044	2176 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-045	2168 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-046	2160 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-047	2152 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-048	2144 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-049	2136 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-050	2126 E BROOKPORT ST	A	\$20.80	1.00	20.80
8402-010-051	2127 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-052	2135 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-053	2143 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-054	2151 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-055	2159 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-056	2167 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-057	2175 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-058	2176 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-059	2168 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-060	2160 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-061	2152 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-062	2144 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-063	2136 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-064	2128 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-065	2120 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-066	2112 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-010-067	2104 E BELLBROOK ST	A	\$20.80	1.00	20.80
8402-015-012	2236 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-015-019	2151 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-020	2153 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-021	2155 E BADILLO ST	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8402-015-022	2157 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-023	2159 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-024	2161 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-025	2163 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-026	2165 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-027	2167 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-028	2169 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-029	2171 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-030	2173 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-031	2175 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-032	2177 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-033	2179 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-034	2181 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-035	2215 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-036	2217 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-037	2219 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-038	2221 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-039	2223 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-040	2225 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-041	2213 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-042	2211 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-043	2209 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-044	2207 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-045	2205 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-046	2203 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-047	2201 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-048	2199 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-049	2197 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-050	2195 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-051	2193 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-052	2191 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-053	2189 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-054	2187 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-055	2185 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-056	2183 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-057	2227 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-058	2229 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-063	2249 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-064	2247 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-065	2255 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-066	2257 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-067	2259 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-070	2263 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-071	2265 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-072	2267 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-073	2269 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-074	2285 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-075	2283 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-076	2281 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-077	2279 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-082	2273 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-083	2271 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-086	2243 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-087	2241 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-088	2239 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-089	2237 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-090	2235 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-091	2233 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-092	2231 E BADILLO ST	A	\$20.80	1.00	20.80

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8402-015-106	2253 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-107	2251 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-108	2261 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-109	2277 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-110	2275 E BADILLO ST	A	\$20.80	1.00	20.80
8402-015-111	2245 E BADILLO ST	A	\$20.80	1.00	20.80
8402-016-044	2170 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-045	2172 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-046	2174 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-047	2176 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-048	2178 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-049	2180 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-050	2182 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-051	2184 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-052	2186 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-053	2196 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-054	2194 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-055	2192 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-056	2190 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-057	2188 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-058	2200 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-059	2202 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-060	2204 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-061	2206 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-062	2208 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-063	2220 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-064	2218 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-065	2216 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-066	2214 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-067	2212 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-016-068	2210 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-037	1957 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-038	1969 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-039	1970 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-040	1958 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-041	1946 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-047	2002 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-048	2014 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-049	2022 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-050	2034 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-051	2042 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-052	2044 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-053	1980 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-054	2000 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-056	2026 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-057	2016 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-058	2060 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-059	2048 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-060	847 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8402-017-061	2034 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-064	851 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8402-017-065	2022 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-066	837 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8402-017-067	1945 E FARLAND ST	A	\$20.80	1.00	20.80
8402-017-068	2072 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-069	2084 E CYPRESS ST	A	\$20.80	1.00	20.80
8402-017-070	865 N SUNFLOWER AVE	A	\$20.80	1.00	20.80
8402-019-001	869 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-019-005	1876 E CYPRESS ST	A	\$20.80	1.00	20.80

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8402-019-008	874 N GARSDEN AVE	A	\$20.80	1.00	20.80
8402-020-012	715 N STEPHORA AVE	A	\$20.80	1.00	20.80
8402-021-001	657 N STEPHORA AVE	A	\$20.80	1.00	20.80
8402-021-009	459 N STEPHORA AVE	A	\$20.80	1.00	20.80
8402-021-012	464 N REEDER AVE	A	\$20.80	1.00	20.80
8402-022-007	715 N GARSDEN AVE	A	\$20.80	1.00	20.80
8402-022-009	659 N GARSDEN AVE	A	\$20.80	1.00	20.80
8402-022-014	603 N GARSDEN AVE	A	\$20.80	1.00	20.80
8402-022-020	616 N STEPHORA AVE	A	\$20.80	1.00	20.80
8402-022-028	736 N STEPHORA AVE	A	\$20.80	1.00	20.80
8402-023-009	705 N CHARTER DR	A	\$20.80	1.00	20.80
8402-023-026	746 N GARSDEN AVE	A	\$20.80	1.00	20.80
8402-024-002	727 N LYMAN AVE	A	\$20.80	1.00	20.80
8402-025-007	1861 E RUDDOCK ST	A	\$20.80	1.00	20.80
8402-025-019	1782 E EDGECOMB ST	A	\$20.80	1.00	20.80
8402-025-025	1848 E EDGECOMB ST	A	\$20.80	1.00	20.80
8402-025-031	1772 E RUDDOCK ST	A	\$20.80	1.00	20.80
8403-002-015	1322 E COVINA BLVD	A	\$20.80	1.00	20.80
8403-002-039	1316 E COVINA BLVD	A	\$20.80	1.00	20.80
8403-005-011	1631 E CYPRESS ST	A	\$20.80	28.00	582.40
8403-009-058	1101 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-059	1111 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-060	1121 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-061	1131 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-062	1132 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-063	1122 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-064	1112 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-065	1102 N LANGHAM AVE	A	\$20.80	1.00	20.80
8403-009-066	1359 E COVINA BLVD	B	\$2.70	68.00	183.60
8403-016-041	977 N DARFIELD AVE	A	\$20.80	1.00	20.80
8404-001-001	902 E ARROW HWY	B	\$2.70	14.00	37.80
8404-001-003	930 E ARROW HWY	B	\$2.70	15.00	40.50
8404-001-009	1420 N GRAND AVE	B	\$2.70	198.00	534.60
8404-001-010	904 E ARROW HWY	B	\$2.70	8.00	21.60
8404-001-011	SITUS NOT AVAILABLE	B	\$2.70	10.00	27.00
8404-001-017	1400 N GRAND AVE	B	\$2.70	265.00	715.50
8404-004-058	1070 N GRAND AVE	B	\$2.70	22.00	59.40
8404-004-063	1052 N GRAND AVE	B	\$2.70	17.00	45.90
8404-004-064	972 N GRAND AVE	B	\$2.70	35.00	94.50
8404-004-065	950 N GRAND AVE	B	\$2.70	35.00	94.50
8404-010-009	1161 E COVINA BLVD	B	\$2.70	297.00	801.90
8404-010-010	1161 E COVINA BLVD	B	\$2.70	113.00	305.10
8404-013-024	987 N BENDER AVE	A	\$20.80	1.00	20.80
8404-013-025	979 N BENDER AVE	A	\$20.80	1.00	20.80
8404-014-015	1002 N BENDER AVE	A	\$20.80	1.00	20.80
8404-014-016	1005 N DODSWORTH AVE	A	\$20.80	1.00	20.80
8404-015-013	1067 N CUMMINGS RD	A	\$20.80	1.00	20.80
8404-015-019	1013 N CUMMINGS RD	A	\$20.80	1.00	20.80
8404-016-039	913 N CUMMINGS RD	A	\$20.80	1.00	20.80
8404-017-015	955 N DAMATO DR	A	\$20.80	1.00	20.80
8404-017-044	1003 N DAMATO DR	A	\$20.80	1.00	20.80
8404-017-045	985 N DAMATO DR	A	\$20.80	1.00	20.80
8404-017-047	969 N DAMATO DR	A	\$20.80	1.00	20.80
8404-019-032	1049 N CALMGROVE AVE	A	\$20.80	1.00	20.80
8404-020-033	970 N CALMGROVE AVE	A	\$20.80	1.00	20.80
8404-020-042	1265 E CYPRESS ST	A	\$20.80	1.00	20.80
8404-020-048	953 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-053	977 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-054	1023 N GLENDORA AVE	B	\$2.70	126.00	340.20

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8404-020-057	1055 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-058	1057 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-059	1059 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-061	1063 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-062	1065 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-063	1067 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-064	1069 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-065	1071 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-066	1073 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-067	1075 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-068	1077 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-069	1079 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-070	1081 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-071	1083 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-072	1085 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-073	1087 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-074	1089 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-075	1091 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-076	1093 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-020-078	1061 N GLENDORA AVE	A	\$20.80	1.00	20.80
8404-022-014	1126 N GRAND AVE	B	\$2.70	36.00	97.20
8404-022-015	1108 N GRAND AVE	B	\$2.70	14.00	37.80
8404-022-017	927 E COVINA BLVD	B	\$2.70	7.00	18.90
8405-001-021	1319 N GRAND AVE	B	\$2.70	14.00	37.80
8405-001-030	1371 N GRAND AVE	B	\$2.70	25.00	67.50
8405-001-032	870 E ARROW HWY	B	\$2.70	27.00	72.90
8405-001-035	1325 N GRAND AVE	B	\$2.70	121.53	328.14
8405-001-036	1359 N GRAND AVE	B	\$2.70	75.79	204.64
8405-001-037	1359 N GRAND AVE	B	\$2.70	117.61	317.55
8405-001-038	1365 N GRAND AVE	B	\$2.70	78.41	211.70
8405-001-039	1411 N GRAND AVE	B	\$2.70	50.00	135.00
8405-001-040	SITUS NOT AVAILABLE	B	\$2.70	4.00	10.80
8405-001-041	SITUS NOT AVAILABLE	B	\$2.70	65.00	175.50
8405-003-009	746 ARROW GRAND CIR	B	\$2.70	37.00	99.90
8405-003-010	742 ARROW GRAND CIR	B	\$2.70	18.00	48.60
8405-003-011	738 ARROW GRAND CIR	B	\$2.70	19.00	51.30
8405-003-012	732 ARROW GRAND CIR	B	\$2.70	19.00	51.30
8405-003-013	684 ARROW GRAND CIR	B	\$2.70	25.00	67.50
8405-003-019	726 ARROW GRAND CIR	B	\$2.70	38.00	102.60
8405-003-020	712 ARROW GRAND CIR	B	\$2.70	19.00	51.30
8405-003-021	800 E ARROW HWY	B	\$2.70	15.00	40.50
8405-003-022	800 E ARROW HWY	B	\$2.70	18.00	48.60
8405-003-023	688 ARROW GRAND CIR	B	\$2.70	21.00	56.70
8405-003-024	677 ARROW GRAND CIR	B	\$2.70	61.00	164.70
8405-003-027	718 ARROW GRAND CIRCLE	B	\$2.70	19.00	51.30
8405-003-028	754 ARROW GRAND CIR	B	\$2.70	19.00	51.30
8405-003-029	692 ARROW GRAND CIR	B	\$2.70	18.00	48.60
8405-003-030	706 ARROW GRAND CIR	B	\$2.70	45.00	121.50
8405-003-031	685 ARROW GRAND CIR	B	\$2.70	20.00	54.00
8405-003-032	740 E ARROW HWY	B	\$2.70	93.00	251.10
8405-003-033	SITUS NOT AVAILABLE	B	\$2.70	2.00	5.40
8405-003-034	727 ARROW GRAND CIR	B	\$2.70	30.00	81.00
8405-003-037	668 ARROW GRAND CIR	B	\$2.70	31.00	83.70
8405-003-038	681 ARROW GRAND CIR	B	\$2.70	18.00	48.60
8405-003-039	719 ARROW GRAND CIR	B	\$2.70	20.00	54.00
8405-003-040	750 ARROW GRAND CIR	B	\$2.70	18.00	48.60
8405-003-043	760 ARROW GRAND CIR	B	\$2.70	44.00	118.80
8405-003-044	702 ARROW GRAND CIR	B	\$2.70	18.00	48.60
8405-003-045	696 ARROW GRAND CIR	B	\$2.70	19.00	51.30

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8405-003-046	715 ARROW GRAND CIR	B	\$2.70	40.00	108.00
8405-003-047	753 ARROW GRAND CIR	B	\$2.70	143.00	386.10
8405-004-005	544 E CIENEGA AVE	A	\$20.80	1.00	20.80
8405-004-009	512 E CIENEGA AVE	A	\$20.80	1.00	20.80
8405-018-002	674 E CIENEGA AVE	A	\$20.80	1.00	20.80
8405-018-007	1261 N STARCREST DR	A	\$20.80	1.00	20.80
8405-019-001	536 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-002	530 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-003	526 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-004	522 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-005	516 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-006	1305 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-007	1311 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-008	1319 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-009	1325 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-010	1329 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-011	1335 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-012	1339 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-013	1343 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-014	1349 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-015	1353 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-016	1359 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-017	1363 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-018	1371 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-019	509 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-020	513 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-021	519 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-022	523 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-023	527 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-024	533 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-025	537 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-026	543 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-027	547 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-028	551 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-029	557 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-030	561 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-031	565 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-032	571 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-033	575 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-034	572 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-035	566 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-036	562 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-037	560 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-038	556 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-039	550 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-040	546 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-041	540 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-042	536 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-043	532 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-044	528 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-045	522 E CALORA ST	A	\$20.80	1.00	20.80
8405-019-046	521 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-047	527 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-048	533 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-049	537 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-050	539 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-051	545 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-052	551 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-053	555 E STEPHANIE DR	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8405-019-054	559 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-055	563 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-056	569 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-057	573 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-058	576 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-059	572 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-060	566 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-061	562 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-062	558 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-063	550 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-064	548 E STEPHANIE DR	A	\$20.80	1.00	20.80
8405-019-065	1338 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-066	1332 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-067	1326 N BRIARGATE LN	A	\$20.80	1.00	20.80
8405-019-068	555 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-069	561 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-070	565 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-071	569 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-072	575 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-073	576 W NUBIA ST	A	\$20.80	1.00	20.80
8405-019-074	570 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-075	566 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-076	562 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-077	556 E NUBIA ST	A	\$20.80	1.00	20.80
8405-019-078	552 E NUBIA ST	A	\$20.80	1.00	20.80
8406-001-012	108 E ARROW HWY	B	\$2.70	23.00	62.10
8406-001-030	1308 N CITRUS AVE	B	\$2.70	15.00	40.50
8406-001-031	1308 N CITRUS AVE	B	\$2.70	25.00	67.50
8406-001-036	1288 N CITRUS AVE	B	\$2.70	23.00	62.10
8406-001-042	246 E ARROW HWY	B	\$2.70	49.00	132.30
8406-001-044	280 E ARROW HWY	B	\$2.70	40.00	108.00
8406-001-045	1430 N RANGER DR	B	\$2.70	28.00	75.60
8406-002-049	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8406-002-071	1150 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-072	1152 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-073	1158 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-074	1162 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-075	1168 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-076	1169 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-077	1163 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-078	1159 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-079	1155 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-080	1151 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-081	1149 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-082	1143 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-083	1139 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-084	1135 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-085	1131 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-086	1148 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-087	1142 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-088	1138 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-089	1132 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-090	1130 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-091	1149 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-092	1143 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-093	1139 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-094	1135 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-095	1131 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-096	1148 TAROCO DRIVE	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8406-002-097	1142 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-098	1138 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-099	1132 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-100	1130 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-101	1170 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-102	1172 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-103	1178 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-104	1180 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-105	1182 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-106	1185 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-107	1181 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-108	1179 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-109	1175 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-110	1171 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-111	1131 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-112	1135 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-113	1139 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-114	1143 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-115	1149 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-116	1148 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-117	1142 ORCHARD LANE	A	\$20.80	1.00	20.80
8406-002-118	1138 ORCHARD LANE	A	\$20.80	1.00	20.80
8406-002-119	1132 ORCHARD LN	A	\$20.80	1.00	20.80
8406-002-120	1130 ORCHARD DR	A	\$20.80	1.00	20.80
8406-002-121	1149 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-122	1143 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-123	1139 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-124	1135 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-125	1131 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-126	162 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-127	172 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-128	178 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-129	177 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-130	171 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-131	161 BAHIA DR	A	\$20.80	1.00	20.80
8406-002-132	162 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-133	172 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-134	178 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-135	177 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-136	171 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-137	161 BERGAMOT DR	A	\$20.80	1.00	20.80
8406-002-138	1185 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-139	1181 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-140	1179 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-141	1175 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-142	1171 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-143	1169 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-144	1163 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-145	1159 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-146	1155 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-147	1151 HARVEST DR	A	\$20.80	1.00	20.80
8406-002-148	1150 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-149	1152 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-150	1158 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-151	1162 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-152	1168 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-153	1169 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-154	1163 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-155	1159 TAROCO DR	A	\$20.80	1.00	20.80

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8406-002-156	1155 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-157	1151 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-158	1170 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-159	1172 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-160	1178 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-161	1180 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-162	1182 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-163	1185 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-164	1181 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-165	1179 TAROCO DR	A	\$20.80	1.00	20.80
8406-002-166	1175 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-167	1171 TAROCO DRIVE	A	\$20.80	1.00	20.80
8406-002-168	1150 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-169	1152 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-170	1158 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-171	1162 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-172	1168 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-173	1169 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-174	1163 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-175	1159 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-176	1155 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-177	1151 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-178	1170 TANGERINE DRIVE	A	\$20.80	1.00	20.80
8406-002-179	1172 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-180	1178 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-181	1180 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-182	1182 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-183	1185 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-184	1181 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-185	1179 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-186	1175 TANGERINE DR	A	\$20.80	1.00	20.80
8406-002-187	1171 TANGERINE DR	A	\$20.80	1.00	20.80
8406-010-008	1175 N FAIRVALLEY AVE	A	\$20.80	1.00	20.80
8406-010-009	1181 N FAIRVALLEY AVE	A	\$20.80	1.00	20.80
8406-016-005	1236 N FAIRVALLEY AVE	A	\$20.80	1.00	20.80
8406-019-009	1181 N FAIRVALE AVE	A	\$20.80	1.00	20.80
8406-019-012	1221 N FAIRVALE AVE	A	\$20.80	1.00	20.80
8406-019-016	1259 N FAIRVALE AVE	A	\$20.80	1.00	20.80
8406-019-018	1106 N CITRUS AVE	B	\$2.70	18.00	48.60
8406-019-025	1242 N CITRUS AVE	A	\$20.80	1.00	20.80
8406-019-026	1242 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-027	1242 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-028	1242 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-029	1244 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-030	1244 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-031	1244 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-032	1244 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-033	1254 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-034	1254 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-035	1254 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-036	1254 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-037	1256 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-038	1256 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-039	1256 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-040	1256 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-041	1258 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-042	1258 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-043	1258 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-044	1258 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80

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8406-019-045	1246 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-046	1246 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-047	1246 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-048	1246 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-049	1248 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-050	1248 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-051	1248 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-052	1248 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-053	1250 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-054	1250 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-055	1252 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-056	1252 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-057	1252 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-058	1252 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-059	1240 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-060	1240 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-061	1240 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-062	1240 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-063	1238 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-064	1238 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-065	1238 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-066	1238 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-067	1236 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-068	1236 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-069	1236 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-070	1236 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-071	1234 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-072	1234 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-073	1234 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-074	1234 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-075	1234 N CITRUS AVE NO 5	A	\$20.80	1.00	20.80
8406-019-076	1234 N CITRUS AVE NO 6	A	\$20.80	1.00	20.80
8406-019-077	1230 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-078	1230 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-079	1230 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-080	1230 N CITRUS AVE	A	\$20.80	1.00	20.80
8406-019-081	1228 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-082	1228 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-083	1228 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-084	1228 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-085	1226 N CITRUS AVE NO 1	A	\$20.80	1.00	20.80
8406-019-086	1226 N CITRUS AVE NO 2	A	\$20.80	1.00	20.80
8406-019-087	1226 N CITRUS AVE NO 3	A	\$20.80	1.00	20.80
8406-019-088	1226 N CITRUS AVE NO 4	A	\$20.80	1.00	20.80
8406-019-089	1226 N CITRUS AVE NO 5	A	\$20.80	1.00	20.80
8406-019-090	1226 N CITRUS AVE NO 6	A	\$20.80	1.00	20.80
8406-019-091	1226 N CITRUS AVE NO 7	A	\$20.80	1.00	20.80
8406-019-092	1226 N CITRUS AVE NO 8	A	\$20.80	1.00	20.80
8406-021-001	284 E NUBIA ST	A	\$20.80	1.00	20.80
8406-022-007	253 E NUBIA ST	A	\$20.80	1.00	20.80
8406-022-017	225 E CALVIN ST	A	\$20.80	1.00	20.80
8406-022-018	241 E CALVIN ST	A	\$20.80	1.00	20.80
8406-022-019	251 E CALVIN ST	A	\$20.80	1.00	20.80
8406-022-020	263 E CALVIN ST	A	\$20.80	1.00	20.80
8406-022-021	1324 N RANGER DR	A	\$20.80	1.00	20.80
8406-022-022	1318 N RANGER DR	A	\$20.80	1.00	20.80
8406-022-023	1310 N RANGER DR	A	\$20.80	1.00	20.80
8406-022-024	1304 N RANGER DR	A	\$20.80	1.00	20.80
8407-004-018	1225 N FENIMORE AVE	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8407-006-015	1406 N ALDENVILLE AVE	A	\$20.80	1.00	20.80
8407-009-009	266 W GRAGMONT ST	A	\$20.80	1.00	20.80
8407-010-003	110 W ARROW HWY	B	\$2.70	23.00	62.10
8407-010-010	1371 N CITRUS AVE	B	\$2.70	358.00	966.60
8407-016-011	1224 N FENIMORE AVE	A	\$20.80	1.00	20.80
8407-017-005	133 W TUDOR ST	A	\$20.80	1.00	20.80
8407-017-006	141 W TUDOR ST	A	\$20.80	1.00	20.80
8407-018-004	203 W TUDOR ST	A	\$20.80	1.00	20.80
8407-018-014	263 W TUDOR ST	A	\$20.80	1.00	20.80
8407-019-002	425 W TUDOR ST	A	\$20.80	1.00	20.80
8407-019-009	359 W TUDOR ST	A	\$20.80	1.00	20.80
8407-019-034	351 W TUDOR ST	A	\$20.80	1.00	20.80
8407-024-001	1155 N FENIMORE AVE	A	\$20.80	1.00	20.80
8407-025-002	1112 N FENIMORE AVE	A	\$20.80	1.00	20.80
8407-025-007	1156 N FENIMORE AVE	A	\$20.80	1.00	20.80
8407-026-014	1129 N EDENFIELD AVE	A	\$20.80	1.00	20.80
8407-026-017	1103 N EDENFIELD AVE	A	\$20.80	1.00	20.80
8407-027-002	1179 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-027-003	1171 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-027-009	1121 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-027-016	1136 N EDENFIELD AVE	A	\$20.80	1.00	20.80
8407-027-018	1154 N EDENFIELD AVE	A	\$20.80	1.00	20.80
8407-028-006	1146 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-028-008	1162 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-028-012	1196 N VICEROY AVE	A	\$20.80	1.00	20.80
8407-028-015	1183 N CITRUS AVE	A	\$20.80	1.00	20.80
8407-028-026	1175 N CITRUS AVE	A	\$20.80	1.00	20.80
8407-029-009	1415 N ALDENVILLE AVE	A	\$20.80	1.00	20.80
8407-031-005	379 W ALCROSS ST	A	\$20.80	1.00	20.80
8407-031-012	1477 N ALDENVILLE AVE	A	\$20.80	1.00	20.80
8407-031-016	347 W ALCROSS ST	A	\$20.80	1.00	20.80
8407-032-003	478 W ARROW HWY	B	\$2.70	23.00	62.10
8407-034-001	1325 N GLENFINNAN AVE	A	\$20.80	1.00	20.80
8407-034-010	1409 N GLENFINNAN AVE	A	\$20.80	1.00	20.80
8407-034-023	1339 N MIDSITE AVE	A	\$20.80	1.00	20.80
8407-035-008	414 W NUBIA ST	A	\$20.80	1.00	20.80
8408-001-001	700 W ARROW HWY	B	\$2.70	10.00	27.00
8408-001-034	710 W ARROW HWY	B	\$2.70	59.00	159.30
8408-001-042	1422 N AZUSA AVE	B	\$2.70	15.00	40.50
8408-001-047	1414 N AZUSA AVE	B	\$2.70	150.00	405.00
8408-001-048	1406 N AZUSA AVE	B	\$2.70	12.00	32.40
8408-001-049	1404 N AZUSA AVE	B	\$2.70	23.00	62.10
8408-001-052	768 W ARROW HWY	B	\$2.70	10.79	29.13
8408-001-053	1480 N AZUSA AVE	B	\$2.70	46.04	124.31
8408-001-055	1314 N AZUSA AVE	B	\$2.70	68.39	184.65
8408-001-056	SITUS NOT AVAILABLE	B	\$2.70	20.63	55.69
8408-001-057	1340 N AZUSA AVE	B	\$2.70	31.81	85.88
8408-001-058	1400 N AZUSA AVE	B	\$2.70	35.61	96.14
8408-001-059	1460 N AZUSA AVE	B	\$2.70	38.04	102.70
8408-001-062	1348 N AZUSA AVE	B	\$2.70	864.23	2,333.42
8408-001-063	SITUS NOT AVAILABLE	B	\$2.70	180.34	486.91
8408-002-010	1409 N ARMEL DR	A	\$20.80	1.00	20.80
8408-003-012	661 W ALCROSS ST	A	\$20.80	1.00	20.80
8408-003-015	644 W ARROW HWY	A	\$20.80	1.00	20.80
8408-005-004	1325 N EASTBURY AVE	A	\$20.80	1.00	20.80
8408-005-006	1309 N EASTBURY AVE	A	\$20.80	1.00	20.80
8408-006-002	1370 N EASTBURY AVE	A	\$20.80	1.00	20.80
8408-006-011	1431 N O MALLEY AVE	A	\$20.80	1.00	20.80
8408-010-005	1382 N HEATHDALE AVE	A	\$20.80	1.00	20.80

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8408-010-012	517 W DEVANAH ST	A	\$20.80	1.00	20.80
8408-010-016	534 W DEVANAH ST	A	\$20.80	1.00	20.80
8408-012-009	524 W GROVERDALE ST	A	\$20.80	1.00	20.80
8408-013-019	618 W GROVERDALE ST	A	\$20.80	1.00	20.80
8408-013-022	642 W GROVERDALE ST	A	\$20.80	1.00	20.80
8408-016-002	1178 N O MALLEY AVE	A	\$20.80	1.00	20.80
8408-016-005	1212 N O MALLEY AVE	A	\$20.80	1.00	20.80
8408-017-002	1182 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8408-021-001	1140 N AZUSA AVE	B	\$2.70	22.00	59.40
8408-021-002	1160 N CONWELL AVE	B	\$2.70	191.00	515.70
8408-021-004	827 W COVINA BLVD	B	\$2.70	36.00	97.20
8408-021-005	859 W COVINA BLVD	B	\$2.70	14.00	37.80
8408-021-006	1108 N AZUSA AVE	B	\$2.70	25.00	67.50
8408-021-011	777 W COVINA BLVD	B	\$2.70	164.00	442.80
8408-021-012	SITUS NOT AVAILABLE	B	\$2.70	27.00	72.90
8408-021-021	1166 N AZUSA AVE	B	\$2.70	42.00	113.40
8408-021-022	1159 N CONWELL AVE	B	\$2.70	134.00	361.80
8408-022-001	SITUS NOT AVAILABLE	B	\$2.70	9.00	24.30
8408-022-002	1270 N AZUSA AVE	B	\$2.70	24.00	64.80
8408-022-003	SITUS NOT AVAILABLE	B	\$2.70	1.00	2.70
8408-022-004	SITUS NOT AVAILABLE	B	\$2.70	17.00	45.90
8408-022-005	1240 N AZUSA AVE	B	\$2.70	30.00	81.00
8408-022-006	1212 N AZUSA AVE	B	\$2.70	20.00	54.00
8408-022-007	1202 N AZUSA AVE	B	\$2.70	17.00	45.90
8408-022-008	814 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-009	814 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-010	814 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-011	814 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-012	814 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-013	814 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-014	808 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-015	808 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-016	808 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-017	808 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-018	808 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-019	808 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-020	800 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-021	800 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-022	800 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-023	800 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-024	800 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-025	800 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-026	800 W GRONDAHL ST UNIT G	A	\$20.80	1.00	20.80
8408-022-027	800 W GRONDAHL ST UNIT H	A	\$20.80	1.00	20.80
8408-022-028	800 W GRONDAHL ST UNIT I	A	\$20.80	1.00	20.80
8408-022-029	800 W GRONDAHL ST UNIT J	A	\$20.80	1.00	20.80
8408-022-030	801 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-031	801 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-032	801 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-033	801 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-034	801 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-035	801 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-036	801 W GRONDAHL ST UNIT G	A	\$20.80	1.00	20.80
8408-022-037	801 W GRONDAHL ST UNIT H	A	\$20.80	1.00	20.80
8408-022-038	801 W GRONDAHL ST UNIT I	A	\$20.80	1.00	20.80
8408-022-039	801 W GRONDAHL ST UNIT J	A	\$20.80	1.00	20.80
8408-022-040	813 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-041	813 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-042	813 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80

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8408-022-043	813 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-044	813 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-045	813 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-046	815 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-047	815 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-048	815 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-049	815 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-050	815 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-051	815 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-052	809 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-053	809 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-055	809 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-056	811 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-057	811 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-058	811 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-059	811 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-060	811 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-061	811 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-062	807 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-063	807 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-064	807 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-065	807 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-066	805 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-067	805 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-068	805 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-069	805 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-070	804 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-071	804 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-072	804 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-073	804 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-074	804 W GRONDAHL ST UNIT E	A	\$20.80	1.00	20.80
8408-022-075	804 W GRONDAHL ST UNIT F	A	\$20.80	1.00	20.80
8408-022-076	806 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-077	806 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-078	806 W GRONDAHL ST NO C	A	\$20.80	1.00	20.80
8408-022-079	806 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-080	812 W GRONDAHL ST UNIT A	A	\$20.80	1.00	20.80
8408-022-081	812 W GRONDAHL ST UNIT B	A	\$20.80	1.00	20.80
8408-022-082	812 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8408-022-083	812 W GRONDAHL ST UNIT D	A	\$20.80	1.00	20.80
8408-022-086	809 W GRONDAHL ST UNIT C	A	\$20.80	1.00	20.80
8409-011-008	1225 W MASLINE ST	A	\$20.80	1.00	20.80
8409-011-009	1133 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-011-010	1127 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-011-022	1207 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-011-024	1245 W MASLINE ST	A	\$20.80	1.00	20.80
8409-012-034	1067 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-012-039	1055 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-012-052	1157 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-013-005	1100 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-013-010	1058 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-013-018	1113 W GRONDAHL ST	A	\$20.80	1.00	20.80
8409-014-003	1172 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-014-007	1146 W GREENHAVEN ST	A	\$20.80	1.00	20.80
8409-014-017	1155 W MASLINE ST	A	\$20.80	1.00	20.80
8409-014-018	1147 W MASLINE ST	A	\$20.80	1.00	20.80
8409-014-021	1127 W GRONDAHL ST	A	\$20.80	1.00	20.80
8409-015-015	1053 W MASLINE ST	A	\$20.80	1.00	20.80
8409-015-017	1127 N RIMSDALE AVE	A	\$20.80	1.00	20.80

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8409-015-021	1159 N RIMSDALE AVE	A	\$20.80	1.00	20.80
8409-016-025	1156 W MASLINE ST	A	\$20.80	1.00	20.80
8409-016-026	1258 W MASLINE ST	A	\$20.80	1.00	20.80
8409-017-003	1156 N RIMSDALE AVE	A	\$20.80	1.00	20.80
8409-017-033	1211 N AZUSA AVE	B	\$2.70	16.00	43.20
8409-017-035	1024 W MASLINE ST	A	\$20.80	1.00	20.80
8409-017-036	SITUS NOT AVAILABLE	B	\$2.70	1.00	2.70
8409-017-037	1151 N AZUSA AVE	B	\$2.70	405.00	1,093.50
8409-019-001	1477 N AZUSA AVE	B	\$2.70	20.00	54.00
8409-019-022	942 W ARROW HWY	B	\$2.70	25.00	67.50
8409-019-023	960 W ARROW HWY	B	\$2.70	181.00	488.70
8409-019-024	1433 N AZUSA AVE	B	\$2.70	26.00	70.20
8409-019-025	1421 N AZUSA AVE	B	\$2.70	48.00	129.60
8409-019-026	1453 N AZUSA AVE	B	\$2.70	28.00	75.60
8409-019-027	SITUS NOT AVAILABLE	B	\$2.70	65.00	175.50
8409-019-030	1261 N AZUSA AVE	B	\$2.70	174.00	469.80
8409-019-031	1275 N AZUSA AVE	B	\$2.70	554.00	1,495.80
8419-031-036	709 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-037	707 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-038	705 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-039	703 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-040	701 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-041	699 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-042	697 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-043	695 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-044	693 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-045	691 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-046	689 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-047	687 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-048	685 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-049	683 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-050	681 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-051	679 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-052	677 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-053	675 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-054	673 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-055	671 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-056	669 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-057	667 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-058	665 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-059	663 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-060	661 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-061	659 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-062	657 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-031-063	655 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8419-033-006	708 N VINCENT AVE	B	\$2.70	148.00	399.60
8420-001-038	1045 N AZUSA AVE	B	\$2.70	870.00	2,349.00
8420-001-050	1101 N AZUSA AVE	B	\$2.70	137.00	369.90
8420-008-002	1117 W FREDKIN DR	A	\$20.80	1.00	20.80
8420-008-007	1157 W FREDKIN DR	A	\$20.80	1.00	20.80
8420-008-012	1108 W COOLFIELD DR	A	\$20.80	1.00	20.80
8420-008-018	1156 W COOLFIELD DR	A	\$20.80	1.00	20.80
8420-009-018	1136 W KINGSIDE DR	A	\$20.80	1.00	20.80
8420-009-024	1127 W KINGSIDE DR	A	\$20.80	1.00	20.80
8420-009-032	1177 W QUEENSIDE DR	A	\$20.80	1.00	20.80
8420-011-007	1159 W EDNA PL	A	\$20.80	1.00	20.80
8420-011-017	1134 W QUEENSIDE DR	A	\$20.80	1.00	20.80
8420-012-014	1160 W EDNA PL	A	\$20.80	1.00	20.80
8420-012-019	1120 W EDNA PL	A	\$20.80	1.00	20.80

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8420-014-014	919 N RIMSDALE AVE	A	\$20.80	1.00	20.80
8420-014-015	911 N RIMSDALE AVE	A	\$20.80	1.00	20.80
8420-014-018	912 N RIMSDALE AVE	A	\$20.80	1.00	20.80
8420-014-021	1043 W BENBOW ST	A	\$20.80	1.00	20.80
8420-014-027	979 W BENBOW ST	A	\$20.80	1.00	20.80
8420-014-031	1044 W BENWOOD ST	A	\$20.80	1.00	20.80
8420-014-046	1032 W BENBOW ST	A	\$20.80	1.00	20.80
8420-014-052	1033 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-053	1025 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-057	1011 W CYPRESS ST	B	\$2.70	17.00	45.90
8420-014-060	957 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-063	971 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-064	973 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-065	975 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-014-066	977 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-015-006	1015 W BENWOOD ST	A	\$20.80	1.00	20.80
8420-015-009	1039 W BENWOOD ST	A	\$20.80	1.00	20.80
8420-016-001	1045 N AZUSA AVE	B	\$2.70	31.00	83.70
8420-016-002	945 W CYPRESS ST	A	\$20.80	1.00	20.80
8420-016-004	1045 N AZUSA AVE	B	\$2.70	44.00	118.80
8420-016-006	929 W CYPRESS ST	B	\$2.70	44.00	118.80
8420-016-008	971 N AZUSA AVE	B	\$2.70	31.00	83.70
8420-016-009	961 N AZUSA AVE	B	\$2.70	19.00	51.30
8420-016-010	945 N AZUSA AVE	B	\$2.70	39.00	105.30
8420-016-011	919 N AZUSA AVE	B	\$2.70	17.00	45.90
8420-016-012	919 W CYPRESS ST	B	\$2.70	6.00	16.20
8420-016-014	905 N AZUSA AVE	B	\$2.70	10.00	27.00
8420-017-025	1103 W BENWOOD ST	A	\$20.80	1.00	20.80
8420-018-021	1142 W BENBOW ST	A	\$20.80	1.00	20.80
8420-018-028	1122 W BOBBIE ST	A	\$20.80	1.00	20.80
8421-001-007	912 N AZUSA AVE	B	\$2.70	23.00	62.10
8421-001-010	928 N AZUSA AVE	B	\$2.70	41.00	110.70
8421-001-016	1000 N AZUSA AVE	B	\$2.70	91.00	245.70
8421-001-019	845 W CYPRESS ST	B	\$2.70	27.00	72.90
8421-001-020	1070 N AZUSA AVE	B	\$2.70	24.00	64.80
8421-001-023	1054 N AZUSA AVE	B	\$2.70	58.00	156.60
8421-001-025	1040 N AZUSA AVE	B	\$2.70	61.00	164.70
8421-001-028	1076 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-029	1078 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-030	1080 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-031	1082 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-032	1084 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-033	1086 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-034	1072 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-035	1070 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-036	1068 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-037	1066 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-038	1064 N LA BREA ST NO 11	A	\$20.80	1.00	20.80
8421-001-039	1054 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-040	1056 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-041	1058 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-042	1060 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-043	1052 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-044	1050 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-045	1048 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-046	1046 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-047	1044 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-048	1042 N LA BREA ST	A	\$20.80	1.00	20.80
8421-001-049	1030 N LA BREA ST	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8421-001-050	1032 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-051	1034 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-052	1036 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-053	1038 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-054	1040 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-055	1028 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-056	1026 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-057	1024 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-058	1022 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-059	1020 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-060	1018 N LA BREDA ST	A	\$20.80	1.00	20.80
8421-001-061	1000 N AZUSA AVE	B	\$2.70	251.00	677.70
8421-022-014	909 N CITRUS AVE	B	\$2.70	26.00	70.20
8422-001-008	SITUS NOT AVAILABLE	B	\$2.70	4.00	10.80
8422-001-009	900 N CITRUS AVE	B	\$2.70	127.00	342.90
8422-001-011	902 N CITRUS AVE	B	\$2.70	19.00	51.30
8422-001-012	900 N CITRUS AVE	B	\$2.70	8.00	21.60
8422-001-016	1024 N CITRUS AVE	B	\$2.70	169.00	456.30
8422-002-002	1083 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-003	1077 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-004	1073 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-005	1067 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-006	1063 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-007	1057 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-008	1053 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-009	1047 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-010	1041 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-011	1037 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-012	1031 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-013	1027 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-014	1021 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-015	1015 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-016	1060 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-017	1066 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-018	1072 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-019	1076 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-020	1084 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-021	1083 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-022	1077 EVA D EDWARDS AVE	A	\$20.80	1.00	20.80
8422-002-023	1072 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-024	1066 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-025	1060 N 2ND AVE	A	\$20.80	1.00	20.80
8422-002-026	227 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-027	214 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-028	220 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-029	224 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-030	230 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-031	236 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-032	242 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-033	248 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-034	254 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-035	258 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-036	264 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-002-037	206 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-038	214 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-039	220 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-040	224 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-041	230 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-042	236 E BELLBROOK ST	A	\$20.80	1.00	20.80

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8422-002-043	242 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-044	250 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-045	262 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-046	270 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-047	276 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-048	1018 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-049	1022 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-050	1030 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-051	1034 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-052	1040 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-053	1046 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-054	1050 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-055	1056 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-056	1062 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-057	1066 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-058	1072 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-059	1076 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-060	1082 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-061	1083 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-062	1077 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-063	1071 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-064	1065 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-065	1061 N HOWARD AVE	A	\$20.80	1.00	20.80
8422-002-066	265 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-067	259 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-068	253 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-069	247 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-070	241 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-071	235 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-072	229 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-073	225 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-074	219 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-075	213 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-002-076	152 E COVINA BLVD	B	\$2.70	134.00	361.80
8422-002-077	152 E COVINA BLVD	B	\$2.70	33.00	89.10
8422-003-001	239 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-003-002	231 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-003-009	159 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-004-015	207 E BENBOW ST	A	\$20.80	1.00	20.80
8422-005-007	214 E BENBOW ST	A	\$20.80	1.00	20.80
8422-006-008	264 E BENBOW ST	A	\$20.80	1.00	20.80
8422-006-013	265 E BENBOW ST	A	\$20.80	1.00	20.80
8422-007-024	1037 N CALERA AVE	A	\$20.80	1.00	20.80
8422-007-031	314 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-008-008	371 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-009-005	343 E BENBOW ST	A	\$20.80	1.00	20.80
8422-010-007	369 E CYPRESS ST	A	\$20.80	1.00	20.80
8422-011-018	1047 N BARRANCA AVE	B	\$2.70	80.00	216.00
8422-011-019	406 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-020	412 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-021	420 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-022	428 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-023	438 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-024	448 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-025	454 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-026	407 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-027	415 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-028	427 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-029	435 E BELLBROOK ST	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8422-011-030	449 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-011-031	446 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-032	436 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-033	426 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-034	414 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-035	405 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-036	413 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-037	425 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-038	437 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-039	447 E BROOKPORT ST	A	\$20.80	1.00	20.80
8422-011-040	446 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-011-041	436 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-011-042	424 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-011-043	414 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-011-044	404 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-013-007	784 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-015-012	972 N GRANDVIEW AVE	A	\$20.80	1.00	20.80
8422-015-014	954 N GRANDVIEW AVE	A	\$20.80	1.00	20.80
8422-016-004	957 N STARCREST DR	A	\$20.80	1.00	20.80
8422-017-011	940 N STARCREST DR	A	\$20.80	1.00	20.80
8422-018-004	1037 N GRAND AVE	B	\$2.70	226.00	610.20
8422-018-006	1001 N GRAND AVE	B	\$2.70	156.00	421.20
8422-019-001	727 E BENBOW ST	A	\$20.80	1.00	20.80
8422-019-007	803 E BENBOW ST	A	\$20.80	1.00	20.80
8422-019-016	738 E MARILYN WAY	A	\$20.80	1.00	20.80
8422-019-021	802 E MARILYN WAY	A	\$20.80	1.00	20.80
8422-019-022	810 E MARILYN WAY	A	\$20.80	1.00	20.80
8422-020-014	749 E CYPRESS ST	A	\$20.80	1.00	20.80
8422-020-021	835 E CYPRESS ST	A	\$20.80	1.00	20.80
8422-021-008	865 N GRAND AVE	B	\$2.70	139.00	375.30
8422-022-018	1023 N STARCREST DR	A	\$20.80	1.00	20.80
8422-023-002	831 E MARILYN WAY	A	\$20.80	1.00	20.80
8422-024-011	1025 N VIRGINIA AVE	A	\$20.80	1.00	20.80
8422-024-017	1006 N STARCREST DR	A	\$20.80	1.00	20.80
8422-025-016	454 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-025-017	464 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-025-018	465 E BENBOW ST	A	\$20.80	1.00	20.80
8422-025-019	455 E BENBOW ST	A	\$20.80	1.00	20.80
8422-026-006	436 E BENBOW ST	A	\$20.80	1.00	20.80
8422-026-012	429 E CYPRESS ST	A	\$20.80	1.00	20.80
8422-027-006	548 E BENBOW ST	A	\$20.80	1.00	20.80
8422-028-009	554 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-028-012	524 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-028-013	514 E BENWOOD ST	A	\$20.80	1.00	20.80
8422-030-008	760 E KEMP PL	A	\$20.80	1.00	20.80
8422-031-008	504 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-031-017	534 E COVINA BLVD	A	\$20.80	1.00	20.80
8422-032-003	563 E BELLBROOK ST	A	\$20.80	1.00	20.80
8422-032-013	515 E BELLBROOK ST	A	\$20.80	1.00	20.80
8426-002-006	313 S WILSON AVE	A	\$20.80	1.00	20.80
8426-002-015	219 S WILSON AVE	A	\$20.80	1.00	20.80
8426-003-017	222 S WILSON AVE	A	\$20.80	1.00	20.80
8426-004-020	145 S ASHTON DR	A	\$20.80	1.00	20.80
8426-006-001	1413 E PUENTE ST	A	\$20.80	1.00	20.80
8426-006-006	1441 E PUENTE ST	A	\$20.80	1.00	20.80
8426-006-009	1472 E DEXTER ST	A	\$20.80	1.00	20.80
8426-006-010	1492 E DEXTER ST	A	\$20.80	1.00	20.80
8426-006-033	1453 E PUENTE ST	A	\$20.80	1.00	20.80
8426-006-034	1466 E DEXTER ST	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8426-006-035	1504 E DEXTER ST	A	\$20.80	1.00	20.80
8426-007-002	1552 E ALGROVE ST	A	\$20.80	1.00	20.80
8426-007-007	1504 E ALGROVE ST	A	\$20.80	1.00	20.80
8426-007-015	1505 E DEXTER ST	A	\$20.80	1.00	20.80
8426-009-011	1450 E OLD BADILLO ST	A	\$20.80	1.00	20.80
8426-009-018	1523 E GROVECENTER ST	A	\$20.80	1.00	20.80
8426-010-003	232 S STARGLEN DR	A	\$20.80	1.00	20.80
8426-010-011	114 S STARGLEN DR	A	\$20.80	1.00	20.80
8426-011-021	105 N HENTON AVE	A	\$20.80	1.00	20.80
8426-011-030	108 N DARFIELD AVE	A	\$20.80	1.00	20.80
8426-011-040	1515 E OLD BADILLO ST	A	\$20.80	1.00	20.80
8426-011-041	1525 E OLD BADILLO ST	A	\$20.80	1.00	20.80
8426-011-042	1535 E OLD BADILLO ST	A	\$20.80	1.00	20.80
8426-011-043	103 N STARGLEN DR	A	\$20.80	1.00	20.80
8426-011-044	115 N STARGLEN DR	A	\$20.80	1.00	20.80
8426-011-045	121 N STARGLEN DR	A	\$20.80	1.00	20.80
8426-011-046	129 N STARGLEN DR	A	\$20.80	1.00	20.80
8426-011-047	1551 E OLD BADILLO ST	B	\$2.70	44.00	118.80
8426-012-012	SITUS NOT AVAILABLE	B	\$2.70	80.00	216.00
8426-012-013	1650 E OLD BADILLO ST	B	\$2.70	398.14	1,074.98
8426-012-014	1650 E OLD BADILLO ST	B	\$2.70	566.71	1,530.12
8426-012-015	1650 E OLD BADILLO ST	B	\$2.70	240.01	648.03
8426-013-009	1805 E LOMIRA DR	A	\$20.80	1.00	20.80
8426-014-033	1870 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8426-014-039	223 N GARSDEN AVE	A	\$20.80	1.00	20.80
8426-016-013	424 N GREER AVE	A	\$20.80	1.00	20.80
8426-016-015	2025 E EDGEComb ST	A	\$20.80	1.00	20.80
8426-017-001	240 N LYMAN AVE	A	\$20.80	1.00	20.80
8426-017-003	304 N LYMAN AVE	A	\$20.80	1.00	20.80
8426-018-015	320 N GREER AVE	A	\$20.80	1.00	20.80
8427-001-006	1330 E CYPRESS ST	B	\$2.70	112.00	302.40
8427-001-007	1370 E CYPRESS ST	B	\$2.70	32.00	86.40
8427-001-020	831 N BANNA AVE	A	\$20.80	1.00	20.80
8427-001-040	1463 E COLVER PL	A	\$20.80	1.00	20.80
8427-001-044	1410 E CYPRESS ST	B	\$2.70	37.00	99.90
8427-001-045	809 N BANNA AVE	A	\$20.80	1.00	20.80
8427-001-046	807 N BANNA AVE	A	\$20.80	1.00	20.80
8427-002-011	809 N LANGHAM AVE	A	\$20.80	1.00	20.80
8427-003-004	1505 DALTON PL	A	\$20.80	1.00	20.80
8427-003-005	1515 DALTON PL	A	\$20.80	1.00	20.80
8427-003-006	1521 DALTON PL	A	\$20.80	1.00	20.80
8427-003-007	1529 DALTON PL	A	\$20.80	1.00	20.80
8427-003-008	1537 DALTON PL	A	\$20.80	1.00	20.80
8427-003-009	1547 DALTON PL	A	\$20.80	1.00	20.80
8427-003-010	1553 DALTON PL	A	\$20.80	1.00	20.80
8427-003-011	1559 DALTON PL	A	\$20.80	1.00	20.80
8427-003-012	839 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-013	835 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-014	827 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-015	823 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-016	819 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-017	815 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-018	809 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-019	805 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-003-020	1575 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-021	1571 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-022	1567 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-023	1563 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-024	1557 E COLVER PL	A	\$20.80	1.00	20.80

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8427-003-025	1551 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-026	1545 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-027	1539 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-028	1533 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-029	1527 E COLVER PL	A	\$20.80	1.00	20.80
8427-003-030	742 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-031	750 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-032	758 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-033	768 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-034	776 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-035	782 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-036	790 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-037	798 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-038	806 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-039	812 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-040	822 N BANNA AVE	A	\$20.80	1.00	20.80
8427-003-041	821 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-042	811 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-043	803 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-044	795 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-045	787 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-046	779 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-047	771 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-048	761 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-049	1540 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-050	1546 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-051	1552 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-052	1558 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-053	1564 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-054	1568 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-055	1572 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-056	806 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-057	825 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-058	817 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-059	811 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-060	807 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-061	801 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-062	1543 CARLTON PL	A	\$20.80	1.00	20.80
8427-003-063	800 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-064	808 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-065	816 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-003-066	826 KENSINGTON PL	A	\$20.80	1.00	20.80
8427-004-005	832 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-005-002	863 N REEDER AVE	A	\$20.80	1.00	20.80
8427-005-017	866 N GREENPARK AVE	A	\$20.80	1.00	20.80
8427-006-011	849 N GREENPARK AVE	A	\$20.80	1.00	20.80
8427-007-005	1606 E COLVER PL	A	\$20.80	1.00	20.80
8427-007-008	1570 E COLVER PL	A	\$20.80	1.00	20.80
8427-007-010	1663 E FARLAND ST	A	\$20.80	1.00	20.80
8427-007-015	1631 E FARLAND ST	A	\$20.80	1.00	20.80
8427-008-007	1557 E FARLAND ST	A	\$20.80	1.00	20.80
8427-008-013	1534 E COLVER PL	A	\$20.80	1.00	20.80
8427-009-016	624 N RIMHURST AVE	A	\$20.80	1.00	20.80
8427-009-028	637 N BANNA AVE	A	\$20.80	1.00	20.80
8427-010-026	614 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-027	616 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-028	618 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-029	620 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-030	622 N GLENDORA AVE	A	\$20.80	1.00	20.80

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8427-010-031	624 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-032	626 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-033	628 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-034	630 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-035	632 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-010-036	634 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-011-002	1315 E RUDDOCK ST	A	\$20.80	1.00	20.80
8427-011-006	1355 E RUDDOCK ST	A	\$20.80	1.00	20.80
8427-011-014	1315 E EDGECOMB ST	A	\$20.80	1.00	20.80
8427-011-027	1325 E RETFORD ST	A	\$20.80	1.00	20.80
8427-012-002	478 N IVESCREST AVE	A	\$20.80	1.00	20.80
8427-012-012	413 N RIMHURST AVE	A	\$20.80	1.00	20.80
8427-012-014	433 N RIMHURST AVE	A	\$20.80	1.00	20.80
8427-012-016	453 N RIMHURST AVE	A	\$20.80	1.00	20.80
8427-012-019	1404 E WINGATE ST	A	\$20.80	1.00	20.80
8427-014-001	465 N BANNA AVE	A	\$20.80	1.00	20.80
8427-014-002	455 N BANNA AVE	A	\$20.80	1.00	20.80
8427-014-008	404 N MANGROVE AVE	A	\$20.80	1.00	20.80
8427-014-014	462 N MANGROVE AVE	A	\$20.80	1.00	20.80
8427-014-018	611 N BANNA AVE	A	\$20.80	1.00	20.80
8427-015-006	1507 E RETFORD ST	A	\$20.80	1.00	20.80
8427-015-017	624 N KINSELLA AVE	A	\$20.80	1.00	20.80
8427-015-021	613 N KINSELLA AVE	A	\$20.80	1.00	20.80
8427-016-022	620 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-016-023	628 N KIDDER AVE	A	\$20.80	1.00	20.80
8427-017-003	1668 E FARLAND ST	A	\$20.80	1.00	20.80
8427-018-016	1668 E WINGATE ST	A	\$20.80	1.00	20.80
8427-018-023	1718 E SACHS PL	A	\$20.80	1.00	20.80
8427-018-038	1669 E RETFORD ST	A	\$20.80	1.00	20.80
8427-018-044	1709 E RETFORD ST	A	\$20.80	1.00	20.80
8427-018-045	1717 E RETFORD ST	A	\$20.80	1.00	20.80
8427-018-046	1727 E RETFORD ST	A	\$20.80	1.00	20.80
8427-018-047	1737 E RETFORD ST	A	\$20.80	1.00	20.80
8427-019-024	1735 E EDGECOMB ST	A	\$20.80	1.00	20.80
8427-019-028	530 N RETFORD KNLS	A	\$20.80	1.00	20.80
8427-019-029	520 N RETFORD KNLS	A	\$20.80	1.00	20.80
8427-019-030	510 N RETFORD KNLS	A	\$20.80	1.00	20.80
8427-019-031	500 N RETFORD KNLS	A	\$20.80	1.00	20.80
8427-019-032	1712 E RETFORD ST	A	\$20.80	1.00	20.80
8427-019-033	1718 E RETFORD ST	A	\$20.80	1.00	20.80
8427-019-034	1728 E RETFORD ST	A	\$20.80	1.00	20.80
8427-019-035	467 N REEDER AVE	A	\$20.80	1.00	20.80
8427-020-005	1562 E RETFORD ST	A	\$20.80	1.00	20.80
8427-020-006	1574 E RETFORD ST	A	\$20.80	1.00	20.80
8427-020-007	1601 E RUDDOCK ST	A	\$20.80	1.00	20.80
8427-021-017	1640 E EDGECOMB ST	A	\$20.80	1.00	20.80
8427-022-026	274 N DARFIELD AVE	A	\$20.80	1.00	20.80
8427-022-036	1750 E RUDDOCK ST	A	\$20.80	1.00	20.80
8427-023-053	240 N BANNA AVE	A	\$20.80	1.00	20.80
8427-024-002	1513 E WANAMAKER DR	A	\$20.80	1.00	20.80
8427-024-008	1569 E WANAMAKER DR	A	\$20.80	1.00	20.80
8427-025-005	321 N BANNA AVE	A	\$20.80	1.00	20.80
8427-026-022	1372 E PALM DR	A	\$20.80	1.00	20.80
8427-027-006	1330 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8427-027-014	100 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-015	102 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-016	104 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-017	106 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-018	116 N GLENDORA AVE	A	\$20.80	1.00	20.80

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8427-027-019	118 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-020	120 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-021	122 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-022	130 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-023	132 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-024	134 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-025	136 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-026	160 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-027	158 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-028	156 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-029	154 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-030	152 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-031	150 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-032	148 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-033	146 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-034	144 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-035	142 N GLENDORA AVE UNIT 22	A	\$20.80	1.00	20.80
8427-027-036	140 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-037	138 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-038	128 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-039	126 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-040	124 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-041	114 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-042	112 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-043	110 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-044	108 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-045	190 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-046	192 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-047	194 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-048	196 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-049	198 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-050	200 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-051	214 N GLENDORA AVE #71	A	\$20.80	1.00	20.80
8427-027-052	216 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-053	218 N GLENDORA AVE NO 73	A	\$20.80	1.00	20.80
8427-027-054	220 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-055	222 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-056	224 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-057	212 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-058	210 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-059	208 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-060	206 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-061	204 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-062	202 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-063	188 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-064	186 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-065	184 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-066	182 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-067	180 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-068	178 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-069	176 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-070	174 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-071	172 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-072	170 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-073	168 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-074	166 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-075	164 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-076	232 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-077	234 N GLENDORA AVE	A	\$20.80	1.00	20.80

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8427-027-078	236 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-079	238 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-080	240 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-081	242 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-082	244 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-083	226 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-084	228 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-085	230 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-086	246 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-087	248 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-088	250 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-089	252 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-090	254 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-091	256 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-092	258 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-093	260 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-094	262 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-095	264 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-096	266 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-097	268 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-098	270 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-099	272 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-100	274 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-101	276 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-102	278 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-103	280 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-104	282 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-105	284 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-106	286 N GLENDORA AVE	A	\$20.80	1.00	20.80
8427-027-107	288 N GLENDORA AVE NO 63	A	\$20.80	1.00	20.80
8427-027-108	290 N GLENDORA AVE	A	\$20.80	1.00	20.80
8428-001-010	487 N GLENDORA AVE	A	\$20.80	1.00	20.80
8428-001-013	466 N DANEHURST AVE	A	\$20.80	1.00	20.80
8428-004-001	404 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-004-003	420 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-005-005	1047 E RUDDOCK ST	A	\$20.80	1.00	20.80
8428-005-006	1055 E RUDDOCK ST	A	\$20.80	1.00	20.80
8428-005-009	1083 E RUDDOCK ST	A	\$20.80	1.00	20.80
8428-008-018	977 E RUDDOCK ST	A	\$20.80	1.00	20.80
8428-009-006	315 N SHADYGLEN DR	A	\$20.80	1.00	20.80
8428-010-021	240 N SHADYGLEN DR	A	\$20.80	1.00	20.80
8428-011-025	332 N WESTRIDGE AVE	A	\$20.80	1.00	20.80
8428-012-024	342 N BENDER AVE	A	\$20.80	1.00	20.80
8428-013-016	308 N DODSWORTH AVE	A	\$20.80	1.00	20.80
8428-013-024	367 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-025	355 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-026	345 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-027	337 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-028	329 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-029	319 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-030	311 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-031	301 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-032	1106 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8428-013-033	1126 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8428-013-034	1132 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8428-013-035	1140 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8428-013-036	1152 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8428-013-037	313 N NEARGLEN AVE	A	\$20.80	1.00	20.80
8428-013-038	323 N NEARGLEN AVE	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8428-013-039	331 N NEARGLEN AVE	A	\$20.80	1.00	20.80
8428-013-040	339 N NEARGLEN AVE	A	\$20.80	1.00	20.80
8428-013-041	349 N NEARGLEN AVE	A	\$20.80	1.00	20.80
8428-013-042	350 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-043	342 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-044	336 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-045	326 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-046	316 N JENIFER AVE	A	\$20.80	1.00	20.80
8428-013-047	1151 E PALM DR	A	\$20.80	1.00	20.80
8428-013-048	1141 E PALM DR	A	\$20.80	1.00	20.80
8428-013-049	1133 E PALM DR	A	\$20.80	1.00	20.80
8428-013-050	1125 E PALM DR	A	\$20.80	1.00	20.80
8428-014-024	1031 E BADILLO ST	A	\$20.80	1.00	20.80
8428-014-038	973 E BADILLO ST	B	\$2.70	51.00	137.70
8428-015-011	1283 E WINGATE ST	A	\$20.80	1.00	20.80
8428-015-012	1275 E WINGATE ST	A	\$20.80	1.00	20.80
8428-015-013	1265 E WINGATE ST	A	\$20.80	1.00	20.80
8428-017-023	1254 E CYPRESS ST	B	\$2.70	27.00	72.90
8428-017-024	1274 E CYPRESS ST	B	\$2.70	28.00	75.60
8428-020-003	813 N CUMMINGS RD	B	\$2.70	85.00	229.50
8428-022-012	700 N GRAND AVE	B	\$2.70	25.00	67.50
8428-022-013	648 N GRAND AVE	B	\$2.70	21.00	56.70
8428-022-014	632 N GRAND AVE	B	\$2.70	15.00	40.50
8428-022-016	744 N GRAND AVE	B	\$2.70	57.00	153.90
8428-023-013	1019 E WINGATE ST	A	\$20.80	1.00	20.80
8428-024-016	1225 E WINGATE ST	A	\$20.80	1.00	20.80
8428-024-017	1257 E WINGATE ST	A	\$20.80	1.00	20.80
8428-024-018	1249 E WINGATE ST	A	\$20.80	1.00	20.80
8428-024-019	1243 E WINGATE ST	A	\$20.80	1.00	20.80
8428-024-020	626 N DANEHURST AVE	A	\$20.80	1.00	20.80
8428-024-021	632 N DANEHURST AVE	A	\$20.80	1.00	20.80
8428-024-022	631 N DANEHURST AVE	A	\$20.80	1.00	20.80
8428-024-023	625 N DANEHURST AVE	A	\$20.80	1.00	20.80
8429-005-020	705 E CHESTER RD	A	\$20.80	1.00	20.80
8429-006-020	743 E EDNA PL	B	\$2.70	18.55	50.09
8429-006-021	757 E EDNA PL	B	\$2.70	2.59	6.99
8429-006-022	755 E EDNA PL	B	\$2.70	2.63	7.10
8429-006-023	753 E EDNA PL	B	\$2.70	2.63	7.10
8429-006-024	751 E EDNA PL	B	\$2.70	2.59	6.99
8429-006-025	771 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-026	775 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-027	777 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-028	801 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-029	805 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-030	809 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-031	813 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-032	817 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-033	821 E EDNA PL	B	\$2.70	2.59	6.99
8429-006-034	823 E EDNA PL	B	\$2.70	2.63	7.10
8429-006-035	825 E EDNA PL	B	\$2.70	2.63	7.10
8429-006-036	827 E EDNA PL	B	\$2.70	2.11	5.70
8429-006-037	819 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-038	815 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-039	811 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-040	807 E EDNA PL	B	\$2.70	2.73	7.37
8429-006-041	761 E EDNA PL	B	\$2.70	11.06	29.86
8429-006-042	841 E EDNA PL	B	\$2.70	4.50	12.15
8429-006-043	843 E EDNA PL	B	\$2.70	2.25	6.08
8429-006-044	845 E EDNA PL	B	\$2.70	2.25	6.08

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8429-006-045	847 E EDNA PL	B	\$2.70	1.87	5.05
8429-008-019	746 N BARRANCA AVE	B	\$2.70	22.00	59.40
8429-009-006	543 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-017	535 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-018	551 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-019	504 N BARRANCA AVE	B	\$2.70	17.00	45.90
8429-009-020	523 E SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8429-009-021	561 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-022	581 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-025	537 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-026	569 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-009-027	573 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8429-010-001	705 E SAN BERNARDINO RD	B	\$2.70	20.00	54.00
8429-010-002	711 E SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8429-010-003	723 E SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8429-010-004	731 E SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8429-010-005	739 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-010-006	747 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-010-007	757 E SAN BERNARDINO RD	B	\$2.70	17.00	45.90
8429-010-008	765 E SAN BERNARDINO RD	B	\$2.70	16.00	43.20
8429-010-009	775 E SAN BERNARDINO RD	B	\$2.70	15.00	40.50
8429-010-010	781 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-010-011	793 E SAN BERNARDINO RD	B	\$2.70	15.00	40.50
8429-010-012	805 E SAN BERNARDINO RD	B	\$2.70	16.00	43.20
8429-010-013	813 E SAN BERNARDINO RD	B	\$2.70	16.00	43.20
8429-010-014	823 E SAN BERNARDINO RD	B	\$2.70	16.00	43.20
8429-010-015	841 E SAN BERNARDINO RD	B	\$2.70	12.00	32.40
8429-010-017	851 E SAN BERNARDINO RD	B	\$2.70	40.00	108.00
8429-010-018	611 N GRAND AVE	B	\$2.70	23.00	62.10
8429-011-017	862 E SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8429-011-018	854 E SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8429-011-019	846 E SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8429-011-022	461 N GRAND AVE	B	\$2.70	13.00	35.10
8429-012-001	459 N LINDA TER	A	\$20.80	1.00	20.80
8429-012-015	SITUS NOT AVAILABLE	B	\$2.70	4.00	10.80
8429-012-016	710 E SAN BERNARDINO RD	B	\$2.70	67.00	180.90
8429-012-017	676 E SAN BERNARDINO RD	B	\$2.70	35.00	94.50
8429-012-018	703 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-012-019	715 E RUDDOCK ST	B	\$2.70	21.00	56.70
8429-012-020	677 E RUDDOCK ST	B	\$2.70	15.00	40.50
8429-012-021	669 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-012-022	663 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-012-023	653 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-012-024	645 E RUDDOCK ST NO 1	B	\$2.70	8.00	21.60
8429-012-025	637 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-012-026	629 E RUDDOCK ST NO 1	B	\$2.70	8.00	21.60
8429-012-027	626 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-012-028	636 E SAN BERNARDINO RD	B	\$2.70	15.00	40.50
8429-012-037	740 E SAN BERNARDINO RD UNIT 1	A	\$20.80	1.00	20.80
8429-012-038	740 E SAN BERNARDINO RD UNIT 2	A	\$20.80	1.00	20.80
8429-012-039	740 E SAN BERNARDINO RD UNIT 3	A	\$20.80	1.00	20.80
8429-012-040	740 E SAN BERNARDINO RD UNIT 4	A	\$20.80	1.00	20.80
8429-012-041	740 E SAN BERNARDINO RD UNIT 5	A	\$20.80	1.00	20.80
8429-012-042	740 E SAN BERNARDINO RD UNIT 6	A	\$20.80	1.00	20.80
8429-012-043	740 E SAN BERNARDINO RD UNIT 7	A	\$20.80	1.00	20.80
8429-012-044	740 E SAN BERNARDINO RD UNIT 8	A	\$20.80	1.00	20.80
8429-012-045	758 E SAN BERNARDINO RD UNIT 1	A	\$20.80	1.00	20.80
8429-012-046	758 E SAN BERNARDINO RD UNIT 2	A	\$20.80	1.00	20.80
8429-012-047	758 E SAN BERNARDINO RD UNIT 3	A	\$20.80	1.00	20.80

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8429-012-048	758 E SAN BERNARDINO RD NO 4	A	\$20.80	1.00	20.80
8429-012-049	758 E SAN BERNARDINO RD UNIT 5	A	\$20.80	1.00	20.80
8429-012-050	758 E SAN BERNARDINO RD UNIT 6	A	\$20.80	1.00	20.80
8429-012-051	758 E SAN BERNARDINO RD UNIT 7	A	\$20.80	1.00	20.80
8429-012-052	758 E SAN BERNARDINO RD UNIT 8	A	\$20.80	1.00	20.80
8429-012-053	770 E SAN BERNARDINO RD UNIT 1	A	\$20.80	1.00	20.80
8429-012-054	770 E SAN BERNARDINO RD UNIT 2	A	\$20.80	1.00	20.80
8429-012-055	770 E SAN BERNARDINO RD UNIT 3	A	\$20.80	1.00	20.80
8429-012-056	770 E SAN BERNARDINO RD UNIT 4	A	\$20.80	1.00	20.80
8429-012-057	770 E SAN BERNARDINO RD UNIT 5	A	\$20.80	1.00	20.80
8429-012-058	770 E SAN BERNARDINO RD UNIT 6	A	\$20.80	1.00	20.80
8429-012-059	746 E SAN BERNARDINO RD NO 2	A	\$20.80	1.00	20.80
8429-012-060	746 E SAN BERNARDINO RD NO 1	A	\$20.80	1.00	20.80
8429-012-061	746 E SAN BERNARDINO RD NO 4	A	\$20.80	1.00	20.80
8429-012-062	746 E SAN BERNARDINO RD NO 3	A	\$20.80	1.00	20.80
8429-012-063	746 E SAN BERNARDINO RD #6	A	\$20.80	1.00	20.80
8429-012-064	746 E SAN BERNARDINO RD NO 5	A	\$20.80	1.00	20.80
8429-012-065	746 E SAN BERNARDINO RD NO 8	A	\$20.80	1.00	20.80
8429-012-066	746 E SAN BERNARDINO RD NO 7	A	\$20.80	1.00	20.80
8429-012-067	746 E SAN BERNARDINO RD NO 10	A	\$20.80	1.00	20.80
8429-012-068	746 E SAN BERNARDINO RD NO 9	A	\$20.80	1.00	20.80
8429-012-069	752 E SAN BERNARDINO RD NO 2	A	\$20.80	1.00	20.80
8429-012-070	752 E SAN BERNARDINO RD NO 1	A	\$20.80	1.00	20.80
8429-012-071	752 E SAN BERNARDINO RD NO 4	A	\$20.80	1.00	20.80
8429-012-072	752 E SAN BERNARDINO RD NO 3	A	\$20.80	1.00	20.80
8429-012-073	752 E SAN BERNARDINO RD NO 6	A	\$20.80	1.00	20.80
8429-012-074	752 E SAN BERNARDINO RD # 5	A	\$20.80	1.00	20.80
8429-012-075	752 E SAN BERNARDINO RD NO 8	A	\$20.80	1.00	20.80
8429-012-076	752 E SAN BERNARDINO RD NO 7	A	\$20.80	1.00	20.80
8429-012-077	764 E SAN BERNARDINO RD NO 2	A	\$20.80	1.00	20.80
8429-012-078	764 E SAN BERNARDINO RD NO 1	A	\$20.80	1.00	20.80
8429-012-079	764 E SAN BERNARDINO RD NO 4	A	\$20.80	1.00	20.80
8429-012-080	764 E SAN BERNARDINO RD NO 3	A	\$20.80	1.00	20.80
8429-012-081	764 E SAN BERNARDINO RD NO 6	A	\$20.80	1.00	20.80
8429-012-082	764 E SAN BERNARDINO RD NO 5	A	\$20.80	1.00	20.80
8429-012-083	764 E SAN BERNARDINO RD NO 8	A	\$20.80	1.00	20.80
8429-012-084	764 E SAN BERNARDINO RD NO 7	A	\$20.80	1.00	20.80
8429-012-085	794 E SAN BERNARDINO RD NO 2	A	\$20.80	1.00	20.80
8429-012-086	794 E SAN BERNARDINO RD NO 1	A	\$20.80	1.00	20.80
8429-012-087	794 E SAN BERNARDINO RD NO 4	A	\$20.80	1.00	20.80
8429-012-088	794 E SAN BERNARDINO RD NO 3	A	\$20.80	1.00	20.80
8429-012-089	782 E SAN BERNARDINO RD 1	A	\$20.80	1.00	20.80
8429-012-090	776 E SAN BERNARDINO RD 2	A	\$20.80	1.00	20.80
8429-012-091	776 E SAN BERNARDINO RD 3	A	\$20.80	1.00	20.80
8429-012-092	776 E SAN BERNARDINO RD UNIT 4	A	\$20.80	1.00	20.80
8429-012-093	776 E SAN BERNARDINO RD UNIT 5	A	\$20.80	1.00	20.80
8429-012-094	776 E SAN BERNARDINO RD 6	A	\$20.80	1.00	20.80
8429-012-095	776 E SAN BERNARDINO RD 7	A	\$20.80	1.00	20.80
8429-012-096	782 E SAN BERNARDINO RD 1	A	\$20.80	1.00	20.80
8429-012-097	782 E SAN BERNARDINO RD 2	A	\$20.80	1.00	20.80
8429-012-098	782 E SAN BERNARDINO RD 3	A	\$20.80	1.00	20.80
8429-012-099	788 E SAN BERNARDINO RD 1	A	\$20.80	1.00	20.80
8429-012-100	788 E SAN BERNARDINO RD 3	A	\$20.80	1.00	20.80
8429-012-101	788 E SAN BERNARDINO RD 2	A	\$20.80	1.00	20.80
8429-012-102	788 E SAN BERNARDINO RD 5	A	\$20.80	1.00	20.80
8429-012-103	788 E SAN BERNARDINO RD 4	A	\$20.80	1.00	20.80
8429-012-104	788 E SAN BERNARDINO RD NO 7	A	\$20.80	1.00	20.80
8429-012-105	788 E SAN BERNARDINO RD 6	A	\$20.80	1.00	20.80
8429-012-108	656 E SAN BERNARDINO RD	B	\$2.70	30.00	81.00

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8429-013-009	355 N GRAND AVE	A	\$20.80	1.00	20.80
8429-013-010	347 N GRAND AVE	A	\$20.80	1.00	20.80
8429-014-010	749 E ADAMS PARK DR	A	\$20.80	1.00	20.80
8429-015-028	139 N GRAND AVE	B	\$2.70	223.00	602.10
8429-015-029	121 N GRAND AVE	B	\$2.70	16.00	43.20
8429-021-003	613 N COMMERCIAL AVE	B	\$2.70	12.00	32.40
8429-021-004	619 N COMMERCIAL AVE	B	\$2.70	14.00	37.80
8429-021-005	620 N COMMERCIAL AVE	B	\$2.70	14.00	37.80
8429-021-006	612 N COMMERCIAL AVE	B	\$2.70	12.00	32.40
8429-021-010	637 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-021-011	645 E SAN BERNARDINO RD	B	\$2.70	25.00	67.50
8429-021-012	681 E SAN BERNARDINO RD	B	\$2.70	29.00	78.30
8429-021-013	689 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8429-022-015	723 E EDNA PL	B	\$2.70	27.00	72.90
8429-023-023	233 N LINDA TERRACE DR	A	\$20.80	1.00	20.80
8429-023-025	217 N LINDA TER	A	\$20.80	1.00	20.80
8429-024-008	120 N DE LAY AVE	A	\$20.80	1.00	20.80
8429-025-010	160 N BRIGHTVIEW DR	A	\$20.80	1.00	20.80
8429-025-014	122 N BRIGHTVIEW DR	A	\$20.80	1.00	20.80
8429-026-001	123 N BRIGHTVIEW DR	A	\$20.80	1.00	20.80
8429-026-003	143 N BRIGHTVIEW DR	A	\$20.80	1.00	20.80
8429-027-002	135 N FORESTDALE AVE	A	\$20.80	1.00	20.80
8429-027-006	173 N FORESTDALE AVE	A	\$20.80	1.00	20.80
8429-030-051	625 E BADILLO ST	B	\$2.70	19.00	51.30
8429-031-020	576 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-021	578 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-022	580 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-023	582 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-024	584 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-025	586 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-026	588 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-027	574 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-028	572 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-029	570 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-030	568 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-031	566 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-032	564 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-031-033	562 E CYPRESS ST	A	\$20.80	1.00	20.80
8429-032-001	19102 E SAN BERNARDINO RD	B	\$2.70	17.00	45.90
8429-032-002	391 N PROSPERO DR	B	\$2.70	9.00	24.30
8429-032-003	383 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-004	375 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-005	367 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-006	359 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-007	351 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-008	343 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-009	335 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-010	327 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-011	319 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-032-012	311 N PROSPERO DR	B	\$2.70	9.00	24.30
8429-032-013	303 N PROSPERO DR	B	\$2.70	10.00	27.00
8429-033-002	628 E ITALIA ST	B	\$2.70	9.00	24.30
8429-033-003	636 E ITALIA ST	B	\$2.70	8.00	21.60
8429-033-007	322 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-033-008	330 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-033-011	356 N PROSPERO DR	B	\$2.70	8.00	21.60
8429-033-014	654 E RUDDOCK ST	B	\$2.70	8.00	21.60
8429-033-015	365 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-016	357 N VECINO DR	B	\$2.70	8.00	21.60

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8429-033-017	349 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-018	339 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-019	331 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-020	325 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-023	366 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-024	372 N VECINO DR	B	\$2.70	8.00	21.60
8429-033-025	708 E RUDDOCK ST	B	\$2.70	32.00	86.40
8429-033-026	350 N VECINO DR	B	\$2.70	15.00	40.50
8429-033-029	664 E ITALIA ST	B	\$2.70	24.00	64.80
8429-033-031	312 N VECINO DR	B	\$2.70	35.00	94.50
8429-033-032	348 N PROSPERO DR	B	\$2.70	16.00	43.20
8429-033-033	364 N PROSPERO DR	B	\$2.70	16.00	43.20
8429-033-034	338 N VECINO DR	B	\$2.70	15.00	40.50
8429-035-001	578 W SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8429-035-004	532 E SAN BERNARDINO RD	B	\$2.70	12.00	32.40
8429-035-005	524 E SAN BERNARDINO RD	B	\$2.70	13.00	35.10
8429-035-006	440 N BARRANCA AVE	B	\$2.70	12.00	32.40
8429-035-007	430 N BARRANCA AVE	B	\$2.70	11.00	29.70
8429-035-008	426 N BARRANCA AVE	B	\$2.70	11.00	29.70
8429-035-009	412 N BARRANCA AVE	B	\$2.70	9.00	24.30
8429-035-012	500 E SAN BERNARDINO RD	B	\$2.70	23.00	62.10
8429-035-018	404 N BARRANCA AVE	B	\$2.70	12.00	32.40
8429-035-020	566 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8429-035-021	554 E SAN BERNARDINO RD	B	\$2.70	56.00	151.20
8430-001-003	813 N PARK AVE	A	\$20.80	1.00	20.80
8430-002-004	729 N PARK AVE	A	\$20.80	1.00	20.80
8430-002-018	768 N CITRUS AVE	A	\$20.80	1.00	20.80
8430-004-019	213 E REED ST	A	\$20.80	1.00	20.80
8430-004-020	205 E REED ST	A	\$20.80	1.00	20.80
8430-005-005	822 N PARK AVE	A	\$20.80	1.00	20.80
8430-007-004	154 E HURST ST	A	\$20.80	1.00	20.80
8430-007-008	740 N PARK AVE	A	\$20.80	1.00	20.80
8430-008-004	231 E KELBY ST	A	\$20.80	1.00	20.80
8430-008-015	238 E HURST ST	A	\$20.80	1.00	20.80
8430-010-003	221 E EDNA PL	A	\$20.80	1.00	20.80
8430-010-008	265 E EDNA PL	A	\$20.80	1.00	20.80
8430-010-012	274 E KELBY ST	A	\$20.80	1.00	20.80
8430-010-016	238 E KELBY ST	A	\$20.80	1.00	20.80
8430-010-018	220 E KELBY ST	A	\$20.80	1.00	20.80
8430-013-018	710 N CURTIS AVE	A	\$20.80	1.00	20.80
8430-015-022	707 N BARRANCA AVE	B	\$2.70	259.00	699.30
8430-016-005	252 E EDNA PL	A	\$20.80	1.00	20.80
8430-016-007	236 E EDNA PL	A	\$20.80	1.00	20.80
8430-017-001	182 E EDNA PL	A	\$20.80	1.00	20.80
8430-018-015	576 N CITRUS AVE	B	\$2.70	54.00	145.80
8430-018-016	175 E FRONT ST	B	\$2.70	11.00	29.70
8430-018-019	321 E FRONT ST	B	\$2.70	26.00	70.20
8430-018-904	707 N BARRANCA AVE	B	\$2.70	58.81	158.78
8430-018-907	301 E FRONT ST	B	\$2.70	46.40	125.28
8430-020-030	359 E SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8430-020-031	375 E SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8430-020-032	409 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-020-033	425 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-020-034	441 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90
8430-020-035	449 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90
8430-020-036	457 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90
8430-020-037	417 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-020-038	403 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-020-040	471 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90

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8430-020-041	473 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90
8430-020-042	433 E SAN BERNARDINO RD	B	\$2.70	22.00	59.40
8430-021-009	524 N 1ST AVE	B	\$2.70	8.00	21.60
8430-021-010	518 N 1ST AVE	B	\$2.70	6.00	16.20
8430-021-018	502 N 1ST AVE	B	\$2.70	8.00	21.60
8430-021-019	319 E SAN BERNARDINO RD	B	\$2.70	4.00	10.80
8430-021-020	325 E SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8430-021-021	337 E SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8430-021-022	341 E SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8430-021-023	335 E SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8430-022-019	279 E SAN BERNARDINO RD	B	\$2.70	5.00	13.50
8430-022-020	259 E SAN BERNARDINO RD	B	\$2.70	3.00	8.10
8430-022-022	239 E SAN BERNARDINO RD	B	\$2.70	3.00	8.10
8430-022-023	239 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-023-016	506 N 2ND AVE	B	\$2.70	9.00	24.30
8430-023-017	525 N HOWARD AVE	B	\$2.70	7.00	18.90
8430-023-018	225 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-023-019	507 N HOWARD AVE	B	\$2.70	8.00	21.60
8430-024-014	146 E FRONT ST	B	\$2.70	38.00	102.60
8430-024-015	521 N 2ND AVE	B	\$2.70	18.00	48.60
8430-025-002	531 N PARK AVE	B	\$2.70	4.00	10.80
8430-025-017	502 N CITRUS AVE	B	\$2.70	4.00	10.80
8430-025-021	120 E FRONT ST	B	\$2.70	22.00	59.40
8430-027-001	170 E SCHOOL ST	B	\$2.70	12.00	32.40
8430-027-015	151 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-016	159 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-027	301 N 2ND AVE	B	\$2.70	18.00	48.60
8430-027-039	135 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-040	137 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-041	139 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-042	141 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-043	143 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-044	145 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-045	147 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-046	179 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-047	177 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-048	175 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-049	173 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-050	171 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-051	163 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-052	161 CLEMENTINE CT	A	\$20.80	1.00	20.80
8430-027-053	310 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-054	312 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-055	316 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-056	318 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-057	320 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-058	322 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-059	324 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-060	316 PUMMELO PLAZA	A	\$20.80	1.00	20.80
8430-027-061	318 PUMMELO PLAZA	A	\$20.80	1.00	20.80
8430-027-062	320 PUMMELO PLAZA	A	\$20.80	1.00	20.80
8430-027-063	322 PUMMELO PLAZA	A	\$20.80	1.00	20.80
8430-027-064	324 PUMMELO PLAZA	A	\$20.80	1.00	20.80
8430-027-066	303 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-067	305 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-068	307 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-069	309 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-070	311 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-071	315 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80

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8430-027-072	317 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-073	319 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-074	321 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-075	323 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-082	325 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-083	327 ORANGE BLOSSOM LN	A	\$20.80	1.00	20.80
8430-027-095	127 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-096	129 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-097	131 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-098	133 E ITALIA ST	A	\$20.80	1.00	20.80
8430-027-099	151 CITRON LN	A	\$20.80	1.00	20.80
8430-027-100	153 CITRON LN	A	\$20.80	1.00	20.80
8430-027-101	155 CITRON LN	A	\$20.80	1.00	20.80
8430-027-102	157 CITRON LN	A	\$20.80	1.00	20.80
8430-027-103	159 CITRON LN	A	\$20.80	1.00	20.80
8430-027-104	161 CITRON LN	A	\$20.80	1.00	20.80
8430-027-105	163 CITRON LN	A	\$20.80	1.00	20.80
8430-027-109	SITUS NOT AVAILABLE	B	\$2.70	1.00	2.70
8430-027-110	SITUS NOT AVAILABLE	B	\$2.70	1.00	2.70
8430-027-111	330 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-112	330 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-113	328 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-114	318 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-115	306 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-116	302 N CITRUS AVE	B	\$2.70	1.00	2.70
8430-027-117	170 E SCHOOL ST	B	\$2.70	24.00	64.80
8430-028-027	418 N 2ND AVE	B	\$2.70	41.00	110.70
8430-028-031	228 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-028-032	222 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-028-055	231 E SCHOOL ST	B	\$2.70	112.00	302.40
8430-029-031	310 N 2ND AVE	B	\$2.70	38.00	102.60
8430-030-012	360 E SAN BERNARDINO RD	B	\$2.70	12.00	32.40
8430-030-023	405 N SAN JOSE AVE	A	\$20.80	1.00	20.80
8430-030-027	302 E SAN BERNARDINO RD	B	\$2.70	25.00	67.50
8430-030-028	416 N 1ST AVE	B	\$2.70	18.00	48.60
8430-030-029	335 E SCHOOL ST	B	\$2.70	10.00	27.00
8430-030-031	348 E SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8430-030-032	SITUS NOT AVAILABLE	B	\$2.70	9.00	24.30
8430-030-033	336 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-030-034	368 E SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8430-030-035	354 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-030-036	322 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-030-037	328 E SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8430-030-038	376 E SAN BERNARDINO RD	B	\$2.70	5.00	13.50
8430-031-005	328 E SCHOOL ST	A	\$20.80	1.00	20.80
8430-031-015	331 E ITALIA ST	A	\$20.80	1.00	20.80
8430-031-023	377 E ITALIA ST	A	\$20.80	1.00	20.80
8430-031-031	311 E ITALIA ST	B	\$2.70	6.00	16.20
8430-032-012	402 E SAN BERNARDINO RD	B	\$2.70	23.00	62.10
8430-032-016	380 E SAN BERNARDINO RD	B	\$2.70	18.00	48.60
8430-034-006	442 E SAN BERNARDINO RD	B	\$2.70	7.00	18.90
8430-034-024	430 E SAN BERNARDINO RD	B	\$2.70	14.00	37.80
8430-034-028	456 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-034-029	452 E SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8430-034-030	468 E SAN BERNARDINO RD	B	\$2.70	21.00	56.70
8430-035-008	416 E CYPRESS ST	A	\$20.80	1.00	20.80
8430-035-012	427 E REED ST	A	\$20.80	1.00	20.80
8430-035-014	406 E CYPRESS ST	A	\$20.80	1.00	20.80
8430-035-015	410 E CYPRESS ST	A	\$20.80	1.00	20.80

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8430-035-016	407 E REED ST	A	\$20.80	1.00	20.80
8431-001-030	733 N CITRUS AVE	A	\$20.80	1.00	20.80
8431-002-003	732 N EDENFIELD AVE	A	\$20.80	1.00	20.80
8431-002-022	829 N VICEROY AVE	A	\$20.80	1.00	20.80
8431-003-018	726 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-003-027	820 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-003-029	836 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-003-034	756 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-004-005	837 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-004-010	767 N CALVADOS AVE	A	\$20.80	1.00	20.80
8431-004-027	804 N FENIMORE AVE	A	\$20.80	1.00	20.80
8431-004-031	836 N FENIMORE AVE	A	\$20.80	1.00	20.80
8431-005-006	813 N FENIMORE AVE	A	\$20.80	1.00	20.80
8431-005-009	761 N FENIMORE AVE	A	\$20.80	1.00	20.80
8431-005-021	836 N 4TH AVE	A	\$20.80	1.00	20.80
8431-005-022	828 N 4TH AVE	A	\$20.80	1.00	20.80
8431-005-026	768 N 4TH AVE	A	\$20.80	1.00	20.80
8431-005-034	704 N 4TH AVE	A	\$20.80	1.00	20.80
8431-006-005	836 N 5TH AVE	A	\$20.80	1.00	20.80
8431-006-014	736 N 5TH AVE	A	\$20.80	1.00	20.80
8431-006-023	737 N 4TH AVE	A	\$20.80	1.00	20.80
8431-006-029	813 N 4TH AVE	A	\$20.80	1.00	20.80
8431-006-034	853 N 4TH AVE	A	\$20.80	1.00	20.80
8431-007-006	748 N CEDAR DR	A	\$20.80	1.00	20.80
8431-007-011	822 N CEDAR DR	A	\$20.80	1.00	20.80
8431-007-019	713 N 5TH AVE	A	\$20.80	1.00	20.80
8431-007-025	761 N 5TH AVE	A	\$20.80	1.00	20.80
8431-007-026	769 N 5TH AVE	A	\$20.80	1.00	20.80
8431-007-028	813 N 5TH AVE	A	\$20.80	1.00	20.80
8431-008-003	857 N CEDAR DR	A	\$20.80	1.00	20.80
8431-012-002	314 W EDNA PL	A	\$20.80	1.00	20.80
8431-012-005	284 W EDNA PL	A	\$20.80	1.00	20.80
8431-013-008	162 W EDNA PL	A	\$20.80	1.00	20.80
8431-013-015	621 N CITRUS AVE	B	\$2.70	71.00	191.70
8431-014-034	231 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-035	225 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-036	221 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-037	523 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-038	525 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-039	527 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-040	529 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-041	531 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-042	209 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-043	215 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-044	217 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-045	219 W ZINFANDEL DR	B	\$2.70	2.18	5.88
8431-014-046	522 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-047	524 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-048	528 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-049	530 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-050	532 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-051	521 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-052	523 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-053	525 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-054	527 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-055	529 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-056	531 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-057	533 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-058	520 N CHARDONNAY DR	B	\$2.70	2.18	5.88

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8431-014-059	522 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-060	524 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-061	528 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-062	530 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-063	532 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-064	535 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-065	537 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-066	539 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-067	541 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-068	543 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-069	545 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-070	547 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-071	534 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-072	536 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-073	538 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-074	540 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-075	542 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-076	544 N CHARDONNAY DR	B	\$2.70	2.18	5.88
8431-014-077	535 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-078	537 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-079	539 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-080	541 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-081	543 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-082	222 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-083	228 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-084	230 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-085	534 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-086	536 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-087	538 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-088	540 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-089	542 N CABERNET DR	B	\$2.70	2.18	5.88
8431-014-090	218 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-091	216 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-092	214 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-093	210 W MERLOT DR	B	\$2.70	2.18	5.88
8431-014-094	545 N CITRUS AVE	B	\$2.70	10.89	29.40
8431-015-005	201 W SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8431-015-038	209 W SAN BERNARDINO RD	B	\$2.70	6.00	16.20
8431-015-043	223 W SAN BERNARDINO RD	B	\$2.70	13.00	35.10
8431-016-036	275 W SAN BERNARDINO RD	B	\$2.70	20.00	54.00
8431-016-037	247 W SAN BERNARDINO RD	B	\$2.70	12.00	32.40
8431-017-010	568 N VALENCIA PL	B	\$2.70	8.00	21.60
8431-017-032	596 N VALENCIA PL	B	\$2.70	24.00	64.80
8431-018-001	373 W SAN BERNARDINO RD	B	\$2.70	12.00	32.40
8431-019-029	422 W FRONT ST	B	\$2.70	39.00	105.30
8431-019-032	456 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-033	458 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-034	460 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-035	462 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-036	464 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-037	466 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-038	444 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-039	446 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-040	448 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-041	450 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-042	452 W FRONT ST	A	\$20.80	1.00	20.80
8431-019-043	454 W FRONT ST	A	\$20.80	1.00	20.80
8431-022-005	407 W BADILLO ST	A	\$20.80	1.00	20.80
8431-022-015	438 W KENOAK DR	A	\$20.80	1.00	20.80

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8431-022-019	474 W KENOAK DR	A	\$20.80	1.00	20.80
8431-027-024	420 N 4TH AVE	B	\$2.70	10.00	27.00
8431-027-034	SITUS NOT AVAILABLE	B	\$2.70	255.00	688.50
8431-027-035	315 N 3RD AVE	B	\$2.70	19.00	51.30
8431-027-036	210 W SAN BERNARDINO RD	B	\$2.70	203.00	548.10
8431-028-036	SITUS NOT AVAILABLE	B	\$2.70	6.37	17.20
8431-028-038	497 N CITRUS AVE	B	\$2.70	1.41	3.81
8431-028-039	SITUS NOT AVAILABLE	B	\$2.70	1.21	3.26
8431-028-040	487 N CITRUS AVE	B	\$2.70	1.22	3.28
8431-028-041	483 N CITRUS AVE	B	\$2.70	1.52	4.10
8431-028-042	497 FAIRLANE WAY	A	\$20.80	1.00	20.80
8431-028-043	493 FAIRLANE WAY	A	\$20.80	1.00	20.80
8431-028-044	489 FAIRLANE WAY	A	\$20.80	1.00	20.80
8431-028-045	485 FAIRLANE WAY	A	\$20.80	1.00	20.80
8431-028-046	107 HENRY DR	A	\$20.80	1.00	20.80
8431-028-047	105 HENRY DR	A	\$20.80	1.00	20.80
8431-028-048	103 HENRY DR	A	\$20.80	1.00	20.80
8431-028-049	101 HENRY DR	A	\$20.80	1.00	20.80
8431-028-050	100 HENRY DR	A	\$20.80	1.00	20.80
8431-028-051	102 HENRY DR	A	\$20.80	1.00	20.80
8431-028-052	106 HENRY DR	A	\$20.80	1.00	20.80
8431-028-053	108 HENRY DR	A	\$20.80	1.00	20.80
8431-028-054	481 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-055	475 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-056	469 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-057	463 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-058	457 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-059	451 LINCOLN ST	A	\$20.80	1.00	20.80
8431-028-060	111 GALAXIE DR	A	\$20.80	1.00	20.80
8431-028-061	109 GALAXIE DR	A	\$20.80	1.00	20.80
8431-028-062	107 GALAXIE DR	A	\$20.80	1.00	20.80
8431-028-063	105 GALAXIE DR	A	\$20.80	1.00	20.80
8431-028-064	426 FALCON PL	A	\$20.80	1.00	20.80
8431-028-065	420 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-066	416 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-067	410 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-068	406 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-069	400 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-070	425 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-071	419 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-072	415 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-073	409 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-074	405 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-075	401 FALCON PLACE	A	\$20.80	1.00	20.80
8431-028-076	428 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-077	422 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-078	418 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-079	412 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-080	408 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-081	402 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-082	427 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-083	421 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-084	417 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-085	411 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-086	407 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-087	403 SHELBY LANE	A	\$20.80	1.00	20.80
8431-028-089	486 FALCON PL	B	\$2.70	1.75	4.73
8431-028-090	478 FALCON PL	B	\$2.70	1.75	4.73
8431-028-091	472 FALCON PL	B	\$2.70	1.75	4.73

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8431-028-092	466 FALCON PL	B	\$2.70	1.75	4.73
8431-028-093	458 FALCON PL	B	\$2.70	1.75	4.73
8431-028-094	450 FALCON PL	B	\$2.70	1.75	4.73
8431-028-095	483 FALCON PLACE	B	\$2.70	1.75	4.73
8431-028-096	477 FALCON PL	B	\$2.70	1.75	4.73
8431-028-097	471 FALCON PLACE	B	\$2.70	1.75	4.73
8431-028-098	465 FALCON PL	B	\$2.70	1.75	4.73
8431-028-099	459 FALCON PL	B	\$2.70	1.75	4.73
8431-028-100	453 FALCON PL	B	\$2.70	1.75	4.73
8431-028-101	480 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-102	476 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-103	468 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-104	462 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-105	452 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-106	479 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-107	473 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-108	467 SHELBY LANE	B	\$2.70	1.92	5.18
8431-028-109	461 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-110	455 SHELBY LN	B	\$2.70	1.92	5.18
8431-028-111	401 N CITRUS AVE	B	\$2.70	6.00	16.20
8431-028-113	SITUS NOT AVAILABLE	A	\$20.80	8.00	166.40
8431-029-001	325 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-029-002	311 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-029-003	309 N CITRUS AVE	B	\$2.70	3.00	8.10
8431-029-016	307 N CITRUS AVE	B	\$2.70	3.00	8.10
8431-029-032	148 W ORANGE ST	B	\$2.70	4.00	10.80
8431-029-033	171 W COTTAGE DR	B	\$2.70	8.00	21.60
8431-029-034	301 N CITRUS AVE	B	\$2.70	8.00	21.60
8431-029-035	158 W ORANGE ST	B	\$2.70	4.00	10.80
8431-032-002	155 W COLLEGE ST	B	\$2.70	21.00	56.70
8431-032-007	221 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-032-008	211 N CITRUS AVE	B	\$2.70	8.00	21.60
8431-032-009	201 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-032-014	154 W COTTAGE DR	B	\$2.70	4.00	10.80
8431-032-015	148 W COTTAGE DR	B	\$2.70	4.00	10.80
8431-032-017	146 W COTTAGE DR	B	\$2.70	4.00	10.80
8431-032-023	239 N CITRUS AVE	B	\$2.70	4.00	10.80
8431-032-024	223 N CITRUS AVE	B	\$2.70	6.00	16.20
8431-032-029	SITUS NOT AVAILABLE	B	\$2.70	16.00	43.20
8431-032-034	175 W COLLEGE ST	B	\$2.70	11.00	29.70
8431-033-001	145 N CITRUS AVE	B	\$2.70	3.00	8.10
8431-033-002	143 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-003	141 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-004	139 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-005	137 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-023	123 N CITRUS AVE	B	\$2.70	3.00	8.10
8431-033-024	117 N CITRUS AVE	B	\$2.70	4.00	10.80
8431-033-025	113 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-033-026	111 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-030	129 N CITRUS AVE	B	\$2.70	5.00	13.50
8431-033-031	125 N CITRUS AVE	B	\$2.70	2.00	5.40
8431-033-032	101 N CITRUS AVE	B	\$2.70	4.00	10.80
8431-033-035	158 W COLLEGE ST	B	\$2.70	10.00	27.00
8432-005-030	744 N ARMEL DR	A	\$20.80	1.00	20.80
8432-005-033	804 N ARMEL DR	A	\$20.80	1.00	20.80
8432-006-009	835 W GLENTANA ST	B	\$2.70	5.00	13.50
8432-006-013	801 W GLENTANA ST	B	\$2.70	8.00	21.60
8432-006-014	781 W GLENTANA ST	B	\$2.70	7.00	18.90
8432-006-015	SITUS NOT AVAILABLE	B	\$2.70	13.00	35.10

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8432-006-016	SITUS NOT AVAILABLE	B	\$2.70	3.00	8.10
8432-006-017	578 N AZUSA AVE	B	\$2.70	23.00	62.10
8432-006-018	841 W GLENTANA ST	B	\$2.70	6.00	16.20
8432-006-019	827 W GLENTANA ST	B	\$2.70	10.00	27.00
8432-006-021	809 W GLENTANA ST	B	\$2.70	8.00	21.60
8432-006-022	811 W GLENTANA ST	B	\$2.70	10.00	27.00
8432-007-006	814 N ELSPETH WAY	A	\$20.80	1.00	20.80
8432-007-016	665 W CLOVERMEAD ST	A	\$20.80	1.00	20.80
8432-008-007	808 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-008	780 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-009	776 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-010	766 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-011	754 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-012	742 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-008-013	730 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-007	877 W CHESTER RD	A	\$20.80	1.00	20.80
8432-009-008	874 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-009	860 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-010	850 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-011	840 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-012	828 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-009-013	818 W CYPRESS ST	A	\$20.80	1.00	20.80
8432-012-001	876 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-002	868 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-003	860 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-004	852 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-005	844 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-006	836 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-007	828 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-008	820 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-009	812 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-010	804 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-011	786 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-012	778 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-013	770 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-014	762 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-015	754 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-016	746 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-017	738 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-018	728 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-019	729 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-020	739 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-021	747 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-022	755 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-023	763 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-024	771 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-025	779 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-026	787 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-027	805 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-028	813 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-029	821 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-030	829 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-031	837 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-032	845 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-033	853 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-034	861 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-035	869 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-036	877 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-037	876 W EDNA PL	A	\$20.80	1.00	20.80

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8432-012-038	868 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-039	860 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-040	852 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-041	844 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-042	836 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-043	828 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-044	820 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-045	812 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-046	804 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-047	786 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-048	778 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-049	770 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-050	762 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-051	754 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-052	746 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-053	738 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-054	728 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-055	718 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-056	706 W EDNA PL	A	\$20.80	1.00	20.80
8432-012-057	733 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-058	745 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-059	765 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-060	775 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-061	785 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-062	795 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-063	805 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-064	815 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-065	825 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-066	835 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-067	845 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-068	855 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-069	865 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-070	875 W GRISWOLD RD	A	\$20.80	1.00	20.80
8432-012-071	876 W CHESTER RD	A	\$20.80	1.00	20.80
8432-014-014	770 W GOLDEN GROVE WAY	B	\$2.70	20.00	54.00
8432-014-015	810 W GOLDEN GROVE WAY	B	\$2.70	22.00	59.40
8432-014-016	628 N AZUSA AVE	B	\$2.70	25.00	67.50
8432-014-017	854 W GOLDEN GROVE WAY	B	\$2.70	22.00	59.40
8432-014-018	750 W GOLDEN GROVE WAY	B	\$2.70	19.00	51.30
8432-014-019	730 W GOLDEN GROVE WAY	B	\$2.70	52.00	140.40
8432-014-020	830 W GOLDEN GROVE WAY	B	\$2.70	22.00	59.40
8432-015-001	612 N AZUSA AVE	B	\$2.70	12.00	32.40
8432-015-008	807 W FRONT ST	B	\$2.70	10.00	27.00
8432-015-012	776 W FRONT ST	B	\$2.70	15.00	40.50
8432-015-014	802 W FRONT ST	B	\$2.70	15.00	40.50
8432-015-022	783 W FRONT ST	B	\$2.70	19.00	51.30
8432-015-023	859 W FRONT ST	B	\$2.70	4.00	10.80
8432-015-025	602 N AZUSA AVE	B	\$2.70	10.00	27.00
8432-015-026	SITUS NOT AVAILABLE	B	\$2.70	2.00	5.40
8432-015-027	840 W FRONT ST	B	\$2.70	12.00	32.40
8432-015-028	818 W FRONT ST	B	\$2.70	12.00	32.40
8432-015-029	851 W FRONT ST	B	\$2.70	27.00	72.90
8432-015-034	846 W FRONT ST	B	\$2.70	8.00	21.60
8432-015-035	852 W FRONT ST	B	\$2.70	31.00	83.70
8432-015-037	SITUS NOT AVAILABLE	B	\$2.70	12.00	32.40
8432-015-038	815 W FRONT ST	B	\$2.70	19.00	51.30
8432-016-013	801 W SAN BERNARDINO RD	B	\$2.70	30.00	81.00
8432-016-017	781 W SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8432-016-019	871 W SAN BERNARDINO RD	B	\$2.70	20.00	54.00

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8432-016-020	540 N AZUSA AVE	B	\$2.70	135.00	364.50
8432-016-021	540 N AZUSA AVE	B	\$2.70	18.00	48.60
8432-016-025	820 W GLENTANA ST	B	\$2.70	25.00	67.50
8432-016-026	780 W GLENTANA ST	B	\$2.70	51.00	137.70
8432-016-027	825 W SAN BERNARDINO RD	B	\$2.70	47.00	126.90
8432-018-011	559 N DOVER RD	A	\$20.80	1.00	20.80
8432-018-015	597 N DOVER RD	A	\$20.80	1.00	20.80
8432-019-006	590 N DOVER RD	A	\$20.80	1.00	20.80
8432-020-027	525 N HOUSER DR	A	\$20.80	1.00	20.80
8432-021-008	541 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8432-021-010	561 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8432-021-017	560 N HOUSER DR	A	\$20.80	1.00	20.80
8432-024-004	204 N LARKIN DR	A	\$20.80	1.00	20.80
8432-024-011	519 W BADILLO ST	B	\$2.70	58.00	156.60
8432-024-012	207 N HOLLENBECK AVE	A	\$20.80	1.00	20.80
8432-025-001	427 N LARKIN DR	A	\$20.80	1.00	20.80
8432-025-010	127 N LARKIN DR	A	\$20.80	1.00	20.80
8432-025-011	115 N LARKIN DR	A	\$20.80	1.00	20.80
8432-025-014	114 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8432-025-021	326 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8432-026-004	204 N HOUSER DR	A	\$20.80	1.00	20.80
8432-027-004	114 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-005	124 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-006	204 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-007	216 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-012	328 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-015	424 N ARMEL DR	A	\$20.80	1.00	20.80
8432-027-016	405 N HOUSER DR	A	\$20.80	1.00	20.80
8432-027-017	325 N HOUSER DR	A	\$20.80	1.00	20.80
8432-027-021	217 N HOUSER DR	A	\$20.80	1.00	20.80
8432-027-025	105 N HOUSER DR	A	\$20.80	1.00	20.80
8432-028-011	117 N ARMEL DR	A	\$20.80	1.00	20.80
8432-029-006	761 W PALM DR	A	\$20.80	1.00	20.80
8432-030-005	751 W ADAMS PARK DR	A	\$20.80	1.00	20.80
8432-030-006	761 W ADAMS PARK DR	A	\$20.80	1.00	20.80
8432-031-015	738 W ADAMS PARK DR	A	\$20.80	1.00	20.80
8432-032-028	402 N AZUSA AVE	B	\$2.70	17.00	45.90
8432-032-029	306 N AZUSA AVE	B	\$2.70	33.00	89.10
8432-032-030	816 W SAN BERNARDINO RD	B	\$2.70	65.00	175.50
8432-032-031	404 N AZUSA AVE	B	\$2.70	166.00	448.20
8432-032-032	420 N AZUSA AVE	B	\$2.70	22.00	59.40
8432-033-007	216 N AZUSA AVE	B	\$2.70	15.00	40.50
8432-033-008	206 N AZUSA AVE	B	\$2.70	103.00	278.10
8432-033-009	114 N AZUSA AVE	B	\$2.70	109.00	294.30
8432-033-010	100 N AZUSA AVE	B	\$2.70	22.00	59.40
8432-036-002	649 W FRONT ST	A	\$20.80	1.00	20.80
8432-036-013	503 W FRONT ST	A	\$20.80	1.00	20.80
8432-036-017	537 W FRONT ST	A	\$20.80	1.00	20.80
8432-037-016	522 N HEATHDALE AVE	A	\$20.80	1.00	20.80
8432-038-003	530 W BRIDGER ST	A	\$20.80	1.00	20.80
8432-038-012	514 W FRONT ST	A	\$20.80	1.00	20.80
8432-039-005	525 N ARMEL DR	A	\$20.80	1.00	20.80
8434-001-005	1009 W SAN BERNARDINO RD	B	\$2.70	38.00	102.60
8434-001-006	SITUS NOT AVAILABLE	B	\$2.70	9.00	24.30
8434-001-007	975 W SAN BERNARDINO RD	B	\$2.70	73.00	197.10
8434-001-008	513 N AZUSA AVE	B	\$2.70	130.00	351.00
8434-001-009	SITUS NOT AVAILABLE	B	\$2.70	42.00	113.40
8434-001-010	501 N AZUSA AVE	B	\$2.70	22.00	59.40
8434-001-013	1017 W SAN BERNARDINO RD	B	\$2.70	8.00	21.60

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8434-001-017	553 N AZUSA AVE	B	\$2.70	168.00	453.60
8434-001-019	SITUS NOT AVAILABLE	B	\$2.70	20.00	54.00
8434-001-020	1025 W SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8434-001-021	1035 W SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8434-001-022	1045 W SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8434-001-023	544 N RIMSDALE AVE	B	\$2.70	46.00	124.20
8434-001-025	1069 W SAN BERNARDINO RD	B	\$2.70	23.00	62.10
8434-001-026	1055 W SAN BERNARDINO RD	B	\$2.70	14.00	37.80
8434-001-903	545 N RIMSDALE AVE	B	\$2.70	33.00	89.10
8434-002-011	1123 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-002-013	1139 W SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8434-002-014	1145 W SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8434-002-018	1109 W SAN BERNARDINO RD	B	\$2.70	19.00	51.30
8434-002-021	1151 W SAN BERNARDINO RD	B	\$2.70	8.00	21.60
8434-002-024	1131 W SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8434-003-015	1235 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-003-016	1229 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-003-017	1217 W SAN BERNARDINO RD # 200	B	\$2.70	9.00	24.30
8434-003-018	1211 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-003-019	1205 W SAN BERNARDINO RD	B	\$2.70	10.00	27.00
8434-003-021	513 N JANALINDA AVE	B	\$2.70	8.00	21.60
8434-003-022	1171 W SAN BERNARDINO RD	B	\$2.70	9.00	24.30
8434-004-001	558 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-004-003	546 N LARK ELLEN AVE	B	\$2.70	10.00	27.00
8434-004-012	524 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-004-013	1275 W SAN BERNARDINO RD	B	\$2.70	28.00	75.60
8434-004-020	1241 W SAN BERNARDINO RD	B	\$2.70	21.00	56.70
8434-004-023	1247 W SAN BERNARDINO RD	B	\$2.70	21.00	56.70
8434-004-028	534 N LARK ELLEN AVE NO.1	A	\$20.80	1.00	20.80
8434-004-029	534 N LARK ELLEN AVE 2	A	\$20.80	1.00	20.80
8434-004-030	534 N LARK ELLEN AVE 3	A	\$20.80	1.00	20.80
8434-004-031	534 N LARK ELLEN AVE 4	A	\$20.80	1.00	20.80
8434-004-033	1257 W SAN BERNARDINO RD	B	\$2.70	25.00	67.50
8434-004-036	1256 W MCGILL ST	B	\$2.70	10.55	28.49
8434-005-014	576 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-006-015	1242 W GLENTANA ST	A	\$20.80	1.00	20.80
8434-007-002	1113 W GLENTANA ST	A	\$20.80	1.00	20.80
8434-007-003	1123 W GLENTANA ST	A	\$20.80	1.00	20.80
8434-008-006	636 N ENID AVE	A	\$20.80	1.00	20.80
8434-009-023	656 N VOGUE AVE	A	\$20.80	1.00	20.80
8434-009-025	1288 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-026	1280 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-027	1272 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-028	1264 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-029	1265 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-030	1273 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-031	1281 W FRONT ST	A	\$20.80	1.00	20.80
8434-009-032	1289 W FRONT ST	A	\$20.80	1.00	20.80
8434-011-001	565 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-011-002	559 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-011-003	551 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-011-004	545 N LARK ELLEN AVE	A	\$20.80	1.00	20.80
8434-011-005	535 N LARK ELLEN AVE	B	\$2.70	19.00	51.30
8434-011-007	1343 W SAN BERNARDINO RD	B	\$2.70	122.00	329.40
8434-011-009	501 N LARK ELLEN AVE A	A	\$20.80	1.00	20.80
8434-011-010	501 N LARK ELLEN AVE B	A	\$20.80	1.00	20.80
8434-011-011	501 N LARK ELLEN AVE C	A	\$20.80	1.00	20.80
8434-011-012	501 N LARK ELLEN AVE D	A	\$20.80	1.00	20.80
8434-011-013	501 N LARK ELLEN AVE E	A	\$20.80	1.00	20.80

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8434-011-014	501 N LARK ELLEN AVE F	A	\$20.80	1.00	20.80
8434-011-015	511 N LARK ELLEN AVE A	A	\$20.80	1.00	20.80
8434-011-016	511 N LARK ELLEN AVE B	A	\$20.80	1.00	20.80
8434-011-017	511 N LARK ELLEN AVE C	A	\$20.80	1.00	20.80
8434-011-018	511 N LARK ELLEN AVE D	A	\$20.80	1.00	20.80
8434-011-019	511 N LARK ELLEN AVE E	A	\$20.80	1.00	20.80
8434-011-020	511 N LARK ELLEN AVE F	A	\$20.80	1.00	20.80
8434-011-021	521 N LARK ELLEN AVE A	A	\$20.80	1.00	20.80
8434-011-022	521 N LARK ELLEN AVE B	A	\$20.80	1.00	20.80
8434-011-023	521 N LARK ELLEN AVE C	A	\$20.80	1.00	20.80
8434-011-024	521 N LARK ELLEN AVE D	A	\$20.80	1.00	20.80
8434-011-025	521 N LARK ELLEN AVE E	A	\$20.80	1.00	20.80
8434-011-026	511 N LARK ELLEN AVE J	A	\$20.80	1.00	20.80
8434-011-027	511 N LARK ELLEN AVE I	A	\$20.80	1.00	20.80
8434-011-028	511 N LARK ELLEN AVE H	A	\$20.80	1.00	20.80
8434-011-029	511 N LARK ELLEN AVE G	A	\$20.80	1.00	20.80
8434-011-030	501 N LARK ELLEN AVE H	A	\$20.80	1.00	20.80
8434-011-031	501 N LARK ELLEN AVE G	A	\$20.80	1.00	20.80
8434-012-008	1409 W SAN BERNARDINO RD	B	\$2.70	24.00	64.80
8434-012-019	1375 W SAN BERNARDINO RD	B	\$2.70	125.00	337.50
8434-012-023	1413 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-024	1413 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-025	1413 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-026	1413 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-027	1413 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-028	1413 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-029	1415 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-030	1415 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-031	1415 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-032	1415 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-033	1415 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-034	1415 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-035	1417 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-036	1417 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-037	1417 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-038	1417 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-039	1417 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-040	1417 W SAN BERNARDINO RD NO F	A	\$20.80	1.00	20.80
8434-012-041	1419 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-042	1419 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-043	1419 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-044	1419 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-045	1419 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-046	1419 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-047	1419 W SAN BERNARDINO RD UNIT G	A	\$20.80	1.00	20.80
8434-012-048	1419 W SAN BERNARDINO RD UNIT H	A	\$20.80	1.00	20.80
8434-012-049	1423 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-050	1423 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-051	1423 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-052	1423 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-053	1423 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-054	1423 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-055	1423 W SAN BERNARDINO RD UNIT G	A	\$20.80	1.00	20.80
8434-012-056	1423 W SAN BERNARDINO RD UNIT H	A	\$20.80	1.00	20.80
8434-012-057	1425 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-058	1425 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-059	1425 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-060	1425 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-061	1425 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8434-012-062	1425 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-063	1425 W SAN BERNARDINO RD UNIT G	A	\$20.80	1.00	20.80
8434-012-064	1425 W SAN BERNARDINO RD UNIT H	A	\$20.80	1.00	20.80
8434-012-065	1427 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-066	1427 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-067	1427 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-068	1427 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-069	1427 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-070	1427 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-071	1429 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-072	1429 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-073	1429 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-074	1429 W SAN BERNARDINO RD UNIT D	A	\$20.80	1.00	20.80
8434-012-075	1429 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-076	1429 W SAN BERNARDINO RD UNIT F	A	\$20.80	1.00	20.80
8434-012-077	1431 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-078	1431 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-079	1431 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-080	1431 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-081	1433 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-082	1433 W SAN BERNARDINO RD UNIT C	A	\$20.80	1.00	20.80
8434-012-083	1433 W SAN BERNARDINO RD UNIT B	A	\$20.80	1.00	20.80
8434-012-084	1433 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-085	1435 W SAN BERNARDINO RD UNIT A	A	\$20.80	1.00	20.80
8434-012-086	1435 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-087	1435 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-088	1435 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-012-089	1435 W SAN BERNARDINO RD UNIT E	A	\$20.80	1.00	20.80
8434-012-090	1435 W SAN BERNARDINO RD	A	\$20.80	1.00	20.80
8434-013-002	526 N VINCENT AVE	B	\$2.70	12.00	32.40
8434-013-003	1681 W SAN BERNARDINO RD	B	\$2.70	22.00	59.40
8434-013-004	1665 W SAN BERNARDINO RD	B	\$2.70	17.00	45.90
8434-013-005	1651 W SAN BERNARDINO RD	B	\$2.70	14.00	37.80
8434-013-007	1635 W SAN BERNARDINO RD	B	\$2.70	75.00	202.50
8434-013-010	529 CUTTER WAY	B	\$2.70	98.00	264.60
8434-014-012	688 N RIMSDALE AVE #1	A	\$20.80	1.00	20.80
8434-014-013	688 N RIMSDALE AVE NO 2	A	\$20.80	1.00	20.80
8434-014-014	688 N RIMSDALE AVE NO 3	A	\$20.80	1.00	20.80
8434-014-015	688 N RIMSDALE AVE NO 4	A	\$20.80	1.00	20.80
8434-014-016	688 N RIMSDALE AVE NO 73	A	\$20.80	1.00	20.80
8434-014-017	688 N RIMSDALE AVE NO 74	A	\$20.80	1.00	20.80
8434-014-018	688 N RIMSDALE AVE NO 92	A	\$20.80	1.00	20.80
8434-014-019	688 N RIMSDALE AVE NO 93	A	\$20.80	1.00	20.80
8434-014-020	688 N RIMSDALE AVE NO 94	A	\$20.80	1.00	20.80
8434-014-021	688 N RIMSDALE AVE NO 95	A	\$20.80	1.00	20.80
8434-014-022	688 N RIMSDALE AVE NO 96	A	\$20.80	1.00	20.80
8434-014-023	688 N RIMSDALE AVE NO 97	A	\$20.80	1.00	20.80
8434-014-024	688 N RIMSDALE AVE NO 98	A	\$20.80	1.00	20.80
8434-014-025	688 N RIMSDALE AVE NO 99	A	\$20.80	1.00	20.80
8434-014-026	688 N RIMSDALE AVE NO 68	A	\$20.80	1.00	20.80
8434-014-027	688 N RIMSDALE AVE NO 69	A	\$20.80	1.00	20.80
8434-014-028	688 N RIMSDALE AVE NO 70	A	\$20.80	1.00	20.80
8434-014-029	688 N RIMSDALE AVE NO 71	A	\$20.80	1.00	20.80
8434-014-030	688 N RIMSDALE AVE NO 72	A	\$20.80	1.00	20.80
8434-014-031	688 N RIMSDALE AVE NO 57	A	\$20.80	1.00	20.80
8434-014-032	688 N RIMSDALE AVE NO 58	A	\$20.80	1.00	20.80
8434-014-033	688 N RIMSDALE AVE NO 59	A	\$20.80	1.00	20.80
8434-014-034	688 N RIMSDALE AVE NO 60	A	\$20.80	1.00	20.80
8434-014-035	688 N RIMSDALE AVE NO 61	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8434-014-036	688 N RIMSDALE AVE NO 64	A	\$20.80	1.00	20.80
8434-014-037	688 N RIMSDALE AVE NO 65	A	\$20.80	1.00	20.80
8434-014-038	688 N RIMSDALE AVE #66	A	\$20.80	1.00	20.80
8434-014-039	688 N RIMSDALE AVE NO 67	A	\$20.80	1.00	20.80
8434-014-041	688 N RIMSDALE AVE NO 101	A	\$20.80	1.00	20.80
8434-014-046	688 N RIMSDALE AVE NO 106	A	\$20.80	1.00	20.80
8434-014-048	688 N RIMSDALE AVE NO 108	A	\$20.80	1.00	20.80
8434-014-056	688 N RIMSDALE AVE NO 63	A	\$20.80	1.00	20.80
8434-014-057	688 N RIMSDALE AVE NO 62	A	\$20.80	1.00	20.80
8434-014-058	688 N RIMSDALE AVE NO 117	A	\$20.80	1.00	20.80
8434-014-059	688 N RIMSDALE AVE NO 116	A	\$20.80	1.00	20.80
8434-014-060	688 N RIMSDALE AVE NO 5	A	\$20.80	1.00	20.80
8434-014-061	688 N RIMSDALE AVE NO 6	A	\$20.80	1.00	20.80
8434-014-062	688 N RIMSDALE AVE NO 7	A	\$20.80	1.00	20.80
8434-014-063	688 N RIMSDALE AVE NO 8	A	\$20.80	1.00	20.80
8434-014-064	550 N RIMSDALE AVE	B	\$2.70	15.00	40.50
8434-014-089	688 N RIMSDALE AVE 100	A	\$20.80	1.00	20.80
8434-014-090	688 N RIMSDALE AVE 102	A	\$20.80	1.00	20.80
8434-014-091	688 N RIMSDALE AVE 103	A	\$20.80	1.00	20.80
8434-014-092	688 N RIMSDALE AVE 104	A	\$20.80	1.00	20.80
8434-014-093	688 N RIMSDALE AVE 105	A	\$20.80	1.00	20.80
8434-014-094	688 N RIMSDALE AVE 107	A	\$20.80	1.00	20.80
8434-014-095	688 N RIMSDALE AVE 109	A	\$20.80	1.00	20.80
8434-014-096	688 N RIMSDALE AVE 110	A	\$20.80	1.00	20.80
8434-014-097	688 N RIMSDALE AVE NO 111	A	\$20.80	1.00	20.80
8434-014-098	688 N RIMSDALE AVE 112	A	\$20.80	1.00	20.80
8434-014-099	688 N RIMSDALE AVE NO 113	A	\$20.80	1.00	20.80
8434-014-100	688 N RIMSDALE AVE 114	A	\$20.80	1.00	20.80
8434-014-101	688 N RIMSDALE AVE 115	A	\$20.80	1.00	20.80
8434-014-900	SITUS NOT AVAILABLE	B	\$2.70	25.00	67.50
8434-015-017	1530 W SAN BERNARDINO RD	B	\$2.70	21.00	56.70
8434-015-036	222 N VINCENT AVE	B	\$2.70	306.00	826.20
8434-016-010	312 N LARK ELLEN AVE	B	\$2.70	8.00	21.60
8434-016-011	306 N LARK ELLEN AVE	B	\$2.70	8.00	21.60
8434-016-012	1271 W BADILLO ST	B	\$2.70	96.00	259.20
8434-016-013	1243 W BADILLO ST	B	\$2.70	8.00	21.60
8434-016-017	1211 W BADILLO ST	B	\$2.70	30.00	81.00
8434-016-027	1235 W BADILLO ST	A	\$20.80	1.00	20.80
8434-016-033	1274 W SAN BERNARDINO RD	B	\$2.70	23.00	62.10
8434-016-036	1250 W SAN BERNARDINO RD	B	\$2.70	65.00	175.50
8434-016-037	SITUS NOT AVAILABLE	B	\$2.70	4.00	10.80
8434-016-041	1220 W SAN BERNARDINO RD	B	\$2.70	91.00	245.70
8434-017-007	1118 W SAN BERNARDINO RD	B	\$2.70	74.00	199.80
8434-017-014	1163 E BADILLO ST	B	\$2.70	32.00	86.40
8434-017-023	1170 W SAN BERNARDINO RD	B	\$2.70	88.00	237.60
8434-017-024	1130 W SAN BERNARDINO RD	B	\$2.70	56.00	151.20
8434-017-081	1171 W BADILLO ST	A	\$20.80	14.00	291.20
8434-018-001	107 N AZUSA AVE	B	\$2.70	13.00	35.10
8434-018-002	127 N AZUSA AVE	B	\$2.70	18.00	48.60
8434-018-003	919 W BADILLO ST	B	\$2.70	12.00	32.40
8434-018-007	963 W BADILLO ST	B	\$2.70	13.00	35.10
8434-018-008	SITUS NOT AVAILABLE	B	\$2.70	13.00	35.10
8434-018-021	1085 W BADILLO ST	B	\$2.70	15.00	40.50
8434-018-031	1041 W BADILLO ST	B	\$2.70	89.00	240.30
8434-018-032	925 W BADILLO ST	B	\$2.70	50.00	135.00
8434-018-033	963 W BADILLO ST	B	\$2.70	60.00	162.00
8434-018-035	401 N AZUSA AVE	B	\$2.70	69.60	187.92
8434-018-042	963 W BADILLO ST	B	\$2.70	435.16	1,174.93
8434-018-043	1103 W BADILLO ST	B	\$2.70	24.39	65.85

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8434-018-045	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-046	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-047	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-048	1054 SPLIT CT	A	\$20.80	1.00	20.80
8434-018-049	1058 SPLIT CT	A	\$20.80	1.00	20.80
8434-018-050	1062 SPLIT CT	A	\$20.80	1.00	20.80
8434-018-051	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-052	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-053	206 PIN LN	A	\$20.80	1.00	20.80
8434-018-054	210 PIN LN	A	\$20.80	1.00	20.80
8434-018-055	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-056	218 PIN LN	A	\$20.80	1.00	20.80
8434-018-057	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-058	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-059	230 PIN LN	A	\$20.80	1.00	20.80
8434-018-060	234 PIN LN	A	\$20.80	1.00	20.80
8434-018-061	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-062	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-063	235 PIN LN	A	\$20.80	1.00	20.80
8434-018-064	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-065	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-066	223 PIN LN	A	\$20.80	1.00	20.80
8434-018-067	219 PIN LN	A	\$20.80	1.00	20.80
8434-018-068	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-069	211 PIN LN	A	\$20.80	1.00	20.80
8434-018-070	207 PIN LN	A	\$20.80	1.00	20.80
8434-018-071	203 PIN LN	A	\$20.80	1.00	20.80
8434-018-072	240 STRIKE DR	A	\$20.80	1.00	20.80
8434-018-073	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-074	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-075	228 STRIKE DR	A	\$20.80	1.00	20.80
8434-018-076	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-077	220 STRIKE DR	A	\$20.80	1.00	20.80
8434-018-078	216 STRIKE DR	A	\$20.80	1.00	20.80
8434-018-079	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-080	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-081	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-082	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-083	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-084	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-085	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-086	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-087	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-088	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-089	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-090	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-091	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-092	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-093	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-094	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-095	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-096	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-097	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-098	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-018-099	SITUS NOT AVAILABLE	A	\$20.80	1.00	20.80
8434-021-020	688 N RIMSDALE AVE NO 75	A	\$20.80	1.00	20.80
8434-021-021	688 N RIMSDALE AVE NO 76	A	\$20.80	1.00	20.80
8434-021-022	688 N RIMSDALE AVE NO 77	A	\$20.80	1.00	20.80
8434-021-023	688 N RIMSDALE AVE NO 78	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8434-021-024	688 N RIMSDALE AVE NO 79	A	\$20.80	1.00	20.80
8434-021-025	688 N RIMSDALE AVE NO 80	A	\$20.80	1.00	20.80
8434-021-026	688 N RIMSDALE AVE NO 81	A	\$20.80	1.00	20.80
8434-021-027	688 N RIMSDALE AVE NO 82	A	\$20.80	1.00	20.80
8434-021-028	688 N RIMSDALE AVE NO 83	A	\$20.80	1.00	20.80
8434-021-029	688 N RIMSDALE AVE NO 56	A	\$20.80	1.00	20.80
8434-021-030	688 N RIMSDALE AVE NO 55	A	\$20.80	1.00	20.80
8434-021-031	688 N RIMSDALE AVE NO 54	A	\$20.80	1.00	20.80
8434-021-032	688 N RIMSDALE AVE NO 53	A	\$20.80	1.00	20.80
8434-021-033	688 N RIMSDALE AVE NO 52	A	\$20.80	1.00	20.80
8434-021-034	688 N RIMSDALE AVE NO 51	A	\$20.80	1.00	20.80
8434-021-035	688 N RIMSDALE AVE NO 50	A	\$20.80	1.00	20.80
8434-021-036	688 N RIMSDALE AVE NO 49	A	\$20.80	1.00	20.80
8434-021-037	688 N RIMSDALE AVE NO 26	A	\$20.80	1.00	20.80
8434-021-038	688 N RIMSDALE AVE NO 27	A	\$20.80	1.00	20.80
8434-021-039	688 N RIMSDALE AVE NO 28	A	\$20.80	1.00	20.80
8434-021-040	688 N RIMSDALE AVE NO 29	A	\$20.80	1.00	20.80
8434-021-041	688 N RIMSDALE AVE NO 30	A	\$20.80	1.00	20.80
8434-021-042	688 N RIMSDALE AVE NO 31	A	\$20.80	1.00	20.80
8434-021-043	688 N RIMSDALE AVE NO 32	A	\$20.80	1.00	20.80
8434-021-044	688 N RIMSDALE AVE NO 84	A	\$20.80	1.00	20.80
8434-021-045	688 N RIMSDALE AVE NO 85	A	\$20.80	1.00	20.80
8434-021-046	688 N RIMSDALE AVE NO 86	A	\$20.80	1.00	20.80
8434-021-047	688 N RIMSDALE AVE NO 87	A	\$20.80	1.00	20.80
8434-021-048	688 N RIMSDALE AVE NO 88	A	\$20.80	1.00	20.80
8434-021-049	688 N RIMSDALE AVE NO 89	A	\$20.80	1.00	20.80
8434-021-050	688 N RIMSDALE AVE NO 90	A	\$20.80	1.00	20.80
8434-021-051	688 N RIMSDALE AVE NO 91	A	\$20.80	1.00	20.80
8434-021-052	688 N RIMSDALE AVE NO 9	A	\$20.80	1.00	20.80
8434-021-053	688 N RIMSDALE AVE NO 10	A	\$20.80	1.00	20.80
8434-021-054	688 N RIMSDALE AVE NO 11	A	\$20.80	1.00	20.80
8434-021-055	688 N RIMSDALE AVE NO 12	A	\$20.80	1.00	20.80
8434-021-056	688 N RIMSDALE AVE NO 13	A	\$20.80	1.00	20.80
8434-021-057	688 N RIMSDALE AVE NO 14	A	\$20.80	1.00	20.80
8434-021-058	688 N RIMSDALE AVE NO 15	A	\$20.80	1.00	20.80
8434-021-059	688 N RIMSDALE AVE NO 16	A	\$20.80	1.00	20.80
8434-021-060	688 N RIMSDALE AVE NO 133	A	\$20.80	1.00	20.80
8434-021-061	688 N RIMSDALE AVE NO 132	A	\$20.80	1.00	20.80
8434-021-062	688 N RIMSDALE AVE NO 131	A	\$20.80	1.00	20.80
8434-021-063	688 N RIMSDALE AVE NO 130	A	\$20.80	1.00	20.80
8434-021-064	688 N RIMSDALE AVE NO 129	A	\$20.80	1.00	20.80
8434-021-065	688 N RIMSDALE AVE NO 128	A	\$20.80	1.00	20.80
8434-021-066	688 N RIMSDALE AVE NO 127	A	\$20.80	1.00	20.80
8434-021-067	688 N RIMSDALE AVE NO 126	A	\$20.80	1.00	20.80
8434-021-068	688 N RIMSDALE AVE NO 118	A	\$20.80	1.00	20.80
8434-021-069	688 N RIMSDALE AVE NO 119	A	\$20.80	1.00	20.80
8434-021-070	688 N RIMSDALE AVE NO 120	A	\$20.80	1.00	20.80
8434-021-071	688 N RIMSDALE AVE NO 121	A	\$20.80	1.00	20.80
8434-021-072	688 N RIMSDALE AVE NO 122	A	\$20.80	1.00	20.80
8434-021-073	688 N RIMSDALE AVE NO 123	A	\$20.80	1.00	20.80
8434-021-074	688 N RIMSDALE AVE NO 124	A	\$20.80	1.00	20.80
8434-021-075	688 N RIMSDALE AVE NO 125	A	\$20.80	1.00	20.80
8434-021-076	688 N RIMSDALE AVE 25	A	\$20.80	1.00	20.80
8434-021-077	688 N RIMSDALE AVE 24	A	\$20.80	1.00	20.80
8434-021-078	688 N RIMSDALE AVE 23	A	\$20.80	1.00	20.80
8434-021-079	688 N RIMSDALE AVE 22	A	\$20.80	1.00	20.80
8434-021-080	688 N RIMSDALE AVE 21	A	\$20.80	1.00	20.80
8434-021-081	688 N RIMSDALE AVE 20	A	\$20.80	1.00	20.80
8434-021-082	688 N RIMSDALE AVE 19	A	\$20.80	1.00	20.80

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8434-021-083	688 N RIMSDALE AVE NO 18	A	\$20.80	1.00	20.80
8434-021-084	688 N RIMSDALE AVE 17	A	\$20.80	1.00	20.80
8434-021-085	550 N RIMSDALE AVE	B	\$2.70	10.00	27.00
8435-033-017	433 N VINCENT AVE	B	\$2.70	23.00	62.10
8435-033-021	105 N VINCENT AVE	B	\$2.70	27.00	72.90
8442-001-008	1204 W BADILLO ST	A	\$20.80	1.00	20.80
8442-004-020	151 S WATERBURY AVE	A	\$20.80	1.00	20.80
8442-005-003	1014 W BADILLO ST	A	\$20.80	1.00	20.80
8442-005-024	216 S EILEEN AVE	A	\$20.80	1.00	20.80
8442-005-026	205 S EILEEN AVE	A	\$20.80	1.00	20.80
8442-006-001	980 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-002	968 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-003	960 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-004	952 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-005	944 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-006	936 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-007	928 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-009	912 W BADILLO ST	A	\$20.80	1.00	20.80
8442-006-016	945 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-006-017	955 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-006-018	961 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-006-019	971 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-006-023	101 S AZUSA AVE	B	\$2.70	13.00	35.10
8442-006-024	918 W BADILLO ST	A	\$20.80	1.00	20.80
8442-007-001	978 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-007-003	954 W GROVECENTER ST	A	\$20.80	1.00	20.80
8442-007-004	946 W GROVECENTER ST	A	\$20.80	1.00	20.80
8443-002-005	145 S ARMEL DR	A	\$20.80	1.00	20.80
8443-002-006	203 S ARMEL DR	A	\$20.80	1.00	20.80
8443-002-007	213 S ARMEL DR	A	\$20.80	1.00	20.80
8443-007-003	206 S ARMEL DR	A	\$20.80	1.00	20.80
8443-008-016	351 S HOUSER DR	A	\$20.80	1.00	20.80
8443-010-006	300 S HOUSER DR	A	\$20.80	1.00	20.80
8443-010-009	239 S HEATHDALE AVE	A	\$20.80	1.00	20.80
8443-011-017	510 W BADILLO ST	B	\$2.70	30.00	81.00
8443-011-018	530 W BADILLO ST	B	\$2.70	26.00	70.20
8443-012-001	549 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-002	549 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-003	549 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-004	547 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-005	547 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-006	547 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-007	547 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-008	545 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-009	545 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-010	545 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-011	545 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-012	541 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-013	541 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-014	541 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-015	541 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-016	537 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-017	537 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-018	537 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-019	537 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-020	533 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-021	533 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-022	533 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-023	533 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80

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8443-012-024	531 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-025	531 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-026	531 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-027	531 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-028	535 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-029	535 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-030	535 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-031	535 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-012-032	539 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-033	539 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-034	539 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-035	543 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-012-036	543 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-012-037	543 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-012-038	543 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-017	511 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-018	511 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-019	511 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-020	511 W PUENTE ST NO 4	A	\$20.80	1.00	20.80
8443-016-021	511 W PUENTE ST NO 5	A	\$20.80	1.00	20.80
8443-016-022	517 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-023	517 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-024	517 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-025	519 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-026	519 W PUENTE ST APT 2	A	\$20.80	1.00	20.80
8443-016-027	519 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-028	521 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-029	521 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-030	521 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-031	529 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-032	529 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-033	529 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-034	529 W PUENTE ST NO 4	A	\$20.80	1.00	20.80
8443-016-035	527 W PUENTE ST NO 6	A	\$20.80	1.00	20.80
8443-016-036	527 W PUENTE ST NO 5	A	\$20.80	1.00	20.80
8443-016-037	527 W PUENTE ST NO 4	A	\$20.80	1.00	20.80
8443-016-038	527 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-039	527 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-040	527 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-041	525 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-042	525 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-043	525 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-044	525 W PUENTE ST NO 4	A	\$20.80	1.00	20.80
8443-016-045	523 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-046	523 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-047	515 W PUENTE ST NO 4	A	\$20.80	1.00	20.80
8443-016-048	515 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-049	515 W PUENTE ST NO 2	A	\$20.80	1.00	20.80
8443-016-050	515 W PUENTE ST NO 1	A	\$20.80	1.00	20.80
8443-016-053	567 W PUENTE ST UNIT 6	A	\$20.80	1.00	20.80
8443-016-054	567 W PUENTE ST UNIT 5	A	\$20.80	1.00	20.80
8443-016-055	567 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-056	567 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-057	567 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-058	567 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-059	563 W PUENTE ST NO 3	A	\$20.80	1.00	20.80
8443-016-060	563 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-061	563 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-062	561 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80

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8443-016-063	561 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-064	561 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-065	559 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-066	559 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-067	559 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-068	559 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-069	551 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-070	551 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-071	551 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-072	553 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-073	553 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-074	555 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-075	555 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-076	555 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-077	555 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-078	557 W PUENTE ST UNIT 6	A	\$20.80	1.00	20.80
8443-016-079	557 W PUENTE ST UNIT 5	A	\$20.80	1.00	20.80
8443-016-080	557 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-081	557 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-082	557 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-083	557 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-084	565 W PUENTE ST UNIT 1	A	\$20.80	1.00	20.80
8443-016-085	565 W PUENTE ST UNIT 2	A	\$20.80	1.00	20.80
8443-016-086	565 W PUENTE ST UNIT 3	A	\$20.80	1.00	20.80
8443-016-087	565 W PUENTE ST UNIT 4	A	\$20.80	1.00	20.80
8443-016-088	565 W PUENTE ST UNIT 5	A	\$20.80	1.00	20.80
8444-001-001	107 S CITRUS AVE	B	\$2.70	11.00	29.70
8444-001-016	125 W CENTER ST	A	\$20.80	1.00	20.80
8444-001-020	166 W BADILLO ST	B	\$2.70	20.00	54.00
8444-001-023	135 W CENTER ST	A	\$20.80	3.00	62.40
8444-002-004	230 W BADILLO ST	B	\$2.70	11.00	29.70
8444-002-014	253 W CENTER ST	B	\$2.70	10.00	27.00
8444-002-024	238 W BADILLO ST	B	\$2.70	11.00	29.70
8444-002-027	250 W BADILLO ST	B	\$2.70	9.00	24.30
8444-002-028	240 W BADILLO ST	B	\$2.70	9.00	24.30
8444-002-029	235 W CENTER ST	B	\$2.70	10.00	27.00
8444-002-030	219 W CENTER ST	B	\$2.70	10.00	27.00
8444-002-031	245 W CENTER ST	B	\$2.70	10.00	27.00
8444-002-032	229 W CENTER ST	B	\$2.70	10.00	27.00
8444-003-025	307 W CENTER ST	A	\$20.80	1.00	20.80
8444-003-031	338 W BADILLO ST	B	\$2.70	8.00	21.60
8444-003-032	315 W CENTER ST	B	\$2.70	9.00	24.30
8444-003-035	342 W BADILLO ST	B	\$2.70	8.00	21.60
8444-003-036	369 W CENTER ST	B	\$2.70	18.00	48.60
8444-003-039	320 W BADILLO ST	B	\$2.70	12.00	32.40
8444-003-040	323 W CENTER ST	B	\$2.70	9.00	24.30
8444-003-041	329 W CENTER ST	B	\$2.70	9.00	24.30
8444-003-042	339 W CENTER ST	B	\$2.70	18.00	48.60
8444-004-004	430 W BADILLO ST	B	\$2.70	8.00	21.60
8444-004-005	438 W BADILLO ST	B	\$2.70	8.00	21.60
8444-004-015	461 W CENTER ST	A	\$20.80	1.00	20.80
8444-004-022	407 W CENTER ST	A	\$20.80	1.00	20.80
8444-004-023	127 S 5TH AVE	A	\$20.80	1.00	20.80
8444-004-030	452 W BADILLO ST	B	\$2.70	8.00	21.60
8444-004-031	415 W CENTER ST	B	\$2.70	9.00	24.30
8444-005-016	421 W DEXTER ST	A	\$20.80	1.00	20.80
8444-005-025	418 W CENTER ST	B	\$2.70	14.00	37.80
8444-005-026	430 W CENTER ST	B	\$2.70	10.00	27.00
8444-005-027	442 W CENTER ST	B	\$2.70	13.00	35.10

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8444-005-028	410 W CENTER ST	B	\$2.70	10.00	27.00
8444-005-029	436 W CENTER ST	B	\$2.70	9.00	24.30
8444-005-030	452 W CENTER ST	B	\$2.70	13.00	35.10
8444-006-010	370 W CENTER ST	A	\$20.80	1.00	20.80
8444-006-012	382 W CENTER ST	A	\$20.80	1.00	20.80
8444-006-017	347 W DEXTER ST	A	\$20.80	1.00	20.80
8444-006-028	337 W DEXTER ST	A	\$20.80	1.00	20.80
8444-006-029	332 W CENTER ST	A	\$20.80	1.00	20.80
8444-007-009	250 W CENTER ST	A	\$20.80	1.00	20.80
8444-007-012	276 W CENTER ST	A	\$20.80	1.00	20.80
8444-007-029	259 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-030	261 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-031	263 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-032	265 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-033	267 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-034	269 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-035	271 W DEXTER ST	A	\$20.80	1.00	20.80
8444-007-036	242 W CENTER ST	B	\$2.70	10.00	27.00
8444-007-037	266 W CENTER ST	B	\$2.70	10.00	27.00
8444-007-038	218 W CENTER ST	B	\$2.70	10.00	27.00
8444-007-039	260 W CENTER ST	B	\$2.70	9.00	24.30
8444-007-040	239 W DEXTER ST	B	\$2.70	10.00	27.00
8444-008-003	215 S CITRUS AVE	B	\$2.70	6.00	16.20
8444-008-011	174 W CENTER ST	A	\$20.80	1.00	20.80
8444-008-017	127 W DEXTER ST	B	\$2.70	9.00	24.30
8444-008-023	SITUS NOT AVAILABLE	B	\$2.70	3.00	8.10
8444-008-027	156 W CENTER ST	B	\$2.70	9.00	24.30
8444-008-028	162 W CENTER ST	B	\$2.70	9.00	24.30
8444-008-029	161 W DEXTER ST	B	\$2.70	9.00	24.30
8444-008-030	165 W DEXTER ST	B	\$2.70	17.00	45.90
8444-010-017	331 S 3RD AVE	B	\$2.70	22.00	59.40
8444-010-020	227 W PUENTE ST	B	\$2.70	10.00	27.00
8444-010-021	253 W PUENTE ST	B	\$2.70	10.00	27.00
8444-010-024	219 W PUENTE ST	B	\$2.70	10.00	27.00
8444-010-025	236 W DEXTER ST	B	\$2.70	11.00	29.70
8444-010-026	222 W DEXTER ST	B	\$2.70	18.00	48.60
8444-010-028	342 S 4TH AVENUE	A	\$20.80	10.00	208.00
8444-010-029	276 W DEXTER ST UNIT A	A	\$20.80	1.00	20.80
8444-010-030	276 W DEXTER ST UNIT B	A	\$20.80	1.00	20.80
8444-010-031	276 W DEXTER ST UNIT C	A	\$20.80	1.00	20.80
8444-012-006	349 S ALDENVILLE AVE	A	\$20.80	1.00	20.80
8444-013-013	355 S ALBERTSON AVE	A	\$20.80	1.00	20.80
8444-016-010	481 S CEDAR DR	A	\$20.80	1.00	20.80
8444-018-014	440 S HEPNER AVE	A	\$20.80	1.00	20.80
8444-019-010	478 S ALBERTSON AVE	A	\$20.80	1.00	20.80
8444-020-008	412 S ALDENVILLE AVE	A	\$20.80	1.00	20.80
8444-021-004	501 S CITRUS AVE	B	\$2.70	30.00	81.00
8444-021-005	405 S CITRUS AVE 71	B	\$2.70	230.00	621.00
8444-022-001	515 S CITRUS AVE	B	\$2.70	30.00	81.00
8444-022-011	525 S CITRUS AVE	B	\$2.70	72.00	194.40
8444-022-012	575 S CITRUS AVE	B	\$2.70	53.14	143.49
8444-022-013	535 S CITRUS AVE	B	\$2.70	23.70	63.99
8444-024-005	547 S EDENFIELD AVE	A	\$20.80	1.00	20.80
8444-024-009	578 S CALVADOS AVE	A	\$20.80	1.00	20.80
8444-025-004	529 S CALVADOS AVE	A	\$20.80	1.00	20.80
8444-026-013	558 S ALDENVILLE AVE	A	\$20.80	1.00	20.80
8444-026-022	303 W ROWLAND ST	A	\$20.80	1.00	20.80
8444-026-026	313 W ROWLAND ST	A	\$20.80	1.00	20.80
8444-027-001	505 S ALDENVILLE AVE	A	\$20.80	1.00	20.80

**City of Covina
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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8444-027-013	548 S ALBERTSON AVE	A	\$20.80	1.00	20.80
8444-027-014	540 S ALBERTSON AVE	A	\$20.80	1.00	20.80
8444-028-009	577 S ALBERTSON AVE	A	\$20.80	1.00	20.80
8444-028-025	448 W CASAD ST	A	\$20.80	1.00	20.80
8444-028-031	528 S HEPNER AVE	A	\$20.80	1.00	20.80
8444-029-001	223 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-002	225 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-003	227 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-004	229 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-005	231 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-006	233 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-007	235 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-008	237 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-009	239 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-010	241 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-011	251 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-012	253 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-013	255 S 4TH AVE	A	\$20.80	1.00	20.80
8444-029-014	257 S 4TH AVE	A	\$20.80	1.00	20.80
8445-001-012	112 E ITALIA ST	B	\$2.70	2.00	5.40
8445-001-013	236 N CITRUS AVE	B	\$2.70	3.00	8.10
8445-001-014	230 N CITRUS AVE	B	\$2.70	8.00	21.60
8445-001-015	218 N CITRUS AVE	B	\$2.70	5.00	13.50
8445-001-016	214 N CITRUS AVE	B	\$2.70	2.00	5.40
8445-001-017	210 N CITRUS AVE	B	\$2.70	5.00	13.50
8445-001-018	200 N CITRUS AVE	B	\$2.70	5.00	13.50
8445-001-024	163 E COLLEGE ST	B	\$2.70	11.00	29.70
8445-001-039	159 E COLLEGE ST	B	\$2.70	9.00	24.30
8445-001-040	147 E COLLEGE ST	B	\$2.70	8.00	21.60
8445-002-002	258 E ITALIA ST	B	\$2.70	2.00	5.40
8445-002-023	200 N 2ND AVE	B	\$2.70	89.00	240.30
8445-002-027	256 E ITALIA ST	B	\$2.70	9.00	24.30
8445-003-004	317 E COLLEGE ST	B	\$2.70	10.00	27.00
8445-003-010	351 E COLLEGE ST	A	\$20.80	1.00	20.80
8445-003-018	376 E ITALIA ST	A	\$20.80	1.00	20.80
8445-004-008	209 COLLEGE WAY	A	\$20.80	1.00	20.80
8445-005-012	231 N BARRANCA AVE	A	\$20.80	1.00	20.80
8445-005-017	215 N BARRANCA AVE	B	\$2.70	30.00	81.00
8445-006-008	453 E BADILLO ST	B	\$2.70	8.00	21.60
8445-006-013	411 E BADILLO ST	A	\$20.80	1.00	20.80
8445-006-016	437 E BADILLO ST	B	\$2.70	9.00	24.30
8445-007-011	329 E BADILLO ST	A	\$20.80	1.00	20.80
8445-007-013	345 E BADILLO ST	B	\$2.70	10.00	27.00
8445-007-019	330 E COLLEGE ST	B	\$2.70	12.00	32.40
8445-007-020	340 E COLLEGE ST	B	\$2.70	12.00	32.40
8445-007-022	354 E COLLEGE ST	B	\$2.70	10.00	27.00
8445-008-005	230 E COLLEGE ST	A	\$20.80	1.00	20.80
8445-008-008	144 N 2ND AVE	B	\$2.70	23.00	62.10
8445-008-015	203 E BADILLO ST	B	\$2.70	39.00	105.30
8445-009-001	160 E COLLEGE ST	B	\$2.70	16.00	43.20
8445-009-002	146 E COLLEGE ST	B	\$2.70	5.00	13.50
8445-009-003	140 E COLLEGE ST	B	\$2.70	11.00	29.70
8445-009-006	110 E COLLEGE ST	B	\$2.70	7.00	18.90
8445-009-007	134 N CITRUS AVE	B	\$2.70	3.00	8.10
8445-009-008	132 N CITRUS AVE	B	\$2.70	2.00	5.40
8445-009-009	130 N CITRUS AVE	B	\$2.70	2.00	5.40
8445-009-012	112 N CITRUS AVE	B	\$2.70	3.00	8.10
8445-009-013	114 N CITRUS AVE	B	\$2.70	3.00	8.10
8445-009-014	118 N CITRUS AVE	B	\$2.70	3.00	8.10

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8445-009-027	139 E BADILLO ST	B	\$2.70	9.00	24.30
8445-009-035	126 N CITRUS AVE	B	\$2.70	4.00	10.80
8445-009-036	122 N CITRUS AVE	B	\$2.70	3.00	8.10
8445-009-040	132 E COLLEGE ST	B	\$2.70	11.00	29.70
8445-009-042	175 E BADILLO ST	B	\$2.70	37.00	99.90
8445-009-043	100 N CITRUS AVE	B	\$2.70	8.00	21.60
8445-010-002	138 E BADILLO ST	B	\$2.70	11.00	29.70
8445-010-003	134 E BADILLO ST	B	\$2.70	11.00	29.70
8445-010-004	126 E BADILLO ST	B	\$2.70	6.00	16.20
8445-010-005	120 E BADILLO ST	B	\$2.70	4.00	10.80
8445-010-006	114 E BADILLO ST	B	\$2.70	11.00	29.70
8445-010-009	124 S CITRUS AVE	B	\$2.70	23.00	62.10
8445-010-019	100 S CITRUS AVE	B	\$2.70	16.00	43.20
8445-010-020	SITUS NOT AVAILABLE	B	\$2.70	18.00	48.60
8445-011-022	243 E CENTER ST	B	\$2.70	10.00	27.00
8445-011-023	227 E CENTER ST	B	\$2.70	10.00	27.00
8445-011-024	240 E BADILLO ST	B	\$2.70	9.00	24.30
8445-011-025	234 E BADILLO ST	B	\$2.70	9.00	24.30
8445-011-026	258 E BADILLO ST	B	\$2.70	12.00	32.40
8445-012-005	381 E GROVECENTER ST	A	\$20.80	1.00	20.80
8445-012-010	327 E GROVECENTER ST	A	\$20.80	1.00	20.80
8445-012-020	378 E BADILLO ST	B	\$2.70	7.00	18.90
8445-013-003	330 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-013-009	380 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-013-010	381 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-013-019	380 E GROVECENTER ST	A	\$20.80	1.00	20.80
8445-013-021	212 S 1ST AVE	A	\$20.80	1.00	20.80
8445-013-022	220 S 1ST AVE	A	\$20.80	1.00	20.80
8445-014-006	402 E BADILLO ST APT 0003	B	\$2.70	8.00	21.60
8445-014-030	101 S BARRANCA AVE	B	\$2.70	53.00	143.10
8445-014-032	128 S SAN JOSE AVE	B	\$2.70	85.00	229.50
8445-014-033	430 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-034	432 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-035	426 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-036	428 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-037	424 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-038	422 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-039	420 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-040	421 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-041	423 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-042	425 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-043	427 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-044	429 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-045	431 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-014-046	433 E ALGROVE ST	A	\$20.80	1.00	20.80
8445-015-001	405 E DEXTER ST	A	\$20.80	1.00	20.80
8445-015-005	439 E DEXTER ST	A	\$20.80	1.00	20.80
8445-015-015	430 E DEXTER ST	A	\$20.80	1.00	20.80
8445-015-018	404 E DEXTER ST	A	\$20.80	1.00	20.80
8445-015-020	328 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-015-040	342 S SAN JOSE AVE	B	\$2.70	12.00	32.40
8445-016-009	365 E DEXTER ST	A	\$20.80	1.00	20.80
8445-016-011	381 E DEXTER ST	A	\$20.80	1.00	20.80
8445-016-012	380 E DEXTER ST	A	\$20.80	1.00	20.80
8445-016-032	369 E PUENTE ST	B	\$2.70	9.00	24.30
8445-016-035	321 S SAN JOSE AVE	B	\$2.70	56.00	151.20
8445-016-036	330 S 1ST AVE	A	\$20.80	1.00	20.80
8445-016-039	377 E PUENTE ST	B	\$2.70	20.00	54.00
8445-016-040	347 E PUENTE ST	A	\$20.80	1.00	20.80

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	ZONE	APPLIED RATE	EBU	ASSESSMENT
8445-016-041	317 E PUENTE ST	B	\$2.70	11.00	29.70
8445-017-024	235 E DEXTER ST	B	\$2.70	9.00	24.30
8445-017-025	228 E CENTER ST	B	\$2.70	10.00	27.00
8445-017-026	218 E CENTER ST	B	\$2.70	10.00	27.00
8445-017-030	270 E CENTER ST	B	\$2.70	10.00	27.00
8445-017-031	213 E DEXTER ST	B	\$2.70	9.00	24.30
8445-017-032	277 E DEXTER ST	B	\$2.70	8.00	21.60
8445-017-033	217 E DEXTER ST	A	\$20.80	1.00	20.80
8445-017-034	219 E DEXTER ST	A	\$20.80	1.00	20.80
8445-017-035	221 E DEXTER ST	A	\$20.80	1.00	20.80
8445-017-036	223 E DEXTER ST	A	\$20.80	1.00	20.80
8445-017-037	225 E DEXTER ST	A	\$20.80	1.00	20.80
8445-017-038	227 E DEXTER ST	A	\$20.80	1.00	20.80
8445-018-020	235 E PUENTE ST	B	\$2.70	9.00	24.30
8445-018-029	244 E DEXTER ST	B	\$2.70	8.00	21.60
8445-018-030	224 E DEXTER ST	B	\$2.70	18.00	48.60
8445-018-031	225 E PUENTE ST	B	\$2.70	9.00	24.30
8445-018-032	219 E PUENTE ST	B	\$2.70	9.00	24.30
8445-018-033	209 E PUENTE ST	B	\$2.70	9.00	24.30
8445-019-005	142 E CENTER ST	B	\$2.70	10.00	27.00
8445-019-027	148 E CENTER ST	B	\$2.70	10.00	27.00
8445-021-001	106 E PUENTE ST	B	\$2.70	13.00	35.10
8445-021-015	145 E NAVILLA PL	B	\$2.70	10.00	27.00
8445-021-037	528 S CITRUS AVE	B	\$2.70	29.00	78.30
8445-023-001	404 E PUENTE ST	A	\$20.80	1.00	20.80
8445-023-002	410 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-023-015	430 S SAN JOSE AVE	B	\$2.70	47.00	126.90
8445-023-016	436 S SAN JOSE AVE	B	\$2.70	8.00	21.60
8445-023-017	440 S SAN JOSE AVE	B	\$2.70	39.00	105.30
8445-023-018	442 S SAN JOSE AVE NO D	A	\$20.80	1.00	20.80
8445-023-020	450 S SAN JOSE AVE	B	\$2.70	12.00	32.40
8445-023-026	427 S BARRANCA AVE	B	\$2.70	28.00	75.60
8445-023-028	448 S SAN JOSE AVE UNIT A	A	\$20.80	1.00	20.80
8445-023-029	448 S SAN JOSE AVE UNIT B	A	\$20.80	1.00	20.80
8445-023-030	448 S SAN JOSE AVE UNIT C	A	\$20.80	1.00	20.80
8445-023-031	448 S SAN JOSE AVE NO D	A	\$20.80	1.00	20.80
8445-023-032	448 S SAN JOSE AVE APT E	A	\$20.80	1.00	20.80
8445-023-033	448 S SAN JOSE AVE NO F	A	\$20.80	1.00	20.80
8445-023-034	444 S SAN JOSE AVE UNIT A	A	\$20.80	1.00	20.80
8445-023-035	444 S SAN JOSE AVE UNIT B	A	\$20.80	1.00	20.80
8445-023-036	450 E PUENTE ST	B	\$2.70	7.00	18.90
8445-023-037	456 E PUENTE ST	B	\$2.70	7.00	18.90
8445-024-001	502 S SAN JOSE AVE	B	\$2.70	11.00	29.70
8445-024-002	510 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-024-007	540 S SAN JOSE AVE	B	\$2.70	11.00	29.70
8445-024-008	550 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-024-009	560 S SAN JOSE AVE	B	\$2.70	16.00	43.20
8445-024-010	568 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-024-021	401 E ROWLAND ST	B	\$2.70	11.00	29.70
8445-024-039	520 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-024-047	530 S SAN JOSE AVE	B	\$2.70	17.00	45.90
8445-025-009	373 E ROWLAND ST	B	\$2.70	8.00	21.60
8445-025-010	571 S SAN JOSE AVE	B	\$2.70	8.00	21.60
8445-025-011	563 S SAN JOSE AVE	B	\$2.70	8.00	21.60
8445-025-012	545 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-025-013	535 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-025-014	525 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-025-015	515 S SAN JOSE AVE	A	\$20.80	1.00	20.80
8445-025-016	505 S SAN JOSE AVE	A	\$20.80	1.00	20.80

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8445-025-019	382 E NAVILLA PL	B	\$2.70	7.00	18.90
8445-028-003	517 S EREMLAND DR	B	\$2.70	10.00	27.00
8445-028-015	SITUS NOT AVAILABLE	B	\$2.70	24.00	64.80
8445-028-016	502 S 2ND AVE	B	\$2.70	24.00	64.80
8445-028-024	536 S 2ND AVE	B	\$2.70	49.00	132.30
8445-028-025	545 S EREMLAND DR	B	\$2.70	49.00	132.30
8445-029-038	580 S CITRUS AVE	B	\$2.70	100.00	270.00
8445-029-042	528 S CITRUS AVE	B	\$2.70	68.00	183.60
8445-030-008	372 E ORLANDO WAY	B	\$2.70	6.00	16.20
8445-030-023	381 E NAVILLA PL	B	\$2.70	14.00	37.80
8445-031-003	378 E PUENTE ST	B	\$2.70	7.00	18.90
8445-031-004	413 S SAN JOSE AVE	B	\$2.70	7.00	18.90
8445-031-005	421 S SAN JOSE AVE	B	\$2.70	7.00	18.90
8446-001-001	869 E GROVECENTER ST	B	\$2.70	28.00	75.60
8446-007-005	705 E PUENTE ST	A	\$20.80	1.00	20.80
8446-008-005	638 E BADILLO ST	B	\$2.70	13.00	35.10
8446-008-006	628 E BADILLO ST	B	\$2.70	8.00	21.60
8446-008-012	110 S GRANDVIEW AVE	B	\$2.70	6.00	16.20
8446-009-020	667 E PUENTE ST	A	\$20.80	1.00	20.80
8446-009-021	667 E PUENTE ST	A	\$20.80	1.00	20.80
8446-010-001	550 E BADILLO ST	B	\$2.70	14.00	37.80
8446-010-007	105 S GRANDVIEW AVE	B	\$2.70	9.00	24.30
8446-010-010	111 S GRANDVIEW AVE	B	\$2.70	9.00	24.30
8446-010-011	123 S GRANDVIEW AVE	B	\$2.70	32.00	86.40
8446-011-001	534 E BADILLO ST	B	\$2.70	9.00	24.30
8446-011-014	235 S KENDALL WAY	A	\$20.80	1.00	20.80
8446-011-015	243 S KENDALL WAY	B	\$2.70	8.00	21.60
8446-011-018	242 S BARRANCA AVE	B	\$2.70	8.00	21.60
8446-011-028	249 S KENDALL WAY	B	\$2.70	8.00	21.60
8446-016-017	521 E ROWLAND ST	B	\$2.70	25.00	67.50
8446-019-019	673 E CASAD ST	A	\$20.80	1.00	20.80
8446-019-028	627 E SWANEE LN	A	\$20.80	1.00	20.80
8446-019-029	637 E SWANEE LN	A	\$20.80	1.00	20.80
8446-019-030	647 E SWANEE LN	A	\$20.80	1.00	20.80
8446-019-031	657 E SWANEE LN	A	\$20.80	1.00	20.80
8446-019-032	667 E SWANEE LN	A	\$20.80	1.00	20.80
8446-019-033	679 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-005	682 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-006	668 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-007	658 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-008	648 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-009	638 E SWANEE LN	A	\$20.80	1.00	20.80
8446-020-010	560 S PROSPERO DR	A	\$20.80	1.00	20.80
8446-028-020	573 E ROWLAND ST	A	\$20.80	1.00	20.80
8446-031-003	759 E SWANEE LN	A	\$20.80	1.00	20.80
8446-031-006	727 E SWANEE LN	A	\$20.80	1.00	20.80
8446-031-008	738 E CASAD ST	A	\$20.80	1.00	20.80
8446-032-003	759 E CASAD ST	A	\$20.80	1.00	20.80
8447-002-010	1302 E PUENTE ST	A	\$20.80	1.00	20.80
8447-002-030	1347 E NAVILLA PL	A	\$20.80	1.00	20.80
8447-003-045	1414 E PUENTE ST	A	\$20.80	1.00	20.80
8447-003-071	1464 E PUENTE ST	A	\$20.80	1.00	20.80
8447-003-075	1489 LEVEL ST	A	\$20.80	1.00	20.80
8447-003-076	1503 E LEVEL ST	A	\$20.80	1.00	20.80
8447-010-028	745 S CHAPARRO RD	A	\$20.80	1.00	20.80
8447-010-041	1201 E COVINA HILLS RD	A	\$20.80	1.00	20.80
8447-013-015	1031 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-013-018	1056 E NAVILLA PL	A	\$20.80	1.00	20.80
8447-013-027	1106 E NAVILLA PL	A	\$20.80	1.00	20.80

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8447-013-040	1129 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-013-041	1137 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-013-042	1141 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-013-043	1132 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-013-044	1118 E KNOLLCREST DR	A	\$20.80	1.00	20.80
8447-014-055	1066 E DEEVIEW DR	A	\$20.80	1.00	20.80
8447-014-056	1080 E DEEVIEW DR	A	\$20.80	1.00	20.80
8447-014-057	1050 E DEEVIEW DR	A	\$20.80	1.00	20.80
8447-015-025	928 E NAVILLA PL	A	\$20.80	1.00	20.80
8447-015-033	576 S GRAND AVE	B	\$2.70	75.00	202.50
8447-017-009	404 S FARBER AVE	A	\$20.80	1.00	20.80
8447-020-026	1175 E GARVEY ST	B	\$2.70	29.00	78.30
8447-020-027	SITUS NOT AVAILABLE	B	\$2.70	1.00	2.70
8447-020-028	SITUS NOT AVAILABLE	B	\$2.70	2.00	5.40
8447-021-049	1345 CENTER COURT DR	B	\$2.70	14.00	37.80
8447-021-050	920 S VILLAGE OAKS DR	B	\$2.70	12.00	32.40
8447-021-054	908 S VILLAGE OAKS DR	B	\$2.70	20.00	54.00
8447-021-064	917 S VILLAGE OAKS DR	B	\$2.70	13.00	35.10
8447-021-065	927 S VILLAGE OAKS DR	B	\$2.70	13.00	35.10
8447-021-069	850 S FOREST HILLS DR	A	\$20.80	1.00	20.80
8447-021-072	1373 CENTER COURT DR	B	\$2.70	32.00	86.40
8447-021-074	861 S VILLAGE OAKS DR	B	2.70	50.00	\$135.00
8447-021-075	885 S VILLAGE OAKS DR	B	2.70	69.00	186
8447-021-080	874 S VILLAGE OAKS DR	B	2.70	39.00	105.30
8447-021-082	880 S OAK PARK RD	B	2.70	32.00	86.40
8447-021-092	845 S OAK PARK RD	B	2.70	16.00	43
8447-021-093	861 S OAK PARK RD	B	2.70	15.00	40.50
8447-021-094	1302 E COVINA HILLS RD	A	20.80	1.00	20.80
8447-021-095	818 S OAK PARK RD	B	2.70	100.00	270
8447-021-096	1211 CENTER COURT DR	B	2.70	39.00	105.30
8447-021-097	1275 CENTER COURT DR	B	2.70	25.00	67.50
8447-021-098	858 S OAK PARK RD	B	2.70	70.00	189.00
8447-023-057	784 RANCHO EL FUERTE DR	A	20.80	1	20.80
8447-023-058	781 RANCHO SINALOA DR	A	20.80	1.00	20.80
8447-023-059	775 RANCHO SINALOA DR	A	20.80	1.00	20.80
8447-023-073	1153 E MEADOW WOOD DR	A	20.80	1.00	20.80
8447-023-086	767 S HEFFNER HILL RD	A	20.80	1.00	20.80
8447-023-087	777 S HEFFNER HILL RD	A	20.80	1.00	20.80
8447-023-088	787 S HEFFNER HILL RD	A	20.80	1.00	20.80
8447-023-089	793 S HEFFNER HILL RD	A	20.80	1.00	20.80
8447-023-090	780 S HEFFNER HILL RD	A	20.80	1.00	20.80
8447-023-091	1050 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-092	1066 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-093	1090 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-094	1104 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-095	1110 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-096	1114 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-023-097	1118 E WALNUT CREEK RD	A	20.80	1.00	20.80
8447-024-044	1526 E LEVEL ST	A	20.80	1.00	20.80
8447-027-004	1445 E HOLT AVE	A	20.80	1.00	20.80
8447-029-048	600 S GRAND AVE	B	2.70	36.00	97.20
8447-030-021	716 S OAK CANYON RD	A	20.80	1.00	20.80
8447-030-024	1057 E RANHCREEK RD	A	20.80	1.00	20.80
8447-031-028	960 S VILLAGE OAKS DR	B	2.70	16.00	43.20
8447-031-029	1338 CENTER COURT DR	B	2.70	8.00	21.60
8447-031-030	1338 CENTER COURT DR	B	2.70	7.00	18.90
8447-031-031	1278 CENTER COURT DR	B	2.70	15.00	40.50
8447-031-032	1290 CENTER COURT DR	B	2.70	16.00	43.20
8447-031-033	957 S VILLAGE OAKS DR	B	2.70	14.00	37.80
8447-031-034	957 S VILLAGE OAKS DR	B	2.70	2.00	5.40

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8447-031-035	969 S VILLAGE OAKS DR	B	2.70	11.00	29.70
8447-031-036	969 S VILLAGE OAKS DR	B	2.70	11.00	29.70
8447-031-037	SITUS NOT AVAILABLE	B	2.70	1.00	2.70
8447-031-038	979 S VILLAGE OAKS DR	B	2.70	21.00	56.70
8447-031-045	1211 E GARVEY ST	B	2.70	21.00	56.70
8447-031-047	1373 CENTER COURT DR	B	2.70	30.00	81.00
8447-031-050	970 S VILLAGE OAKS DR	B	2.70	62.00	167.40
8447-031-051	1272 CENTER COURT DR	B	2.70	50.00	135.00
8447-031-052	1270 E GARVEY ST	B	2.70	38.00	102.60
8447-031-053	1211 E GARVEY ST	B	2.70	216.00	583.20
8447-032-028	1104 DAWN RIDGE WAY	A	20.80	1.00	20.80
8447-032-035	1136 DAWN RIDGE WAY	A	20.80	1.00	20.80
8447-032-053	1146 E MEADOW WOOD DR	A	20.80	1.00	20.80
8447-032-069	1182 DAWN RIDGE WAY	A	20.80	1.00	20.80
8448-001-013	589 N JALAPA DR	A	20.80	1.00	20.80
8448-001-014	581 N JALAPA DR	A	20.80	1.00	20.80
8448-005-021	752 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-022	764 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-025	792 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-031	751 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-033	731 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-035	711 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-005-039	675 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-006-025	649 S RANCHO SIMI DR	A	20.80	1.00	20.80
8448-006-033	518 N JALAPA DR	A	20.80	1.00	20.80
8448-006-037	1833 RANCHO TUJUNGA DR	A	20.80	1.00	20.80
8448-006-038	1847 RANCHO TUJUNGA DR	A	20.80	1.00	20.80
8448-006-040	1875 RANCHO TUJUNGA DR	A	20.80	1.00	20.80
8448-006-046	1844 RANCHO TUJUNGA DR	A	20.80	1.00	20.80
8448-011-028	1845 E RANCHO GRANDE DR	A	20.80	1.00	20.80
8448-012-021	535 S RANCHO ALEGRE DR	A	20.80	1.00	20.80
8448-012-022	523 S RANCHO ALEGRE DR	A	20.80	1.00	20.80
8448-014-029	565 S RANCHO LINDO DR	A	20.80	1.00	20.80
8448-016-021	510 S RANCHO VISTA DR	A	20.80	1.00	20.80
8448-016-024	484 S RANCHO DEL SOL DR	A	20.80	1.00	20.80
8448-016-025	520 S RANCHO VISTA DR	B	2.70	31.00	83.70
8448-016-026	540 S RANCHO VISTA DR	B	2.70	27.00	72.90
8448-016-027	560 S RANCHO VISTA DR	B	2.70	25.00	67.50
8448-017-018	667 RANCHO LOS NOGALES DR	A	20.80	1.00	20.80
8448-019-033	1037 PARK VIEW DR	B	2.70	30.00	81.00
8448-019-034	1051 PARK VIEW DR	B	2.70	34.00	91.80
8448-019-043	1074 PARK VIEW DR	B	2.70	46.00	124.20
8448-019-046	1430 E HOLT AVE	B	2.70	33.00	89.10
8448-019-047	1438 E HOLT AVE	A	20.80	1.00	20.80
8448-019-048	1123 PARK VIEW DR	B	2.70	95.00	256.50
8448-019-049	1067 PARK VIEW DR	B	2.70	37.00	99.90
8448-019-050	1161 PARK VIEW DR	B	2.70	35.00	94.50
8448-019-054	SITUS NOT AVAILABLE	B	2.70	153.00	413.10
8451-001-024	643 S 2ND AVE	B	2.70	8.00	21.60
8451-001-027	669 S 2ND AVE	B	2.70	8.00	21.60
8451-001-030	225 E LOMA VISTA ST	A	20.80	1.00	20.80
8451-001-047	654 S CITRUS AVE	B	2.70	12.00	32.40
8451-002-030	666 S CITRUS AVE	B	2.70	7.00	18.90
8451-002-031	105 E LOMA VISTA ST	B	2.70	23.00	62.10
8451-002-046	748 S PALMETTO AVE	A	20.80	1.00	20.80
8451-002-048	728 S CITRUS AVE	B	2.70	43.00	116.10
8451-002-049	750 TERRADO PLZ	B	2.70	127.00	342.90
8451-002-050	SITUS NOT AVAILABLE	B	2.70	8.00	21.60
8451-002-051	770 S CITRUS AVE	B	2.70	29.00	78.30
8451-003-014	642 S 2ND AVE	B	2.70	6.00	16.20

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8451-003-016	626 S 2ND AVE	B	2.70	6.00	16.20
8451-003-020	248 E ROWLAND ST	B	2.70	11.00	29.70
8451-004-102	686 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-103	688 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-104	690 E ROWLAND ST NO 3	A	20.80	1.00	20.80
8451-004-105	692 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-106	694 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-107	696 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-108	698 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-109	700 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-110	702 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-111	704 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-112	706 E ROWLAND ST # 11	A	20.80	1.00	20.80
8451-004-113	708 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-114	710 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-115	712 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-116	714 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-117	716 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-118	718 E ROWLAND ST	A	20.80	1.00	20.80
8451-004-132	637 S OAK TREE DR	A	20.80	1.00	20.80
8451-004-133	627 S OAK TREE DR	A	20.80	1.00	20.80
8451-005-038	682 E ROWLAND ST	A	20.80	1.00	20.80
8451-006-022	608 N BARRANCA AVE	B	2.70	20.00	54.00
8451-007-031	310 E ROWLAND ST	B	2.70	7.00	18.90
8451-007-032	314 E ROWLAND ST	B	2.70	7.00	18.90
8451-007-042	650 S 1ST AVE	B	2.70	7.00	18.90
8451-007-057	348 E ROSSELLEN PL	A	20.80	1.00	20.80
8451-007-058	350 E ROSSELLEN PL	A	20.80	1.00	20.80
8451-007-059	352 E ROSSELLEN PL NO 3	A	20.80	1.00	20.80
8451-009-020	611 E ORANGEWOOD DR	A	20.80	1.00	20.80
8451-009-039	SITUS NOT AVAILABLE	A	20.80	1.00	20.80
8451-011-006	734 E ORANGEWOOD DR	A	20.80	1.00	20.80
8451-013-017	621 WORKMAN LN	A	20.80	1.00	20.80
8451-014-084	630 S OAK TREE DR	A	20.80	1.00	20.80
8451-014-085	634 S OAK TREE DR	A	20.80	1.00	20.80
8451-014-111	773 S OAK TREE DR	A	20.80	1.00	20.80
8451-016-044	800 S BARRANCA AVE	B	2.70	40.00	108.00
8451-016-045	848 S BARRANCA AVE	B	2.70	499.00	1,347.30
8451-016-046	SITUS NOT AVAILABLE	B	2.70	55.00	148.50
8451-016-051	600 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-052	602 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-053	604 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-054	606 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-055	608 E WORKMAN ST # 5	A	20.80	1.00	20.80
8451-016-056	610 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-057	612 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-058	614 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-059	616 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-060	618 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-061	620 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-062	622 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-063	624 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-064	626 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-065	628 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-066	630 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-067	632 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-068	634 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-069	636 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-070	638 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-071	640 E WORKMAN ST	A	20.80	1.00	20.80

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8451-016-072	642 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-073	644 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-074	646 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-075	648 E WORKMAN ST #25	A	20.80	1.00	20.80
8451-016-076	652 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-077	654 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-078	656 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-079	658 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-080	660 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-081	662 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-082	664 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-083	666 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-084	668 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-085	670 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-086	672 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-087	674 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-088	676 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-089	678 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-090	680 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-091	682 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-092	684 E WORKMAN ST # 42	A	20.80	1.00	20.80
8451-016-093	686 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-094	688 E WORKMAN ST	A	20.80	1.00	20.80
8451-016-095	690 E WORKMAN ST NO 45	A	20.80	1.00	20.80
8451-018-013	676 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-014	672 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-015	668 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-016	664 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-017	660 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-021	644 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-022	665 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-023	671 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-024	675 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-025	681 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-026	412 E ROWLAND ST	B	2.70	83.00	224.10
8451-018-029	656 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-030	652 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-031	648 S SAN ANTONIO DR	A	20.80	1.00	20.80
8451-018-035	680 S SAN ANTONIO DR	A	20.80	1.00	20.80
8453-001-001	611 S CITRUS AVE	B	2.70	22.00	59.40
8453-001-003	120 W ROWLAND ST	B	2.70	5.00	13.50
8453-001-022	623 S CITRUS AVE	B	2.70	9.00	24.30
8453-001-050	675 S CITRUS AVE	B	2.70	32.00	86.40
8453-002-004	668 S FENIMORE AVE	A	20.80	1.00	20.80
8453-002-018	671 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-019	669 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-020	663 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-021	661 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-022	653 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-023	651 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-024	645 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-025	643 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-026	673 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-027	674 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-028	665 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-029	668 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-030	655 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-031	654 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-032	647 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-033	646 S CALVADOS AVE	A	20.80	1.00	20.80

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8453-002-034	642 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-035	644 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-036	650 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-037	652 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-038	662 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-039	664 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-040	670 S CALVADOS AVE	A	20.80	1.00	20.80
8453-002-041	672 S CALVADOS AVE	A	20.80	1.00	20.80
8453-005-006	677 S ALBERTSON AVE	A	20.80	1.00	20.80
8453-005-016	420 W ROWLAND ST	B	2.70	70.00	189.00
8453-006-016	420 W ROWLAND ST	B	2.70	131.00	353.70
8453-006-030	480 W ROWLAND ST	B	2.70	20.00	54.00
8453-006-036	450 W ROWLAND ST	B	2.70	15.00	40.50
8453-006-037	SITUS NOT AVAILABLE	B	2.70	15.00	40.50
8453-006-038	652 S HOLLENBECK AVE	A	20.80	1.00	20.80
8453-006-039	662 S HOLLENBECK AVE	A	20.80	1.00	20.80
8453-008-008	779 S MIDSITE AVE	A	20.80	1.00	20.80
8453-010-001	779 S ALBERTSON AVE	A	20.80	1.00	20.80
8453-010-007	727 S ALBERTSON AVE	A	20.80	1.00	20.80
8453-012-021	780 S ALDENVILLE AVE	A	20.80	1.00	20.80
8453-013-020	253 W WORKMAN ST	A	20.80	1.00	20.80
8453-016-017	876 S CALVADOS AVE	A	20.80	1.00	20.80
8453-016-018	866 S CALVADOS AVE	A	20.80	1.00	20.80
8453-016-020	848 S CALVADOS AVE	A	20.80	1.00	20.80
8453-020-007	460 W WORKMAN ST	A	20.80	1.00	20.80
8454-006-010	604 S EASTBURY AVE	A	20.80	1.00	20.80
9014-800-001	SITUS NOT AVAILABLE	B	2.70	195.00	526.50
9020-100-001	SITUS NOT AVAILABLE	B	2.70	49.00	132.30
Total:				30,436.95	\$132,009.05
Parcel Count:					3,572

RESOLUTION CC 2024-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, CONFIRMING THE ENGINEER'S REPORT DATED JUNE 18, 2024 AND ORDERING THE LEVYING OF ASSESSMENTS ON THE "COVINA LIGHTING DISTRICT NO. 1978-79" FOR FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Covina, California did, in Resolution CC 2024-34 pursuant to the provisions of the "Landscaping and Lighting Act of 1972" (Part 2 of Division 15, Section 22500 et seq., of the Streets and Highways Code of the State of California), require the City's Assessment Engineer to make and file with the Clerk of said City Council a report in writing presenting certain matters relating to levying assessments on the "Covina Lighting District No. 1978-79" for Fiscal Year 2024/2025, as contemplated under the provisions of said Act; and

WHEREAS, the City's Assessment Engineer, pursuant to the requirements of said City Council, expressed in said Resolution CC 2024-35 did make and on June 18, 2024, file in the office of the City Clerk (who is ex officio Clerk of the City Council) of said City his/her report in writing responsive to the requirements of said Resolution CC 2024-34 and as contemplated under the provisions of said Act; and

WHEREAS, said City Council did on June 18, 2024, pass its Resolution of Intention CC 2024-35 declaring its intention to levy and collect assessments on the Covina Lighting District No. 1978-79 for furnishing electrical energy and maintaining street lighting fixtures, appurtenances, and appurtenant work thereof; and

WHEREAS, said City Council did on said Resolution CC 2024-35 fix and designate Tuesday, July 16, 2024, at the hour of 7:30 p.m. of said day, as the time for hearing protests as to the question of levying and collecting assessments on the Covina Lighting District No. 1978-79 for Fiscal Year 2024/2025, at the Council Chamber, 125 East College Street, in the City of Covina, California; and

WHEREAS, at the time and place above stated for hearing protests in reference to the proposed improvement and assessment, written and oral protests and objections were filed and presented; and

WHEREAS, said City Council being fully advised in the premise, does hereby proceed as follows.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That said Council does hereby approve, confirm, and adopt the Engineer's Report dated June 18, 2024, and does hereby approve and confirm the assessment proposed for said proposed improvement set forth and referred to in said report, which said report is now on file in the office of the City Clerk of said City, open to inspection, hereby referred to and made a part

ATTACHMENT B

hereof; and said City Council does hereby also confirm and adopt the respective instruments therein contained and designated therein as Specifications, Exhibits (Diagram), Estimate of Costs and Assessment, all of which, on file as aforesaid, are hereby incorporated herein and made a part hereof.

SECTION 2. That said Council does hereby order said contemplated improvement to be made in accordance with the said plan and specifications therefore, so adopted and approved, and does order and determine that the fiscal year referred to in said Resolution of Intention CC 2024-35 shall be, and the same is hereby, fixed and established as the period commencing on the 1st day of July, 2024 and ending on the 30th day of June, 2025, both dates inclusive, as therein set forth; and said Council does hereby levy the proposed total \$132,009 assessment in said report made to cover the costs and expenses of said improvement upon the respective several subdivisions of land in the assessment district described in said Resolution of Intention CC 2024-35 and as fixed and determined by said report, dated June 18, 2024, and the proposed assessment, filed therein, as aforesaid, in the office of the City Clerk of said City, for Fiscal Year 2024/2025.

SECTION 3. That the City Council hereby orders and directs the City Treasurer to place into the "Covina Lighting District No. 1978-79 Fund" all payments of assessments received from the County Tax Collector and payments shall be made out of said special funds only for the purposes provided for in said Part 2, Division 15, Streets and Highways Code of the State of California, as set forth in Chapter 5, Section 22655, of said Code.

SECTION 4. That the City Clerk of said City is hereby ordered to transmit, or cause to be transmitted, to the County Auditor of Los Angeles County, State of California, as contemplated under the provisions of the "Landscaping and Lighting Act of 1972," the Exhibits and Assessment upon which levy is based, and the County Tax Collector of said County (who is also the City Tax Collector for said City) is hereby designated, requested, empowered, authorized, instructed, ordered, and directed to make collection of all assessments shown in said Assessment and to perform the acts and duties as are required by law of and to be performed by the officer, employee, or persons so designated.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

Resolution CC 2024-56

Page 2 of 3

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-56 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk



CC Regular Meeting

AGENDA ITEM REPORT

- Meeting:** July 16, 2024
- Title:** Approving the Engineer's Report for Levying Assessments on Vehicle Parking District No. 1 for FY 2025 and Confirming the Engineer's Report and Ordering the Levying and Collection of Assessments for Vehicle Parking District No. 1 for FY 2025
- Presented by:** Rafael Fajardo, Interim Public Works Director
Sandy Costandi, Senior Management Analyst
- Recommendation:**
1. Conduct the public hearing and consider all testimony that may be presented;
 2. Adopt Resolution CC 2024-54 approving the Engineer's Report for levying assessments on the Vehicle Parking District No. 1 for Fiscal Year 2025; and
 3. Adopt Resolution CC 2024-55 confirming the Engineer's Report dated June 18, 2024 and ordering the levying and collection of assessments for Vehicle Parking District No. 1 for Fiscal Year 2025.

EXECUTIVE SUMMARY/BACKGROUND:

On June 18, 2024, the City Council adopted Resolution CC 2024-33 declaring the City's intention to levy and collect assessments on Vehicle Parking District No. 1 for FY 2024-2025 and appointing Tuesday, July 16, 2024, at 7:30 p.m. in the Council Chamber, 125 East College Street, Covina, California, as the time and place for hearing protests as to the question of levying and collecting assessments on the Vehicle Parking District No. 1 for FY 2024-2025.

Vehicle Parking District No. 1 was created on September 6, 1955 in accordance with *California Streets and Highways Code Sections 31500-31519* entitled "*Vehicle Parking District Law of 1943.*" The District was created to provide a means for acquiring, improving, maintaining, operating, and administering the off-street parking facilities for downtown Covina.

In November 1996, California voters approved "The Right to Vote on Taxes Act," the State Constitutional Amendment known as Proposition 218. At that time, the existing Vehicle Parking District No. 1 assessments did not qualify for any of the tax or assessment exemption provisions contained in the Constitutional Amendment, and therefore, property owner approval was required to continue ad valorem assessment of properties within the District. In 1997, the continuation of the ad valorem assessment (special tax) rate of \$0.0875 per \$100 of assessed property valuation was submitted to a vote of the affected property owners. The ballots resulted in 83% in favor of the continued assessment, in compliance with the provisions of the Constitution.

Each fiscal year, State law requires an Engineer's Report be prepared prior to levying assessments on the LA County tax roll for certain types of assessment districts. The 2024-2025 Engineer's Report for the Vehicle Parking District No. 1 (Attachment A) was prepared for review and presented for consideration during the City Council meeting of June 18, 2024. There were no objections made, and therefore, the Engineer's Report is now presented for approval. Additionally, a public hearing on this matter will be conducted as required in order to receive any protests related to the levy and collection of assessments on the Vehicle Parking District No. 1.

DISCUSSION:

The proposed property tax assessment would provide funds for the operation and maintenance of existing public parking lots, as well as for the future acquisition of properties for additional parking lots, as needed. The

Engineer’s Report recommends continuation of the ad valorem assessment rate of \$0.0875 per \$100 of assessed property valuation on the applicable properties within the District to provide approximately \$87,361 of revenue to this District in FY 2024-2025. There are a total of 166 properties with a total assessed property valuation of \$99,841,096. The recommended assessment rate has been in existence and unchanged since 1982.

Per the Engineer’s Report, the revenues to be collected will be greater than the cost of operations and maintenance. For FY 2024-2025, the total revenue generated in the District is estimated to be \$185,844, including assessment revenue, parking permit revenues, and property rental revenues, among others. For FY 2024-2025, it is estimated that the total expenditures will be \$153,094. This leaves a surplus of \$32,750 in the District.

The current projected fund balance as we near June 30, 2024, is \$250,269 and will be increased to \$283,019 as of June 30, 2025. It should be noted that a portion of these funds have been accumulated to fund capital expenses and the future acquisition of parking facilities, if needed.

Table 1: Covina Vehicle Parking District No. 1 – FY 2024-2025 Summary

<u>Budget Item</u>	<u>Amount</u>
Parking Permits	\$35,000
Property Rental	\$51,744
EV Charging Stations	\$ 8,000
Other Revenue (including interest)	\$ 3,739
Proposed Assessments	<u>\$87,361</u>
Total - Projected Revenue	\$185,844
Operating Expenditures	\$153,094
Total - Projected Expenditures	\$153,094

Table 2: Covina Vehicle Parking District No. 1 – Fund Balance Summary

<u>Budget Item</u>	<u>Amount</u>
Estimated Fund Balance, Ending June 30, 2024	\$250,269
Operating Surplus, FY 2024-2025	<u>\$ 32,750</u>
Estimated Fund Balance, Ending June 30, 2025	\$283,019

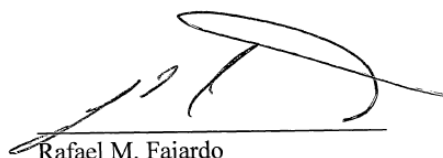
FISCAL IMPACT:

Legally required engineering, advertising, and balloting costs for Vehicle Parking District No. 1 are included in the FY 2024-2025 Municipal Parking District budget (Fund 2700). The proposed action has no impact on the General Fund.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,



Rafael M. Fajardo
Interim Director of Public Works/City Engineer



City of Covina

Vehicle Parking District No. 1

2024/2025 ENGINEER'S REPORT

Intent Meeting: June 18, 2024

Public Hearing: July 16, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Vehicle Parking District No. 1

City of Covina

Los Angeles County, State of California

This Report and the enclosed map defining the properties within the District identify the District boundaries, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 16 day of July, 2024.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Covina

By: 
Susana Hernandez, Senior Project Manager
District Administration Services

By: 
Tyrone Peter
PE # C 81888



This is to verify that on _____, the Vehicle Parking District No. 1 Fiscal Year 2024/2025 Engineer's Report was received in the Office of the City Clerk in accordance with Section 31500-31519 of the California Streets and Highways Code.

City Clerk

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I. BACKGROUND

Vehicle Parking District No. 1 (hereafter referred to as “District”) was created on September 6, 1955 in accordance with California Streets and Highways Code Sections 31500-31519 entitled “Vehicle Parking District Law of 1943”. The District was created to provide a means for acquiring, improving, maintaining, operating and administering the off-street parking facilities for downtown Covina. Even though the District was organized in 1955, it was not until 1960 that an assessment was levied and bonds were sold to finance the purchase and improvement of two (2) parking lots. The District was created with 40% protest from property owners. The current ad valorem assessment rate (special tax) was established in 1982 at \$0.0875 per \$100 of the assessed value of the properties in this District and is estimated to produce \$87,361 of revenue in Fiscal Year 2024/2025.

A new approach to parking began on December 1, 2011 with the elimination of segmented time limits in parking lots, replaced with a mix of 4-hour parking in lots, 2-hour parking on side streets, and 2-hour parking on Citrus Avenue, between San Bernardino Road and Badillo Street. Time limits in lots will be cumulative in a 24-hour period, meaning drivers cannot move their cars and return to the same parking lot to avoid citations. Parking enforcement will be in effect throughout downtown from 8 a.m. to 8 p.m., Monday through Friday. Monthly and daily parking permits will be accepted in all municipal parking lots.

Attached in Appendix B is the list of properties that are currently in the District together with assessed valuations. There are a total of 166 properties with a total assessed valuation, net of home-owners exemption, of \$99,841,096.

Below are the current parking lots in this District with the corresponding space distribution:

Location	Approx. Address	Map	4 Hour	24 Hour	Hdcp	Leased	EV	Taxi	Standard
West College St. (South)	East of 140 W. College St.	#7	–	–	4	–	–	–	88
129 West College St.	East of 151 W. College St.	#4	–	–	5	–	4	–	93
150 West College St.	Btwn 140 and 158 W. College St.	#6	–	–	2	–	–	–	28
Cottage Dr.	East of 133 W. Cottage Dr.	#1	–	–	2	–	–	–	33
City Hall Northerly Lot	Next to 114 E. Italia St.	#3	–	–	5	–	–	–	107
City Hall Easterly Lot	Next to 125 E. College St.	City Hall	–	–	2	–	–	–	28
Second Ave. North of College	205 N. Second Ave.	#5	–	–	1	–	–	–	14
S/E Badillo/Second	202 E. Badillo St.	–	Leased to Bank of America			–	–	–	–
West Badillo St.	Btwn 118 and 138 W. Badillo St.	#9	–	–	2	–	–	–	31
135 East Badillo St.	Next to N. Citrus Ave.	#8	–	–	2	–	2	–	23
124 East College St.		Civic Center Parking Structure	–	–	5	–	2	–	120
Total			0	0	30	0	8	0	565

II. CONSTITUTIONAL REQUIREMENTS

In November 1996, the California voters approved "The Right To Vote On Taxes Act", a State Constitutional Amendment known as Proposition 218 ("Proposition 218"), which established Articles XIII C and XIII D in the State Constitution. In the City Attorney's opinion, the existing Vehicle Parking District No. 1 assessments did not qualify for any of the tax or assessment exemption provisions contained in the Constitutional Amendment and therefore property owner approval was required to continue the ad valorem assessment of properties within the District. In 1997, the continuation of the ad valorem assessment (special tax) for the District was submitted to a vote of the affected property owners. The ballots resulted in 83% in favor of the continued assessment, in compliance with the provisions of the Constitution.

The Covina Municipal Code has the following provisions for properties within the District:

- a. The properties are deemed to have complied with the off-street parking requirements of the Covina Municipal Code to the extent that the properties have been originally assessed to provide for off-street parking.
- b. The properties receive additional credit toward off-street parking compliance for parking spaces purchased by the District from proceeds of the annual ad valorem assessment for parking expansion.
- c. The properties that do not have adequate on-site parking may also receive credit toward compliance with parking requirements by contributing parking spaces on another parcel to the District, or by contributing money to the District sufficient for the District to purchase the spaces necessary to meet the parking requirements for such properties.
- d. The parking requirement for each use is approximately 10% less than for properties outside the District.

The above Municipal Code provisions constitute special benefit to the properties within the District that the properties outside the District do not have.

III. CAPITAL IMPROVEMENTS

The Capital Improvement Program (CIP) is a projection of the City's capital investments over a five-year period. The CIP is a fiscal and planning tool that allows the City to monitor all capital project costs, funding sources, departmental responsibilities, and timing. Each year, the CIP will be reviewed within the context of ongoing city, county, state, and federal planning programs and policies. Capital investments involve major City projects that produce outputs having long and useful life spans.

Improvements to Parking Lot #1

The City has implemented a multi-year Capital Improvement project that adds new trash enclosures to select municipal parking lots in downtown Covina. The trash enclosures resolve several environmental issues, and enhance parking lot aesthetics. Without the presence of covered trash enclosures, refuse dumpsters are unsightly to downtown employees and patrons, are subject to illegal dumping and scavenging, and may contribute to storm water pollution during rain events.

In February 2024, the City completed the construction of a four dumpster trash enclosure in Parking Lot #1. The new enclosure follows a standard design, and is adorned with

murals from Covina's history.

Parking Lot #1 is utilized by employees working in downtown Covina, patrons of the restaurants and businesses, and residents of the nearby townhomes. This improvement project enhances the appeal of downtown Covina. It is the fifth and final trash enclosure that has been constructed to serve downtown Covina.

This improvement project was funded by the City's Environmental Fund. Municipal Parking District funds were not utilized.

Civic Center Parking Structure Maintenance Program

The 3-level Civic Center Parking Structure, which provides parking for up to 127 visitors and merchants, was constructed in 2008. Historically, routine maintenance and restoration of the structure occurs on an as-needed basis. The goal of this program is to prepare and implement a Capital Improvement and Protection Program (CIPP) for the Civic Center Parking Structure in an effort to extend the service life of the infrastructure. The CIPP provides recommendations on how the City can perform budgeted restoration and capital improvements on the parking structure over a twenty-year period of time. Repairs and maintenance will address stair and elevator repairs, concrete and structural repairs, drain and pipe cleaning, elastomeric coatings, lighting system repairs, surveillance system maintenance, and repainting of the structure and traffic markings. An investment in the ongoing maintenance to the Civic Center Parking Structure mitigates expensive repair costs due to deferment.

A complete assessment of the Civic Center Parking Structure was completed in July 2019, and a CIPP was prepared based on that assessment. The CIPP identified all routine maintenance activities that will be required over the next twenty years, their priority, the year in which they should take place, and the estimated cost. Municipal Parking District Funds are utilized for maintenance activities as needed.

These projects further the City Council's 2016 Strategic Goals to maintain and improve Covina's infrastructure.

IV. PLANS AND SPECIFICATIONS

Attached in Appendix A is a copy of the boundary map defining the properties within Vehicle Parking District No. 1. The original boundary diagram and the corresponding current Los Angeles County Assessor's Maps for properties within the District are on file in the City of Covina Engineering Division's office, and by reference are made part of this report.

V. REVENUE AND EXPENSE STATEMENT

Fiscal Year 2024/2025 Revenue	
Parking Permits	\$35,000
Unsecured Property Tax	3,527
Property Rental	51,744
EV Charging Stations	8,000
Interest Accrued on Revenue	212
Property Tax Assessment (Proposed) ⁽¹⁾	87,361
Total Revenue	\$185,844

Fiscal Year 2024/2025 Expenses	
Services & Supplies	
Repair and Maintenance	\$26,700
County Admin Fee	120
Administration - Overhead and Misc.	44,499
Bank Charges	1,000
Administration - Parking Permits ⁽²⁾ , Internet and Signs	11,625
Security Services ⁽³⁾	3,000
Engineering Services	4,500
Water	3,000
Electricity	24,150
Telephone	2,000
Landscape/Hardscape Maintenance	2,000
Legal Notices	250
Supplies (Janitorial)	250
Parking Control	30,000
Sub-total	\$153,094
Capital Improvements	0
Total Expenses	\$153,094

⁽¹⁾ Proposed Property Tax Assessment excludes home-owners exemption of \$98,000 in calculation of parcel(s) charged.

⁽²⁾ Administration of parking permit sales for Municipal Parking Lots and Civic Center Parking Structure.

⁽³⁾ Civic Center Parking Structure security patrol personnel.

VI. ASSESSMENT RATES AND REVENUES

Although revenues for Fiscal Year 2024/2025 exceed expenses, and a fund balance exists from prior Fiscal Years, there remains a continuous need to have greater funds than the expected routine expenses to provide funding for future acquisition of properties for additional parking lots and rehabilitation of existing parking lots. The Board of Parking Commissioners has determined that continued ad valorem assessment tax revenue is required to fund a portion of the Annual Expenses. However, it is also necessary to accumulate additional funds for Capital Expenses that will eventually be needed for future acquisitions and rehabilitation of existing parking facilities.

The existing annual ad valorem assessment rate of \$0.0875 per \$100 of assessed value approved by the property owners in 1997 has not changed since 1982. It is not necessary to submit the rate to the vote of the property owners if the rate is the same or lower than the previous years.

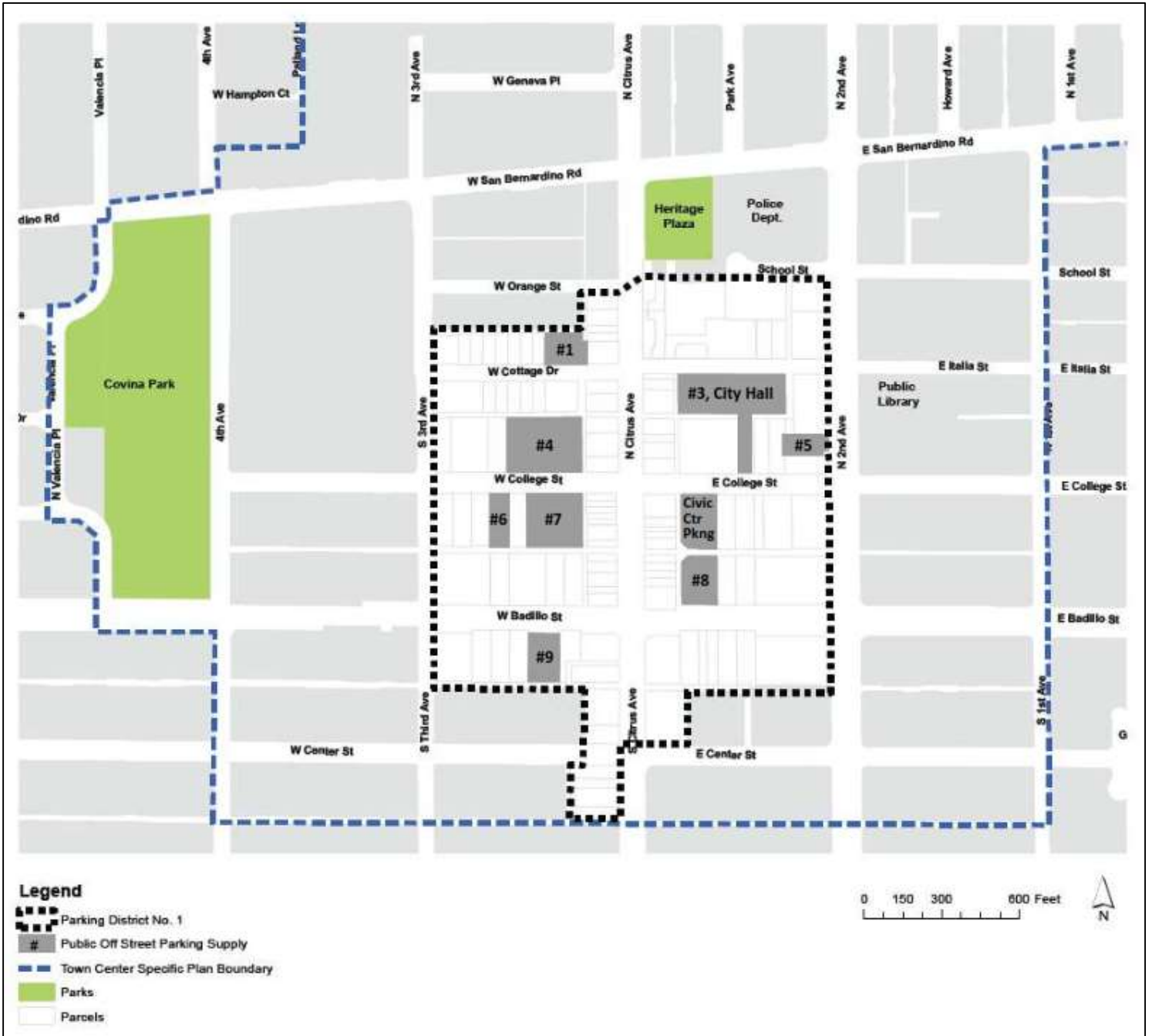
Recommended Rate for Fiscal Year 2024/2025:

(Assessed Value of Properties) / (\$100 per Assessed Value) x (\$0.0875) = Revenue

(\$99,841,096) / (\$100 per assessed value) x (\$0.0875) = \$87,361 assessment revenue

The total net assessed valuation of \$99,841,096 is based on Fiscal Year 2023/2024 assessed values. As such, the \$87,361 assessment revenue for Fiscal Year 2024/2025 is an estimate based on Fiscal Year 2023/2024 assessed values and does not include any possible penalties and interest due to late payments of tax bills.

APPENDIX A – DISTRICT DIAGRAM



APPENDIX B – PRELIMINARY ASSESSMENT ROLL

The proposed parking district assessment roll for Fiscal Year 2024/2025 is shown on the following pages. The charge amount is estimated based on Fiscal Year 2023/2024 assessed values.

**City of Covina
Parking No. 1
2024/2025 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	TRA	SITUS ADDRESS	ASSESSED LAND	ASSESSED STRUCTURE	HOME EXEMPTION ⁽¹⁾	TOTAL ASSESSED VALUE	CHARGE
8430-027-001	03210	170 E SCHOOL ST	\$591,801	\$1,183,606	\$0	\$1,775,407	\$1,553.48
8430-027-015	03210	151 E ITALIA ST	32,728	12,693	-	45,421	39.74
8430-027-016	03210	159 E ITALIA ST	222,883	165,005	-	387,888	339.40
8430-027-027	03210	301 N 2ND AVE	340,350	123,100	-	463,450	405.52
8430-027-039	03210	135 E ITALIA ST	163,687	286,075	-	449,762	393.54
8430-027-040	03210	137 E ITALIA ST	345,200	359,800	-	705,000	616.88
8430-027-041	03210	139 E ITALIA ST	172,638	237,830	-	410,468	359.16
8430-027-042	03210	141 E ITALIA ST	191,628	306,628	-	498,256	435.97
8430-027-043	03210	143 E ITALIA ST	177,948	245,677	-	423,625	370.67
8430-027-044	03210	145 E ITALIA ST	182,960	300,611	-	483,571	423.12
8430-027-045	03210	147 E ITALIA ST	211,513	303,484	-	514,997	450.62
8430-027-046	03210	179 CLEMENTINE CT	256,567	250,989	-	507,556	444.11
8430-027-047	03210	177 CLEMENTINE CT	199,229	297,171	-	496,400	434.35
8430-027-048	03210	175 CLEMENTINE CT	191,023	217,024	-	408,047	357.04
8430-027-049	03210	173 CLEMENTINE CT	201,894	312,760	-	514,654	450.32
8430-027-050	03210	171 CLEMENTINE CT	172,638	237,830	-	410,468	359.16
8430-027-051	03210	163 CLEMENTINE CT	222,883	294,407	7,000	510,290	446.50
8430-027-052	03210	161 CLEMENTINE CT	175,051	241,452	-	416,503	364.44
8430-027-053	03210	310 ORANGE BLOSSOM LN	213,989	310,643	-	524,632	459.05
8430-027-054	03210	312 ORANGE BLOSSOM LN	179,879	247,488	7,000	420,367	367.82
8430-027-055	03210	316 ORANGE BLOSSOM LN	152,826	309,238	-	462,064	404.31
8430-027-056	03210	318 ORANGE BLOSSOM LN	175,775	242,658	-	418,433	366.13
8430-027-057	03210	320 ORANGE BLOSSOM LN	184,060	301,188	7,000	478,248	418.47
8430-027-058	03210	322 ORANGE BLOSSOM LN	132,204	286,075	-	418,279	365.99
8430-027-059	03210	324 ORANGE BLOSSOM LN	181,086	262,756	-	443,842	388.36
8430-027-060	03210	316 PUMMELO PLAZA	234,257	301,188	-	535,445	468.51
8430-027-061	03210	318 PUMMELO PLAZA	218,184	261,494	-	479,678	419.72
8430-027-062	03210	320 PUMMELO PLAZA	178,671	246,281	-	424,952	371.83
8430-027-063	03210	322 PUMMELO PLAZA	183,020	253,525	-	436,545	381.98
8430-027-064	03210	324 PUMMELO PLAZA	241,458	305,362	7,000	539,820	472.34
8430-027-066	03210	303 ORANGE BLOSSOM LN	209,358	267,387	7,000	469,745	411.03
8430-027-067	03210	305 ORANGE BLOSSOM LN	105,336	182,864	7,000	281,200	246.05
8430-027-068	03210	307 ORANGE BLOSSOM LN	62,016	226,183	7,000	281,199	246.05
8430-027-069	03210	309 ORANGE BLOSSOM LN	377,400	143,820	-	521,220	456.07
8430-027-070	03210	311 ORANGE BLOSSOM LN	105,336	182,864	-	288,200	252.18
8430-027-071	03210	315 ORANGE BLOSSOM LN	215,009	299,000	-	514,009	449.76
8430-027-072	03210	317 ORANGE BLOSSOM LN	208,080	336,881	-	544,961	476.84
8430-027-073	03210	319 ORANGE BLOSSOM LN	105,336	182,864	-	288,200	252.18
8430-027-074	03210	321 ORANGE BLOSSOM LN	105,336	182,864	-	288,200	252.18
8430-027-075	03210	323 ORANGE BLOSSOM LN	312,120	156,996	7,000	462,116	404.35
8430-027-082	03210	325 ORANGE BLOSSOM LN	105,336	179,193	-	284,529	248.96
8430-027-083	03211	327 ORANGE BLOSSOM LN	185,823	260,982	7,000	439,805	384.83
8430-027-095	03210	127 E ITALIA ST	222,645	323,564	7,000	539,209	471.81
8430-027-096	03210	129 E ITALIA ST	222,853	302,548	-	525,401	459.73
8430-027-097	03210	131 E ITALIA ST	176,281	312,514	-	488,795	427.70
8430-027-098	03210	133 E ITALIA ST	326,200	358,800	-	685,000	599.38
8430-027-099	03218	151 CITRON LN	231,391	231,982	-	463,373	405.45
8430-027-100	03218	153 CITRON LN	226,065	227,247	-	453,312	396.65
8430-027-101	03218	155 CITRON LN	251,538	295,283	7,000	539,821	472.34

**City of Covina
Parking No. 1
2024/2025 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	TRA	SITUS ADDRESS	ASSESSED LAND	ASSESSED STRUCTURE	HOME EXEMPTION ⁽¹⁾	TOTAL ASSESSED VALUE	CHARGE
8430-027-102	03218	157 CITRON LN	169,606	286,075	7,000	448,681	392.60
8430-027-103	03218	159 CITRON LN	218,963	218,963	7,000	430,926	377.06
8430-027-104	03218	161 CITRON LN	216,595	217,781	-	434,376	380.08
8430-027-105	03218	163 CITRON LN	233,756	236,719	-	470,475	411.67
8430-027-109		SITUS NOT AVAILABLE	113,503	113,503	-	227,006	198.63
8430-027-110		SITUS NOT AVAILABLE	106,579	106,579	-	213,158	186.51
8430-027-111		330 N CITRUS AVE	101,550	131,770	-	233,320	204.16
8430-027-112		330 N CITRUS AVE	80,184	108,875	-	189,059	165.43
8430-027-113		328 N CITRUS AVE	147,946	183,640	-	331,586	290.14
8430-027-114		318 N CITRUS AVE	159,781	159,781	-	319,562	279.62
8430-027-115		306 N CITRUS AVE	123,713	182,624	-	306,337	268.04
8430-027-116		302 N CITRUS AVE	117,822	176,735	-	294,557	257.74
8430-027-117		170 E SCHOOL ST	1,136,260	47,339	-	1,183,599	1,035.65
8431-029-001	03210	325 N CITRUS AVE	710,000	780,000	-	1,490,000	1,303.75
8431-029-002	03210	311 N CITRUS AVE	564,566	312,742	-	877,308	767.64
8431-029-003	03210	309 N CITRUS AVE	23,128	57,256	-	80,384	70.34
8431-029-016	03210	307 N CITRUS AVE	93,913	92,348	-	186,261	162.98
8431-029-020	03210	133 W COTTAGE DR	217,838	54,452	-	272,290	238.25
8431-029-021	03210	139 W COTTAGE DR	206,947	102,480	7,000	302,427	264.62
8431-029-022	03210	145 W COTTAGE DR	347,392	86,846	-	434,238	379.96
8431-029-023	03210	149 W COTTAGE DR	207,929	150,170	-	358,099	313.34
8431-029-025	03210	161 W COTTAGE DR	207,929	115,515	-	323,444	283.01
8431-029-026	03210	165 W COTTAGE DR	207,929	80,858	-	288,787	252.69
8431-029-033	03210	171 W COTTAGE DR	328,248	1,047,706	-	1,375,954	1,203.96
8431-029-034	03210	301 N CITRUS AVE	87,605	689,821	-	777,426	680.25
8431-029-036		153 W COTTAGE DR	322,383	34,930	-	357,313	312.65
8431-029-900	03210	SITUS NOT AVAILABLE	70,442	-	-	70,442	61.64
8431-032-002	03210	155 W COLLEGE ST	187,315	65,457	-	252,772	221.18
8431-032-003	03210	151 W COLLEGE ST	1,060,000	450,000	-	1,510,000	1,321.25
8431-032-007	03210	221 N CITRUS AVE	196,377	958,797	-	1,155,174	1,010.78
8431-032-008	03210	211 N CITRUS AVE	362,180	1,651,651	-	2,013,831	1,762.10
8431-032-009	03210	201 N CITRUS AVE	206,815	724,708	-	931,523	815.08
8431-032-014	03210	154 W COTTAGE DR	183,963	91,974	-	275,937	241.44
8431-032-015	03210	148 W COTTAGE DR	137,798	5,716	-	143,514	125.57
8431-032-017	03210	146 W COTTAGE DR	145,452	5,716	-	151,168	132.27
8431-032-018	03210	136 W COTTAGE DR	30,364	7,035	-	37,399	32.72
8431-032-019	03210	132 W COTTAGE DR	47,087	13,190	-	60,277	52.74
8431-032-023	03210	239 N CITRUS AVE	348,077	85,371	-	433,448	379.27
8431-032-024	03210	223 N CITRUS AVE	1,662,425	1,108,281	-	2,770,706	2,424.37
8431-032-029	03210	SITUS NOT AVAILABLE	134,997	3,264	-	138,261	120.98
8431-032-030	03210	110 W COTTAGE DR	392,758	69,307	-	462,065	404.31
8431-032-034	03210	175 W COLLEGE ST	107,716	4,688	-	112,404	98.35
8431-032-908	03210	SITUS NOT AVAILABLE	206,209	-	-	206,209	180.43
8431-033-001	03210	145 N CITRUS AVE	167,465	168,804	-	336,269	294.24
8431-033-002	03210	143 N CITRUS AVE	95,790	271,438	-	367,228	321.32
8431-033-003	03210	141 N CITRUS AVE	280,908	358,938	-	639,846	559.87
8431-033-004	03210	139 N CITRUS AVE	23,293	48,596	-	71,889	62.90
8431-033-005	03210	137 N CITRUS AVE	298,264	198,842	-	497,106	434.97
8431-033-011	03040	140 W COLLEGE ST	371,341	1,335,117	-	1,706,458	1,493.15

**City of Covina
Parking No. 1
2024/2025 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	TRA	SITUS ADDRESS	ASSESSED LAND	ASSESSED STRUCTURE	HOME EXEMPTION ⁽¹⁾	TOTAL ASSESSED VALUE	CHARGE
8431-033-016	03040	150 N 3RD AVE	211,813	550,724	-	762,537	667.22
8431-033-019	03210	149 W BADILLO ST	77,032	57,463	-	134,495	117.68
8431-033-020	03210	145 W BADILLO ST	156,533	313,079	-	469,612	410.91
8431-033-021	03210	125 W BADILLO ST	78,259	289,598	-	367,857	321.87
8431-033-022	03210	115 W BADILLO ST	78,259	156,533	-	234,792	205.44
8431-033-023	03210	123 N CITRUS AVE	177,649	146,214	-	323,863	283.38
8431-033-024	03210	117 N CITRUS AVE	55,460	86,046	-	141,506	123.82
8431-033-025	03210	113 N CITRUS AVE	121,958	244,793	-	366,751	320.91
8431-033-026	03210	111 N CITRUS AVE	61,907	131,338	-	193,245	169.09
8431-033-030	03210	129 N CITRUS AVE	183,963	445,044	-	629,007	550.38
8431-033-031	03210	125 N CITRUS AVE	92,626	110,732	-	203,358	177.94
8431-033-032	03210	101 N CITRUS AVE	127,414	339,800	-	467,214	408.81
8431-033-033	03040	166 W COLLEGE ST	94,937	183,771	-	278,708	243.87
8431-033-034	03040	155 W BADILLO ST	242,683	375,165	-	617,848	540.62
8431-033-035	03040	158 W COLLEGE ST	346,707	645,825	-	992,532	868.47
8444-001-001	03210	107 S CITRUS AVE	602,897	334,939	-	937,836	820.61
8444-001-002	03210	117 S CITRUS AVE	203,520	-	-	203,520	178.08
8444-001-003	03210	118 W BADILLO ST	81,023	90,516	-	171,539	150.10
8444-001-005	03210	144 W BADILLO ST	80,325	339,164	-	419,489	367.05
8444-001-006	03210	150 W BADILLO ST	434,492	130,338	-	564,830	494.23
8444-001-007	03210	156 W BADILLO ST	757,500	315,620	-	1,073,120	938.98
8444-001-018	03210	125 S CITRUS AVE	1,126,790	1,269,454	-	2,396,244	2,096.71
8444-001-019	03210	141 S CITRUS AVE	277,241	531,380	-	808,621	707.54
8444-001-020	03040	166 W BADILLO ST	769,343	319,571	-	1,088,914	952.80
8444-001-901	03210	SITUS NOT AVAILABLE	76,076	-	-	76,076	66.57
8444-008-001	03040	203 S CITRUS AVE	267,844	175,521	-	443,365	387.94
8444-008-002	03040	211 S CITRUS AVE	259,642	286,975	-	546,617	478.29
8444-008-003	03040	215 S CITRUS AVE	369,791	455,130	-	824,921	721.81
8444-008-018	03040	207 S CITRUS AVE	36,262	96,110	-	132,372	115.83
8445-001-012	03210	112 E ITALIA ST	50,761	94,573	-	145,334	127.17
8445-001-013	03210	236 N CITRUS AVE	247,025	315,353	-	562,378	492.08
8445-001-014	03210	230 N CITRUS AVE	788,383	683,265	-	1,471,648	1,287.69
8445-001-015	03210	218 N CITRUS AVE	204,981	136,651	-	341,632	298.93
8445-001-016	03210	214 N CITRUS AVE	96,853	80,707	-	177,560	155.37
8445-001-017	03210	210 N CITRUS AVE	558,309	393,612	-	951,921	832.93
8445-001-018	03210	200 N CITRUS AVE	2,332,548	1,888,796	-	4,221,344	3,693.68
8445-001-024	03210	163 E COLLEGE ST	333,761	363,011	-	696,772	609.68
8445-001-039		159 E COLLEGE ST	451,741	250,991	-	702,732	614.89
8445-001-040		147 E COLLEGE ST	341,691	500,757	-	842,448	737.14
8445-001-905	03210	114 E ITALIA ST	97,595	-	-	97,595	85.40
8445-001-913	03210	125 E COLLEGE ST	90,551	-	-	90,551	79.23
8445-001-916	03210	233 N 2ND AVE	84,530	-	-	84,530	73.96
8445-009-001	03210	160 E COLLEGE ST	568,913	483,574	-	1,052,487	920.93
8445-009-002	03210	146 E COLLEGE ST	13	10	-	23	0.02
8445-009-003	03210	140 E COLLEGE ST	230,363	225,873	-	456,236	399.21
8445-009-006	03210	110 E COLLEGE ST	191,223	135,969	-	327,192	286.29
8445-009-007	03210	134 N CITRUS AVE	344,785	142,433	-	487,218	426.32
8445-009-008	03210	132 N CITRUS AVE	225,287	129,710	-	354,997	310.62
8445-009-009	03210	130 N CITRUS AVE	241,452	189,679	-	431,131	377.24

**City of Covina
Parking No. 1
2024/2025 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	TRA	SITUS ADDRESS	ASSESSED LAND	ASSESSED STRUCTURE	HOME EXEMPTION ⁽¹⁾	TOTAL ASSESSED VALUE	CHARGE
8445-009-012	03210	112 N CITRUS AVE	108,574	-	-	108,574	95.00
8445-009-013	03210	114 N CITRUS AVE	154,522	296,180	-	450,702	394.36
8445-009-014	03210	118 N CITRUS AVE	154,522	296,180	-	450,702	394.36
8445-009-027	03210	139 E BADILLO ST	270,108	181,087	-	451,195	394.80
8445-009-035	03210	126 N CITRUS AVE	46,391	70,662	-	117,053	102.42
8445-009-036	03210	122 N CITRUS AVE	417,619	278,409	-	696,028	609.02
8445-009-040	03210	132 E COLLEGE ST	821,916	202,878	-	1,024,794	896.69
8445-009-042	03210	175 E BADILLO ST	958,347	479,167	-	1,437,514	1,257.82
8445-009-043	03210	100 N CITRUS AVE	888,274	2,347,649	-	3,235,923	2,831.43
8445-009-046	03210	135 E BADILLO ST	699,032	5,406,000	-	6,105,032	5,341.90
8445-009-901	03210	170 E COLLEGE ST	94,393	-	-	94,393	82.59
8445-009-909	03210	114 E COLLEGE ST	174,517	-	-	174,517	152.70
8445-010-002	03210	138 E BADILLO ST	364,497	91,119	-	455,616	398.66
8445-010-003	03210	134 E BADILLO ST	364,497	91,119	-	455,616	398.66
8445-010-004	03210	126 E BADILLO ST	610,714	260,620	-	871,334	762.42
8445-010-005	03210	120 E BADILLO ST	394,191	131,396	-	525,587	459.89
8445-010-006	03210	114 E BADILLO ST	567,635	378,423	-	946,058	827.80
8445-010-009	03040	124 S CITRUS AVE	1,501,732	462,070	-	1,963,802	1,718.33
8445-010-019	03210	100 S CITRUS AVE	313,874	683,402	-	997,276	872.62
Total:			47,086,656	52,852,440	98,000	\$99,841,096	\$87,360.96
Parcel Number:							166

⁽¹⁾ Parcel Charge is net of homeowners exemption of \$98,000.

RESOLUTION CC 2024-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR LEVYING ASSESSMENTS ON THE "VEHICLE PARKING DISTRICT NO. 1" FOR FISCAL YEAR 2024/2025

WHEREAS, the City of Covina, California, has a parking assessment district known as "VEHICLE PARKING DISTRICT NO. 1"; and

WHEREAS, the provisions of the "Vehicle Parking District Law of 1943" of the State of California (Part 1 of Division 18, Section 31500, et seq., of the Streets and Highways Code of said State), require the City's Assessment Engineer to make and file with the Clerk of the City Council a report in writing, presenting certain matters relating to levying assessments on the Vehicle Parking District No.1 for Fiscal Year 2024/2025, as contemplated under the provisions of said "Vehicle Parking District Law of 1943"; and

WHEREAS, said City's Assessment Engineer, pursuant to the requirements of said law, did make and on the 18th day of June, 2024, file in the office of the City Clerk (who is ex officio Clerk of the City Council) of said City his/her report in writing, as contemplated under the provisions of said "Vehicle Parking District Law of 1943"; and

WHEREAS, said City Clerk has presented the said report to the City Council of said City, and said City Council has proceeded to carefully examine, inspect, and consider the said report and is satisfied with said report and with each and all of the items therein set forth.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the report of the Assessment Engineer of the City of Covina, California, bearing date June 18, 2024, which said report was prepared and filed in conformity with the provisions of the "Vehicle Parking District Law of 1943," of the State of California (Part 1 of Division 18, Section 31500 et seq., of the Streets and Highways Code of said State), and which said report was filed in the office of the City Clerk of the City of Covina, on June 18, 2024, be, and the same is hereby, approved, as so prepared, presented, and filed.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTACHMENT B

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-54 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2024-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, CONFIRMING THE ENGINEER'S REPORT, DATED JUNE 18, 2024 AND ORDERING THE LEVYING AND COLLECTION OF ASSESSMENTS FOR "VEHICLE PARKING DISTRICT NO. 1" FOR FISCAL YEAR 2024/2025

WHEREAS, the City of Covina, California, has a parking assessment district known as "VEHICLE PARKING DISTRICT NO. 1"; and

WHEREAS, pursuant to the requirements of the "Vehicle Parking District Law of 1943" of the State of California (Part 1 of Division 18, Section 31500, et seq., of the Streets and Highways Code of said State), the City's Assessment Engineer made and on the 18th day of June, 2024 filed with the Clerk of the City Council a report in writing, presenting certain matters relating to levying the assessment for Vehicle Parking District No.1 for the Fiscal Year 2024/2025, as contemplated under the provisions of said "Vehicle Parking District Law of 1943"; and

WHEREAS, said City Council did thereafter and on said 18th day of June, 2024 pass its Resolution of Intention CC 2024-33 declaring its intention to levy and collect assessments for Vehicle Parking District No. 1 for Fiscal Year 2024/2025; and

WHEREAS, said City Council did on said Resolution CC 2024-33 fix and designate Tuesday, July 16, 2024, at the hour of 7:30 p.m. of said day, as the time for hearing protests as to the question of levying and collecting assessments for Vehicle Parking District No. 1 for Fiscal Year 2024/2025, at the Council Chamber, 125 East College Street, in the City of Covina, California; and

WHEREAS, at the time and place above stated for hearing protests in reference to the proposed improvement and assessment, all written and oral protests and objections were presented and considered; and

WHEREAS, said City Council being fully advised in the premise, does hereby proceed as follows.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That said Council does hereby approve, confirm, and adopt the said Engineer's Report dated June 18, 2024 and does hereby approve and confirm the assessment proposed for said proposed improvement set forth and referred to in said report, which said report is now on file in the office of the City Clerk of said City, open to inspection, hereby referred to and made a part hereof; and said City Council does hereby also confirm and adopt the respective instruments therein contained and designated therein as Specifications, Exhibits (Diagram), Estimate of Costs and Assessment, all of which, on file as aforesaid, are hereby incorporated herein and made a part hereof.

SECTION 2. That said Council does hereby order and determine that the fiscal year referred to in said Resolution of Intention CC 2024-33 shall be, and the same is hereby, fixed and established as the period commencing on the 1st day of July, 2024 and ending on the 30th day of June, 2025, both dates inclusive, as therein set forth; and said Council does hereby levy the proposed assessment of \$0.0875 per \$100 assessed property value in said report made to cover the costs and of maintaining/improvement of the parking lots in said district, and provide funds for acquisition of additional properties for parking lot purposes for the benefit of the properties within said district as described in said Resolution of Intention CC 2024-33, and as fixed and determined by said report, dated June 18, 2024, and the proposed assessment, filed therein, as aforesaid, in the office of the City Clerk of said City, for Fiscal Year 2024/2025.

SECTION 3. That the City Clerk of said City is hereby ordered to transmit, or cause to be transmitted, to the County Auditor of Los Angeles County, State of California, as contemplated under the provisions of the "Vehicle Parking District Law of 1943", the Exhibits and Assessment upon which levy is based, and the County Tax Collector of said County (who is also the City Tax Collector for said City) is hereby designated, requested, empowered, authorized, instructed, ordered, and directed to make collection of all assessments shown in said Assessment and to perform the acts and duties as are required by law of and to be performed by the officer, employee, or persons so designated.

SECTION 4. That the City Council hereby orders and directs the City Treasurer to place into the "Vehicle Parking District No. 1 Fund" all payments of assessments received from the County Tax Collector and payments shall be made out of said special funds only for the purposes provided for in said "Vehicle Parking District Law of 1943".

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 16th day of July, 2024.

City of Covina, California

BY: _____
JOHN C. KING, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2024-55 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 16th day of July, 2024, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk