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

Tuesday, July 15, 2025, 7:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

IMPORTANT NOTICE

Members of the public may begin entering the City Council Chamber 15 minutes prior to the scheduled start time of the meeting as listed above. During this time, and the duration of the meeting, members of the public will have access to the City Council Chamber and first floor restrooms only.

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, click **here** or 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: Time is reserved during the Public Comments portion of the meeting for those in the audience who wish to address the City Council on items listed on the agenda (*e.g. Consent Calendar, Continued Business, and New Business item*s) and items not listed in the agenda within the subject matter jurisdiction of the City Council, except for Public Hearing items. Members of the audience will have the opportunity to address the Council/Agency/Authority regarding Public Hearing items at the time the public hearing is held.

All communications are to be addressed directly to the City Council and not to the members of the audience. Each speaker is limited to a total of three (3) minutes, subject to the Mayor/Chairperson's discretion to amend time limits based on anticipated length of the meeting. A speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority from taking action on any item not on the agenda.

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.

JOINT MEETING—CLOSED SESSION 6:30 PM

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, John C. King, Mayor Pro Tem/Vice Chair Hector Delgado, and Mayor/Chair Victor Linares

ROLL CALL

PLEDGE OF ALLEGIANCE

Led by Councilmember Allen.

INVOCATION

Given by Covina Police Chaplain Ron Butler.

APPROVAL OF AGENDA

PUBLIC COMMENTS

This is the time and place for the general public to address the City Council/Agency/Authority on any item listed on the agenda (*e.g. Consent Calendar, Continued Business, and New Business items*) or not listed on the agenda, except for Public Hearing items. Members of the audience will have the opportunity to address the Council/Agency/Authority regarding Public Hearing items at the time the public hearing is held.

Each speaker is limited to a total of three (3) minutes, subject to the Mayor/Chairperson's discretion to amend time limits based on the anticipated length of the meeting.

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

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. Payment of Demands 9

Staff Recommendation:
Approve Payment of Demands in the amount of $2,818,516.51.

CC 2. Covina Recreation Village Project – Project No. P2202 – Replacement of State of California Budget Act of 2021 (SB 129) Library Grant Funds with Measure CC Funds in the Amount of $251,952.93 for Use Towards Demolition of Existing Easterly Building 17

Staff Recommendation:

Approve **Resolution CC 2025-84** amending the Fiscal Year 2024/25 Capital Improvement Program Budget, appropriating Measure CC Fund – Fund Balance in the amount of $251,952.93 in lieu of State of California Budget Act of 2021 (SB 129) Library Grant Funds for use towards the Demolition of Existing Easterly Building.

CC 3. Resolution Approving Submission of an Application to the Land Water Conservation Fund Grant Program to Facilitate the Covina Recreation Village Pedestrian Bridge/Access Facility Project 21

Staff Recommendation:
Adopt **Resolution CC 2025-80**.

CC 4. Second Amendment to Professional Services Agreement with CIR, Inc. 25

Staff Recommendation:
Approve Second Amendment to Professional Services Agreement with CIR, Inc.

CC 5. Trash Enclosure Project – Covina Police Department – Project No. P2604 – Award of Contract to FS Contractors, Inc. in the Amount of $113,000 29

Staff Recommendation:

1. Approve plans and specifications for the Trash Enclosure Project – Covina Police Department – Project No. P2604;
2. Award a contract for the Trash Enclosure Project – Covina Police Department – Project No. P2604 to FS Contractors, Inc. as the lowest responsive and responsible bidder in the amount of $113,000 and authorize the City Manager to execute the contract;
3. Authorize a project contingency amount of $2,000 to cover the cost of unforeseen construction expenses; and
4. Award a Professional Services Agreement (PSA) to CEJ Engineers, Inc for Construction Management & Inspection Services for an amount not-to-exceed $35,000 and authorize the City Manager to execute the agreement.

CC 6. Certification of 2025 Sewer System Management Plan (SSMP) for the City of Covina's Sanitary Sewer System 75

Staff Recommendation:

1. Adopt **Resolution CC 2025-90** Certifying and Approving the Sewer System Management Plan.
2. Accept and certify the 2025 Sewer System Management Plan (SSMP) for the City of Covina's Sanitary Sewer System and direct City staff to upload and certify the SSMP within the California Integrated Water Quality System Portal.

CC 7. Professional Services Agreement with MasterCorp Services LLC for Janitorial Services 821

Staff Recommendation:
Authorize the City Manager or his designee to sign an agreement with MasterCorp Services LLC to provide janitorial services for the Covina Police Department.

CC 8. Increase 2024-25 Budgeted Appropriations for Public Liability Fund 841

Staff Recommendation:
Adopt **Resolution CC 2025-89**, Amending the 2024-25 Operating Budget Appropriating $715,000 from the Public Liabilities Fund (7370) Fund Balance for Legal Services, Liability Claims and Other Related Expenses

CC 9. City-Wide Alleyway Resurfacing Project – Project No. P2605 – Award of Contract to G.M. Sager Construction Co., Inc. in the Amount of $82,945 845

Staff Recommendation:

1. Approve plans and specifications for the City-Wide Alleyway Resurfacing Project – Project No. P2605;
2. Award a contract for the City-Wide Alleyway Resurfacing Project – Project No. P2605 to G.M. Sager Construction Co, Inc. as the lowest responsive and responsible bidder in the amount of $82,945 and authorize the City Manager to execute the contract; and
3. Authorize a contingency amount of $8,294.50 (approximately 10%) to cover any unforeseen construction expenses.

CC 10. Professional Services Agreement (PSA) with EC + Associates Engineering, Inc. for Design Engineering Services Related to the Cypress Water Main Replacement Project 871

Staff Recommendation:

1. Authorize the City Manager to execute a Professional Services Agreement (PSA) between the City of Covina and EC + Associates Engineering, Inc. in an amount not-to-exceed $75,000 for Design Engineering Services Related to the Cypress Water Main Replacement Project; and
2. Authorize a $10,000 contingency balance for use towards design engineering services, if needed.

CC 11. San Bernardino Road Resurfacing Project – Project No. P2602 – Award of Contract to Gentry Brothers, Inc. in the Amount of $956,835.40 893

Staff Recommendation:

1. Approve plans and specifications for the San Bernardino Road Resurfacing Project – Project No. P2602;
2. Award a contract for the San Bernardino Road Resurfacing Project – Project No. P2602 to Gentry Brothers, Inc. as the lowest responsive and responsible bidder in the amount of $956,835.40 and authorize the City Manager to execute the contract;
3. Award a Professional Services Agreement (PSA) to CEJ Engineers, Inc. for Construction Management and Inspection Services for an amount not-to-exceed $140,000 and authorize the City Manager to execute the agreement;
4. Authorize a contingency amount of $103,164.60 (approximately 10% of contract amount) for any unforeseen construction expenses; and
5. Adopt **Resolution CC 2025-85** amending the Fiscal Year 2025-2026 Capital Improvement Program to add the "Frontage Median Bioswale Installation Project – Project No. P2606" and appropriate $50,000 in Measure W – Municipal Funds to be used for Bioswale and Drought

Tolerant Landscape Construction.

CC 12. Request for Approval of an Additional Full-Time Information Technology Technician Position 955

Staff Recommendation:
That the City Council adopt **Resolution CC 2025-91** to Approve an Additional Full-Time Information Technology Technician Position.

CC 13. Temporary Community Support Program 957

Staff Recommendation:
That the City Council authorize the City Manager to enter into temporary partnerships with the listed non-profit organizations to provide free/low-cost supportive services to Covina-based families and individuals impacted by federal immigration enforcement activities.

PUBLIC HEARINGS

PH 1. Consideration of Resolutions Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 38), and to Call and Hold a Special Election (1207 West Badillo Street, Covina) 963

Staff Recommendation:

1. City Council to open the public hearing and consider public testimony and close the public hearing; and
2. Adopt **Resolution CC 2025-81**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 38) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
3. Adopt **Resolution CC 2025-82**, calling a special election and submitting to the voters of Annexation No. 38 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 38 to finance public services, and the establishment of an appropriations limit; and
4. Adopt **Resolution CC 2025-83** making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 38.

PH 2. Proposal for a 3,443 square-foot Cannabis Retail Establishment 993

Staff Recommendation:
City Council consideration of the following:

1. City Council Adoption of **Resolution CC 2025-87**, conditionally approving Conditional Use Permit (CUP) 25-003, Site Plan Review (SPR) 25-032, Development Agreement and determination of exemption from CEQA: a request to approve a Cannabis Retail establishment (“Rilano”), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone,

located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019) and making a finding of exemption under CEQA; and.

2. Waive full reading, read by title only, and introduce **Ordinance 25-07** entitled, "An Ordinance of the City of Covina approving a development agreement between Rilano Covina Inc, and the City of Covina, related to the approval of a 3,443 square foot cannabis retail establishment within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 East Rowland Street, (APN: 8451-001-019) and making a finding of exemption under CEQA".

PH 3. Proposal for a 3,956 square-foot Cannabis Retail Establishment 1121

Staff Recommendation:
City Council consideration of the following:

1. City Council Adoption of **Resolution CC 2025-88**, approving Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, and determination of exemption from CEQA, to approve a cannabis retail establishment ("Zen Garden "), in a 3,956 square-foot commercial tenant space and associated interior tenant improvements, within the Covina Town Center Specific Plan (CTCSP) Mixed Use (MU) Zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018), and making a finding of exemption under CEQA; and

2. Waive full reading, read by title only, and introduce **Ordinance 25-08** entitled, "An Ordinance of the City of Covina approving a development agreement between Zen GW Cali Partners LLC, and the City of Covina, related to approval of a 3,956 square foot cannabis retail establishment within the Covina Town Center Specific Plan (CTCSP) Mixed Use (MU) zone located at 125 South Citrus Avenue (APN 8444-001-018) and making a finding of exemption under CEQA".

PH 4. Proposal for a 4,600 square-foot Cannabis Microbusiness Retail Establishment 1265

Staff Recommendation:
City Council consideration of the following:

1. City Council Adoption of **Resolution CC 2025-86**, conditionally approving: Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, and making a determination of exemption from CEQA, to approve a cannabis microbusiness retail establishment ("STIIIZY"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032), and making a finding of exemption under CEQA; and

2. Waive full reading, read by title only, and introduce **Ordinance 25-06** entitled, "An Ordinance of the City of Covina approving a Development Agreement between STIIIZY Covina Inc, and the City of

Covina, related to the approval of a 4,600 square foot cannabis microbusiness retail establishment within the PCD (Planned Community Development) / M-1 (Light Manufacturing) Zone, located at 754 East Arrow Highway (APN: 8405-003-032); and making a finding of exemption under CEQA."

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 Tuesday, August 5, 2025, 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 OF COVINA AND SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY

ITEM NO. CC 1

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Payment of Demands
Presented by: Theresa Franke, Director of Finance
Recommendation: Approve Payment of Demands in the amount of $2,818,516.51.

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 13, 2025 – June 26, 2025

CITY checks/EFTs	$ 1,679,762.31
CITY payroll	$ 1,083,095.13
CITY voids	$ (2,400.00)
Worker's Comp	$ 57,788.19
	$ 2,818,245.63
SACRA checks/EFTs	$ 25.98
SACRA payroll	$ 244.90
	$ 270.88
TOTAL checks/EFTs	$ 2,818,516.51

DISCUSSION:

The attached reports have been reviewed by the Director of Finance.

FISCAL IMPACT:

Sufficient funding is available and the related costs are included in the Fiscal Year 24/25 budget.

Respectfully submitted,

Theresa Franke
Director of Finance

CITY OF COVINA
Check Register
June 13, 2025 - June 26, 2025

Check #	Check Date	Vendor	Name	Amount	
6022	03/05/2025	5438	BMO	31,670.36	
6023	04/02/2025	5438	BMO	25,825.45	
6024	06/18/2025	4003	MidAmerica	2,494.63	
6025	05/08/2025	5438	BMO	21,698.96	
6026	05/08/2025	5438	BMO	3,830.59	
20979	06/18/2025	487	CalPERS	97,629.37	
20980	06/18/2025	788	COVINA, CITY OF	51,375.85	*
20981	06/18/2025	789	COVINA-FSA, CITY OF	1,590.82	
20982	06/18/2025	2033	NATIONWIDE RETIREMENT SOLUTIONS	31,153.39	
			subtotal EFT/wires/direct deposits	***267,269.42***	
			Internal transfers - workers comp allocation - no net cash effect	(51,375.85)	*
			subtotal EFT/wires/direct deposits less Internal Transfers	***$215,893.57***	
126799	06/18/2025	84	AIRGAS-WEST	756.00	
126800	06/18/2025	158	AMERICAN TRAFFIC SOLUTIONS	17,775.75	
126801	06/18/2025	219	AT&T	122.40	
126802	06/18/2025	219	AT&T	67.63	
126803	06/18/2025	221	AT&T MOBILITY	4.14	
126804	06/18/2025	354	BIOMETRICS4ALL INC	800.00	
126805	06/18/2025	568	CAT SPECIALTIES INC	686.23	
126806	06/18/2025	649	CINTAS CORP #693	389.63	
126807	06/18/2025	746	CORRPRO WATERWORKS	2,265.00	
126808	06/18/2025	849	DAPEER ROSENBLIT & LITVAK LLP	780.00	
126809	06/18/2025	962	SUPERIOR COURT OF CALIFORNIA, CNTY OF LOS ANGELES	483.00	
126810	06/18/2025	962	SUPERIOR COURT OF CALIFORNIA, CNTY OF LOS ANGELES	14,910.00	
126811	06/18/2025	970	EDISON CO	9,549.00	
126812	06/18/2025	1055	FEDEX	25.12	
126813	06/18/2025	1235	GRAINGER	1,346.70	
126814	06/18/2025	1277	CYNTHIA ESTRADA HAEBE	6,140.00	
126815	06/18/2025	1361	HOLLIDAY ROCK CO INC	1,269.31	
126816	06/18/2025	1371	HOSE MAN INC, THE	151.99	
126817	06/18/2025	1505	JOHNNY'S POOL SERVICE	887.08	
126818	06/18/2025	1531	JW LOCK CO INC	755.07	
126819	06/18/2025	1561	KEYSTONE UNIFORM DEPOT	3,956.98	
126820	06/18/2025	1646	LANGUAGE LINE SERVICES INC	152.28	
126821	06/18/2025	1924	MILLERS & ISHAMS	916.08	
126822	06/18/2025	2275	POIRIER, ROBERT	140.00	
126823	06/18/2025	2294	PR DIAMOND PRODUCTS INC	1,230.00	
126824	06/18/2025	2309	PROFESSIONAL ACCOUNT MANAGEMENT LLC	13,125.98	
126825	06/18/2025	2335	PYRO-COMM SYSTEMS INC	1,140.00	
126826	06/18/2025	2415	REPUBLIC MASTER CHEFS	209.33	
126827	06/18/2025	2506	RYDIN DECAL	812.59	
126828	06/18/2025	2619	SGV EXAMINER	990.00	
126829	06/18/2025	2736	STAPLES BUSINESS ADVANTAGE	665.20	
126830	06/18/2025	2852	THREE VALLEY MUN WATER DISTR	6,140.80	
126831	06/18/2025	2855	CHARTER COMMUNICATIONS	664.08	
126832	06/18/2025	3004	VICTORY EXTERMINATING INC	150.00	
126833	06/18/2025	3052	WATERLINE TECHNOLOGIES INC	561.34	
126834	06/18/2025	3729	SUNBELT RENTALS INC	713.99	
126835	06/18/2025	3749	JCL TRAFFIC SERVICES	523.61	
126836	06/18/2025	3771	BLACK & WHITE EMERGENCY VEHICLES	20,358.15	
126837	06/18/2025	3796	RICHARDS, WATSON & GERSHON	3,858.60	
126838	06/18/2025	3839	DOANE AND HARTWIG WATER SYSTEMS, INC.	4,860.05	

CITY OF COVINA
Check Register
June 13, 2025 - June 26, 2025

Check #	Check Date	Vendor	Name	Amount
126839	06/18/2025	3964	RED WING BUSINESS ADVANTAGE ACCOUNT	300.00
126840	06/18/2025	3988	LANDSCAPE WAREHOUSE III	333.48
126841	06/18/2025	4024	PERFORMANCE TRUCK REPAIR INC	525.00
126842	06/18/2025	4332	ERIC ARROYO	1,350.00
126843	06/18/2025	4374	ADMINSURE, INC	9,300.87
126844	06/18/2025	4379	789, Inc.	6,919.87
126845	06/18/2025	4389	EMPLOY AMERICA	2,580.00
126846	06/18/2025	4433	JAIME YAMASHITA	22,000.00
126847	06/18/2025	4455	FRONTIER	639.03
126848	06/18/2025	4488	WILCOX SUPPLY INC	6,514.69
126849	06/18/2025	4564	National Union Fire Ins. Co. of Pittsburgh, PA	1,530.00
126850	06/18/2025	4676	Hill Brothers Chemical Company	1,204.46
126851	06/18/2025	4704	S & J Supply Company, Inc.	253.60
126852	06/18/2025	4764	UniFirst Corporation	333.41
126853	06/18/2025	4765	AMC Modern IT	2,760.30
126854	06/18/2025	4766	HASA, INC.	1,804.88
126855	06/18/2025	4817	Weck Analytical Environmental Services, Inc.	448.00
126856	06/18/2025	4854	CEJ Engineers, Inc.	10,000.00
126857	06/18/2025	4925	Humane Society of Pomona Valley, Inc.	25,608.58
126858	06/18/2025	4932	DLT Solutions, LLC	2,929.79
126859	06/18/2025	4960	Data Ticket, Inc.	200.00
126860	06/18/2025	4968	Semper Scientific, Inc	1,900.00
126861	06/18/2025	4977	Enterprise FM Trust	4,700.72
126862	06/18/2025	4996	Green Giant Landscape, Inc.	7,500.00
126863	06/18/2025	5109	SITEREP CONSTRUCTION SERVICES, INC.	40,160.00
126864	06/18/2025	5117	Steam It All LLC	620.00
126865	06/18/2025	5138	Ricoh USA, Inc.	300.31
126866	06/18/2025	5169	Occupational Health Centers of California	278.00
126867	06/18/2025	5213	TANGLED WEB SOLUTIONS: INVESTIGATIONS	1,700.00
126868	06/18/2025	5269	CONTROL AIR ENTERPRISES LLC.	20,649.00
126869	06/18/2025	5291	AMAZON CAPITAL SERVICES, INC	1,000.28
126870	06/18/2025	5371	LAUGH FACTORY COVINA LLC	55,000.00
126871	06/18/2025	5383	MERCURY MAILING SYSTEMS, INC.	3,038.49
126872	06/18/2025	5528	JAKE MARTINEZ	8,600.00
126873	06/18/2025	5533	KOSMONT & ASSOCIATES INC	1,437.80
126874	06/18/2025	5553	SOUTHERN TIRE MART LLC	283.93
126875	06/18/2025	5577	Bear Electrical Solutions, LLC	73,946.00
126876	06/18/2025	5606	MAGNOLIA ENVIRONMENTAL, LLC	1,512.78
126877	06/18/2025	5607	ACLARA TECHNOLOGIES LLC	121.56
126878	06/18/2025	5669	RILEY O'HALLORAN	1,200.00
126879	06/18/2025	5673	OFFICE PRO FURNITURE INC.	1,030.90
126880	06/18/2025	5679	LAW OFFICES OF KEVIN ANDERSON CLIENT TRUST ACCOUNT	5,000.00
126881	06/18/2025	99999	BRIAN LEE	339.40
126882	06/18/2025	99999	DANIELLA ANDRADE	8.99
126883	06/18/2025	99999	FRANK MEDINA	52.00
126884	06/18/2025	99999	MARK VOLK	8,000.00
126885	06/18/2025	99999	PREMIER POOLS & SPAS - IE/ONTARIO	2,400.00
126886	06/18/2025	99999	RYAN DAVIS	56.04
126887	06/18/2025	99999	VICTOR LINARES	132.42
126888	06/18/2025	99999	WAEL GHOSN	77.55
126889	06/18/2025	68	AFLAC ACCT# YQ792 WORLDWIDE HEADQUARTERS	4,893.33
126890	06/18/2025	69	AFSCME District Council 36	687.50

CITY OF COVINA
Check Register
June 13, 2025 - June 26, 2025

Check #	Check Date	Vendor	Name	Amount
126891	06/18/2025	775	COVINA POLICE ASSOCIATION	2,950.00
126892	06/18/2025	878	DELTA DENTAL OF CALIFORNIA	9,517.56
126893	06/18/2025	3795	PRE-PAID LEGAL SERVICES, INC	155.48
126894	06/18/2025	3846	CLEA	1,392.00
126895	06/18/2025	4255	RELIASTAR LIFE INSURANCE COMPANY	4,478.78
126896	06/18/2025	4710	Fidelity Security Life Insurance Company	1,019.93
126897	06/26/2025	44	ADAMSON INDUSTRIES	2,263.32
126898	06/26/2025	113	ALL CITY MANAGEMENT SVC	9,616.49
126899	06/26/2025	159	AMERICAN WATER WRKS ASSOC	336.00
126900	06/26/2025	219	AT&T	575.01
126901	06/26/2025	254	AZUSA LIGHT & WATER	6,451.08
126902	06/26/2025	568	CAT SPECIALTIES INC	922.40
126903	06/26/2025	615	CHARLES E THOMAS COMPANY	1,808.04
126904	06/26/2025	649	CINTAS CORP #693	389.63
126905	06/26/2025	749	BOHL PH.D., NANCY K.	750.00
126906	06/26/2025	783	CITY OF COVINA WATER	211.78
126907	06/26/2025	894	DF POLYGRAPH	800.00
126908	06/26/2025	962	EAST DISTRICT SUPERIOR COURT	20,000.00
126909	06/26/2025	962	EAST DISTRICT SUPERIOR COURT	20,000.00
126910	06/26/2025	970	EDISON CO	4,414.10
126911	06/26/2025	1055	FEDEX	42.95
126912	06/26/2025	1156	THE GAS COMPANY	2,169.79
126913	06/26/2025	1204	GOLDEN STATE WATER COMPANY	146.36
126914	06/26/2025	1235	GRAINGER	578.45
126915	06/26/2025	1241	GRAND PRINTING	358.68
126916	06/26/2025	1275	HAAKER EQUIPMENT CO	188.28
126917	06/26/2025	1352	HINDERLITER DELLAMAS & ASSOC	360.23
126918	06/26/2025	1361	HOLLIDAY ROCK CO INC	683.14
126919	06/26/2025	1429	INLAND EMPIRE STAGES	3,165.75
126920	06/26/2025	1612	LA CNTY DEPT OF PUBLIC WORKS	3,645.11
126921	06/26/2025	1615	REGIONAL TAP SERVICE CENTER	20.00
126922	06/26/2025	1619	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT	956.09
126923	06/26/2025	1663	LAW ENFORCEMENT MEDICAL	1,775.00
126924	06/26/2025	1694	LEWIS ENGRAVING INC	13.81
126925	06/26/2025	1788	MAMMOTH AUDIO SYSTEMS	1,200.00
126926	06/26/2025	1788	MAMMOTH AUDIO SYSTEMS	1,200.00
126927	06/26/2025	1933	MISSION LINEN SUPPLY	45.54
126928	06/26/2025	1991	MOTOROLA	63,450.67
126929	06/26/2025	2091	O REILLY AUTO PARTS	17.67
126930	06/26/2025	2238	PEST OPTIONS INC	1,075.00
126931	06/26/2025	2415	REPUBLIC MASTER CHEFS	225.24
126932	06/26/2025	2614	SGV CITY MANAGERS' ASSOCIATION	80.00
126933	06/26/2025	2616	SGV COUNCIL OF GOVERNMENTS	26,567.85
126934	06/26/2025	2711	SOUTHEAST CONSTRUCTION PRODUCTS - COVINA	91.11
126935	06/26/2025	2736	STAPLES BUSINESS ADVANTAGE	78.30
126936	06/26/2025	2903	TRI-XECUTEX CORP	200.00
126937	06/26/2025	2929	ULINE	186.50
126938	06/26/2025	2954	URBAN GRAFFITI ENTERPRISES INC	7,200.00
126939	06/26/2025	3023	VULCAN MATERIALS COMPANY	1,067.51
126940	06/26/2025	3082	WESTERN WATER WORKS SUPPLY	640.25
126941	06/26/2025	3102	WILLDAN FINANCIAL SERVICES	2,582.00
126942	06/26/2025	3152	YWCA	542.04

CITY OF COVINA
Check Register
June 13, 2025 - June 26, 2025

Check #	Check Date	Vendor	Name	Amount
126943	06/26/2025	3274	WILLDAN	981.25
126944	06/26/2025	3300	SOUTHERN COUNTIES FUELS	4,834.34
126945	06/26/2025	3614	PAPER RECYCLING AND SHREDDING SPECIALISTS INC	436.00
126946	06/26/2025	3729	SUNBELT RENTALS INC	713.99
126947	06/26/2025	3771	BLACK & WHITE EMERGENCY VEHICLES	65,390.22
126948	06/26/2025	3988	LANDSCAPE WAREHOUSE III	432.27
126949	06/26/2025	4065	VERIZON BUSINESS SERVICES	1,677.40
126950	06/26/2025	4153	CALIFORNIA PROFESSIONAL ENGINEERING, INC.	8,186.06
126951	06/26/2025	4249	H.Q. ENTERPRISES	4,402.32
126952	06/26/2025	4455	FRONTIER	757.84
126953	06/26/2025	4571	POWER SECURITY GROUP INC	11,882.00
126954	06/26/2025	4676	Hill Brothers Chemical Company	1,696.18
126955	06/26/2025	4688	PCAM, LLC	58,534.92
126956	06/26/2025	4764	UniFirst Corporation	888.17
126957	06/26/2025	4766	HASA, INC.	1,494.34
126958	06/26/2025	4833	Michael R. Hillmann	1,314.95
126959	06/26/2025	4863	La Verne Power Equipment	121.44
126960	06/26/2025	4979	GRBCON, Inc.	7,633.75
126961	06/26/2025	4983	Ad Valorem Records,Inc.	17,927.64
126962	06/26/2025	5011	Excel Office Services	642.81
126963	06/26/2025	5184	Danny Ryan Precision Contracting, Inc.	13,300.00
126964	06/26/2025	5213	TANGLED WEB SOLUTIONS: INVESTIGATIONS	322.50
126965	06/26/2025	5269	CONTROL AIR ENTERPRISES LLC.	1,791.30
126966	06/26/2025	5291	AMAZON CAPITAL SERVICES, INC	2,139.60
126967	06/26/2025	5343	BLUE-WHITE INDUSTRIES	514.77
126968	06/26/2025	5404	SAN FERNANDO VALLEY ALARM CO.	82.00
126969	06/26/2025	5439	PARKWOOD LANDSCAPE MAINTENANCE INC	21,418.73
126970	06/26/2025	5505	COLLIERS INTERNATIONAL HOLDINGS INC	4,750.00
126971	06/26/2025	5513	GOVERNMENT FORMS AND SUPPLIES LLC	379.40
126972	06/26/2025	5517	BATTERY CONNECTION INC.	372.18
126973	06/26/2025	5565	ROGELIO ALVARADO JR.	1,000.00
126974	06/26/2025	5568	PERERA CONSTRUCTION & DESIGN, INC.	522,500.00
126975	06/26/2025	5577	Bear Electrical Solutions, LLC	11,753.00
126976	06/26/2025	5629	MINUTEMAN PRESS COVINA	932.77
126977	06/26/2025	5665	WCS DISTRIBUTING INC.	2,060.84
126978	06/26/2025	5667	MELYDAN PLUMBING INC	6,200.00
126979	06/26/2025	5668	MARTIN LEASING CORPORATION	640.53
126980	06/26/2025	5674	MODERN ELECTRICAL SERVICES, INC.	6,500.00
126981	06/26/2025	5681	RJ LEE GROUP, INC	1,327.26
126982	06/26/2025	99999	1839 GALVESTON, LLC	46.49
126983	06/26/2025	99999	AFT ONE, LLC	37.36
126984	06/26/2025	99999	ALFONSO URIBE	80.00
126985	06/26/2025	99999	ARBIN V SUAYBAGUIO	169.88
126986	06/26/2025	99999	BRAUNDI SUN	31.52
126987	06/26/2025	99999	CHENEY HOOKER	345.00
126988	06/26/2025	99999	CHRIS RODRIGUEZ	67.68
126989	06/26/2025	99999	CHUI MEI SO	37.62
126990	06/26/2025	99999	DAVID LOPEZ	71.12
126991	06/26/2025	99999	ERICK ZELAYA	65.96
126992	06/26/2025	99999	GENTRY BROTHERS	314.53
126993	06/26/2025	99999	GILL WANG	30.74
126994	06/26/2025	99999	GRAND COVINA PLAZA, LLC	32.78

CITY OF COVINA
Check Register
June 13, 2025 - June 26, 2025

Check #	Check Date	Vendor	Name		Amount
126995	06/26/2025	99999	JACOB NEMETH		110.00
126996	06/26/2025	99999	JARED DESTINE		38.70
126997	06/26/2025	99999	JARED DESTINE		42.47
126998	06/26/2025	99999	JAVIER TORRES		66.53
126999	06/26/2025	99999	JAY SOH		30.00
127000	06/26/2025	99999	LANCE FRANCESCON		427.41
127001	06/26/2025	99999	LING MO		80.00
127002	06/26/2025	99999	LOGAN'S RUN, LLC		40.11
127003	06/26/2025	99999	LOGAN'S RUN, LLC		80.00
127004	06/26/2025	99999	LOGAN'S RUN, LLC		40.11
127005	06/26/2025	99999	LOGAN'S RUN, LLC		63.58
127006	06/26/2025	99999	MARK ANDERSEN AND ASSOCIATES		48.55
127007	06/26/2025	99999	MARLIN GARCIA		80.00
127008	06/26/2025	99999	NIKI TRAN		57.34
127009	06/26/2025	99999	RONNE PUZON		78.51
127010	06/26/2025	99999	SOCAL ENERGY UPGRADES		155.44
127011	06/26/2025	99999	STEVE APREA		27.95
127012	06/26/2025	99999	VDM ENTERPRISES, LLC		63.58
			subtotal checks	***$***	***1,463,894.72***
126307	05/08/2025	99999	PREMIER POOLS & SPAS - IE/ONTARIO		(2,400.00)
			subtotal voids		**(2,400.00)**
			payroll (06/18/25)	***$***	***1,083,340.03***
			workers' compensation	***$***	***57,788.19***
			TOTAL checks/EFTs		**$2,818,516.51**

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025

Title: Covina Recreation Village Project – Project No. P2202 – Replacement of State of California Budget Act of 2021 (SB 129) Library Grant Funds with Measure CC Funds in the Amount of $251,952.93 for Use Towards Demolition of Existing Easterly Building

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

Recommendation: Approve Resolution CC 2025-84 amending the Fiscal Year 2024/25 Capital Improvement Program Budget, appropriating Measure CC Fund – Fund Balance in the amount of $251,952.93 in lieu of State of California Budget Act of 2021 (SB 129) Library Grant Funds for use towards the Demolition of Existing Easterly Building.

EXECUTIVE SUMMARY:

On July 16, 2024, the City Council approved a contract with Perera Construction and Design Inc. for the construction of the Covina Recreation Village Project - Phase I, which consists of the construction of a new gymnasium at the westerly building of the former Vita Pakt warehouse. Construction is underway and it is anticipated that the project will be completed in spring 2026.

Phase II of the project consists of retrofitting the existing easterly building to construct a new 14,140 square-foot library. A recently completed structural engineering analysis of the easterly building concluded that portions of the building have major structural deficiencies that are cost-prohibitive and unsafe for future development. On February 4, 2025, Council approved a project change order for Perera Construction and Design, Inc. to demolish the structurally deficient areas of the building, making it shovel-ready for future construction of the new library space. At this time, it is recommended that the City Council consider an appropriation of Measure CC funds for the demolition of the existing easterly building. As proposed, the competitive grant award to construct a new public library totaling $5.377 million will be reserved for the construction phase of this project.

DISCUSSION:

The City Council's February 4, 2025, action approved the use of State of California Budget Act of 2021 (SB 129) Library Grant funds for the demolition of the existing easterly building. Upon further analysis, City staff is recommending the use of Measure CC Funds in lieu of SB 129 funds for the Phase I demolition of the existing easterly building in order to have all SB 129 funds be included in Phase II – Library construction costs. Moreover, the $5,377,020 the City has accumulated in SB 129 funds will be easier to track in terms of project expenditures and simplify future auditing obligations with the proposed amendment in funding sources.

FISCAL IMPACT:

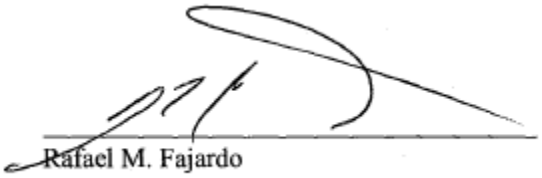
Resolution CC 2025-84 will appropriate $251,952.93 from Measure CC Fund – Fund Balance into account number (4600-3900-55100-P2202) for use towards the Phase I demolition of existing easterly building. Accordingly, $5,377,020 in State of California Budget Act of 2021 (SB 129) Library Grant Funds will be available for Phase II – Library construction costs under account number (460039ST-55100-P2202).

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
Director of Public Works/City Engineer

RESOLUTION CC 2025-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, TO AMEND THE FISCAL YEAR 2024/2025 CAPITAL IMPROVEMENT PROGRAM BUDGET AND APPROPRIATE $251,952.93 FROM MEASURE CC FUNDS TO BE TRANSFERRED INTO THE PARKS CIP FUND FOR USE TOWARDS DEMOLITION OF EXISTING EASTERLY BUILDING AS A PART OF THE COVINA RECREATION VILLAGE PROJECT – PROJECT NO. P2202

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, 2025; and

WHEREAS, the approved Operating Budget and Capital Improvement Plan (CIP) is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the City of Covina wishes to amend the 2024/2025 Capital Improvement Program Budget and appropriate $251,952.93 from Measure CC Funds to be transferred into the Parks CIP Fund for use towards demolition of existing easterly building as a part of the Covina Recreation Village Project – Project No. P2202.

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 and appropriate $251,952.93 from Measure CC Funds to be transferred into the Parks CIP Fund as follows:

Account No.	Account Description	Amount ($)	Increase/Decrease
1095-0000-59140-P2202	Measure CC Transfer-Capital Projects Fund-Covina Recreation Village Project	$251,952.93	Increase
4600-3900-49110-P2202	Parks CIP-Library Admin-Transfer In From GF-Covina Recreation Village Project	$251,952.93	Increase
4600-3900-55100-P2202	Parks CIP-Park Fac-Buildings and Structures-Covina Recreation Village Project	$251,952.93	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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-84 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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

ITEM NO. CC 3

AGENDA ITEM REPORT

Meeting: July 15, 2025

Title: Resolution Approving Submission of an Application to the Land Water Conservation Fund Grant Program to Facilitate the Covina Recreation Village Pedestrian Bridge/Access Facility Project

Presented by: Brian K. Lee, AICP, Deputy City Manager/Director of Community Development
Daniella Andrade, Sr. Management Analyst

Recommendation: Adopt Resolution CC 2025-80.

EXECUTIVE SUMMARY:

The City continues to pursue external funding opportunities, including grant awards, to advance various City-led projects and initiatives. For the Covina Recreation Village Project, staff have identified the Land and Water Conservation Fund (LWCF) grant program as a potential source to support the City's long-standing goal of constructing a pedestrian bridge that would connect the Village across the rail tracks to the Covina Town Center.

This component of the project has already secured partial funding totaling approximately $1.1M through the LA County Regional and Open Space District (RPOSD) "Land Acquisition Only Grant" and Municipal Measure W funds for acquisition. Additionally, staff are actively working to secure a $3M federal funding award awarded through congressionally directed spending to support both the design of the bridge and the construction of the adjacent pathways. Moving forward, steps are being taken to identify and secure gap funding for construction costs associated with the project. As part of the LWCF grant application process, staff recommends that the City Council adopt Resolution CC 2025-80, authorizing the submission of a grant application to the LWCF program in support of the pedestrian bridge project and ensure the application's completeness.

In addition to this grant application, staff are also monitoring other potential funding sources to support the bridge project including the California Transportation Commission's Local Partnership Competitive Program, the LA County RPOSD "Recreation Access" Competitive Program and their "Regional, Recreation Facilities, Multi Use Trails and Accessibility" program, all of which are anticipated to open their call for projects between late 2025 and early 2026.

FISCAL IMPACT:

This action does not have an impact on the general fund.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Exempt.

Respectfully submitted,

Daniella Andrade
Senior Management Analyst

Brian K. Lee, AICP
Deputy City Manager/Director of Community Development

RESOLUTION CC 2025-80

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING THE APPLICATION FOR THE LAND AND WATER CONSERVATION FUND THE RECREATION PARK BRIDGE ACCESS PROJECT

WHEREAS, the Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes; and

WHEREAS, the California Department of Parks and Recreation is responsible for administration of the program in the State, setting up necessary rules and procedures governing applications by local agencies under the program; and

WHEREAS, the applicant certifies by resolution the approval of the application and the availability of eligible matching funds prior to submission of the application to the State.

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

SECTION 1. Approves the filing of an application for Land and Water Conservation Fund assistance for the proposed; Recreation Park Bridge Access Project.

SECTION 2. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide.

SECTION 3. Agrees to abide by 54 U.S.C. §200305(f)(3) which requires, "No property acquired or developed with assistance under this section shall, without the approval of the Secretary, be converted to other than public outdoor recreation use. The Secretary shall approve a conversion only if the Secretary finds it to be in accordance with the then-existing comprehensive statewide outdoor recreation plan and only on such conditions as the Secretary considers necessary to ensure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location."

SECTION 4. Certifies that said agency has matching funds from eligible source(s) and can finance 100 percent of the project, which up to half may be reimbursed.

SECTION 5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

SECTION 6. Appoints the City Manager, or designee, as agent of the applicant to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments, payment requests, and compliance with all applicable current state and federal laws which may be necessary for the completion of the aforementioned project.

APPROVED and **PASSED** this 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-80 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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 15, 2025
Title: Second Amendment to Professional Services Agreement with CIR, Inc.
Presented by: Brian Lee, Deputy City Manager/Community Development Director
Nicole Giles, Management Analyst
Recommendation: Approve Second Amendment to Professional Services Agreement with CIR, Inc.

EXECUTIVE SUMMARY:

The City utilizes a combination of in-house personnel and external contract services for the provision of building inspection and plan check services. Since 2017, CIR, Inc. has performed as an integral contributor in providing responsive services to residents, developers and the business community. As such, it is recommended that the City Council consider authorizing the second of two one-year extension terms available under the existing agreement with CIR, Inc. and increasing the not-to-exceed compensation by Five Hundred Twenty-Five Thousand Dollars ($525,000) for a total amount not to exceed Two Million One Hundred Twenty-Five Thousand Dollars ($2,125,000).

DISCUSSION:

The Building and Safety Division current staffing level consists of two (2) full-time classifications (Deputy Community Development Director and Management Analyst) and one part-time administrative intern. Like other cities, a hybrid model is used for the provision of services, with in-house staff resources that are supplemented by professional expert consultant services. This model is beneficial to the City as contract services are utilized based on demand and are funded by user fees.

The City has utilized the professional services of CIR since 2017 for assistance with plan check, permitting and inspection services currently consisting of two (2) on-site building inspectors and one on-site permit technician. Under its agreement, this model ensures sufficient staff coverage and provides benefit with next-day inspections and appropriate plan check turnaround times. The model also provides for great flexibility – as demand increases with larger limited-term projects, the City is able to scale up quickly without the need to bring aboard ongoing staff resources that remain longer-term. Examples of this include CIR's assistance with plan check and inspection services for larger projects like the Melia Homes 97-unit Development at 1000 N Azusa Ave., the Trumark 75-unit Development at 747 N Barranca Ave., and the US Storage Center at 529 Cutter Way, among others. CIR has maintained an excellent track record with the city of Covina for providing reliable, quick, and customer friendly plan check, permitting, and inspection services. Approving the amendment would ensure that the Building & Safety Division offers reliable and efficient services to the community.

FISCAL IMPACT:

Pursuant to the PSA with CIR fees for plan check are collected by the City, with CIR receiving 55% of the collected fee for comprehensive plan check (i.e., structural, electrical, mechanical, etc.) and 50% for structural only. Compensation for inspection, plan check and permit technician services is included in the 2025-2026 Fiscal Year operating budget with $125,000 allotted for Plan Check/Inspection (10104100-51560) and $400,000 allotted for Consulting Fees (10104100-51005).

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This action is not a "project" as defined by Section 15378 of the State of California Environmental Quality Act ("CEQA") as it does not have the potential to result in physical change in the environment directly or indirectly.

Respectfully submitted,

Nicole Giles
Management Analyst

Brian K. Lee, AICP
Deputy City Manager/Director of Community Development

SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT ("AGREEMENT") FOR ON-SITE BUILDING AND SAFETY STAFFING AND OFF-SITE PLAN REVIEW SERVICES BETWEEN THE CITY OF COVINA AND CIR, INC.

THIS SECOND AMENDMENT is hereby entered into as of July 15, 2025, by and between the city of Covina, a municipal corporation (hereinafter referred to as "City") and CIR, Inc., (hereinafter referred to as "Consultant"), a California Corporation, with respect to that Agreement for On-Site Building and Safety on-site staffing and off-site plan review services between the parties dated January 17, 2023. In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Second Amendment is made with respect to the following facts and purposes.

A. On January 17, 2023, the City and Consultant entered into that Professional Services Agreement for on-site building and safety staffing and off-site plan review services for a compensation amount not to exceed $930,000.

B. On November 19, 2024, the City and Consultant amended the Agreement to increase the compensation in the amount of Six Hundred and Seventy Thousand Dollars ($670,000) for a new total compensation amount not to exceed One Million Six Hundred Thousand Dollars ($1,600,000) and extend the term of agreement to June 30, 2025.

C. The parties now desire to amend the agreement and increase the cumulative compensation in the amount of Five Hundred Twenty-Five Thousand Dollars ($525,000) for a new total compensation amount not to exceed Two Million One Hundred Twenty-Five Thousand Dollars ($2,125,000) and extend the term of agreement to June 30, 2026 to allow for continued Building and Safety staffing and plan review services to the end of the 2025/2026 fiscal year.

2. Section 1 of the Agreement entitled "Term of Agreement" is hereby amended to read as follows:

"The term of this Agreement shall be from the Effective Date through June 30, 2026"

3. Section 2 of the Agreement entitled "Compensation" is hereby amended to read as follows:

"As full compensation for Consultant's services provided under this Agreement, City shall pay Consultant a sum not to exceed Two Million One Hundred Twenty-Five Thousand Dollars ($2,125,000) (the "maximum compensation"), based on the hourly rates set forth in the Approved Fee Schedule, attached hereto as Exhibit A. Any terms in Exhibit A, other than the payment rates and schedule of payment, are null and void."

4. Except for the changes specifically set forth herein, all other terms and conditions of this Agreement shall remain in full force and effect.

In witness whereof, the parties have executed this First Amendment on the date set forth above in the introductory clause.

City of Covina,
a California municipal corporation

By: _____
Victor Linares, Mayor

ATTEST:

_____
Fabian Velez
Chief Deputy City Clerk

CIR Incorporated,
a California corporation

By: _____
Ian Nicholas, CFO

By: _____
Name: _____
Title: _____

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

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025

Title: Trash Enclosure Project – Covina Police Department – Project No. P2604 – Award of Contract to FS Contractors, Inc. in the Amount of $113,000

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

Recommendation:
1. Approve plans and specifications for the Trash Enclosure Project – Covina Police Department – Project No. P2604;
2. Award a contract for the Trash Enclosure Project – Covina Police Department – Project No. P2604 to FS Contractors, Inc. as the lowest responsive and responsible bidder in the amount of $113,000 and authorize the City Manager to execute the contract;
3. Authorize a project contingency amount of $2,000 to cover the cost of unforeseen construction expenses; and
4. Award a Professional Services Agreement (PSA) to CEJ Engineers, Inc for Construction Management & Inspection Services for an amount not-to-exceed $35,000 and authorize the City Manager to execute the agreement.

EXECUTIVE SUMMARY/BACKGROUND:

As part of the City's Fiscal Year 2025-2026 Capital Improvement Program, the City Council approved a project entitled, "Trash Enclosure Project – City Wide", which consists of the installation of a new trash enclosure at the northeasterly end of the Covina Police Department, adjacent to Heritage Plaza.

The installation of a new trash enclosure at the Covina Police Department will feature:

- Construction of a new trash enclosure per City of Covina Trash Enclosure Standard Plans
- Installation of metal roof panels and metal doors for sustainability
- Color match to City specific Standard Plans that complements other citywide trash enclosures

DISCUSSION:

The Department of Public Works requested informal proposals from five companies approved for On-Call Services for Maintenance and Repair of City Facilities. City staff subsequently received the following two (2) proposals:

Rank	Bidder	Location	Total Base Bid Amount
1	FS Contractors, Inc.	Sylmar, CA	$113,000
2	Green Giant Landscape, Inc.	La Habra, CA	$128,700
3	Gentry Brothers, Inc.	Irwindale, CA	No Response
4	GM Sager Construction Co, Inc.	Pomona, CA	No Response

Staff reviewed all bid documents for completeness and concluded that FS Contractors, Inc. is the lowest responsive and responsible bidder to perform the construction of this project. FS Contractors, Inc. has satisfactorily completed projects for the City of Covina including the Downtown Trash Enclosure Project – Phase IV, Alleyway Resurfacing Project and the Traffic Calming Improvements Project – Workman Avenue and 2nd Ave Stop Sign Installation.

FISCAL IMPACT:

A funding amount of $150,000 has been allocated in the City's approved Fiscal Year 2025-2026 Capital Improvement Program Budget for the Trash Enclosure Project – Covina Police Department – Project No. P2604 from Environmental Funds.

Funding	Amount	Account
Environmental	$150,000	6200-5580-55200-P2604
Total	**$150,000**	

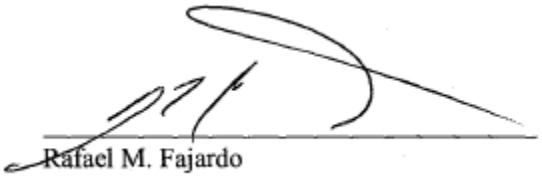
PROJECT EXPENSES

Description	Amount
Base Bid (FS Contractors, Inc.)	$113,000
Contingency Allowance	$2,000
Total Contract Amount	$115,000
Construction Management & Inspection Services (CEJ Engineers, Inc.)	$35,000
Total Fiscal Impact	**$150,000**

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
Director of Public Works/City Engineer

BID SCHEDULE

TRASH ENCLOSURE PROJECT – PROJECT NO. P2604
COVINA POLICE DEPARTMENT
444 N. CITRUS AVENUE
FISCAL YEAR 2025-2026

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.

The undersigned certifies to have a minimum of three (3) 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 1005940, Class A-C8-C27, which expires on 7/31/25.

Bidder's Name: FS Contractors, Inc.

Signature: J. Angel Fierro Date: 7/2/25

CITY OF COVINA

BID SCHEDULE
SCHEDULE OF PRICES FOR
TRASH ENCLOSURE PROJECT – PROJECT NO. P2604
COVINA POLICE DEPARTMENT
444 N. CITRUS AVENUE
FISCAL YEAR 2025-2026

Bidder's Name: FS Contractors, 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

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICES	TOTAL AMOUNT
1.	Clearing and Grubbing (including removal of signs, shrubs, landscape, demolition of existing curb, gutter and all other removals, per plans and specifications).	1	LS	10,000	10,000
2.	Disposal of Waste Materials	1	LS	5,000	5,000
3.	Remove existing and construct 6-inch thick full depth asphalt pavement B (PG-64-10)	25	TON	600	1,500
4.	Remove existing asphalt and Construct 4-Inch-thick PCC Pavement Per details and Specifications	100	SF	25	2,500
5.	Construct Trash Enclosure Including all incidentals complete in place, per plans, details, and specifications.	1	LS	82,000	82,000
6.	Signing and Striping Including ADA pavement markings and all incidentals complete in place, per plans, details, and specifications	1	LS	5,500	5,500
7.	Furnish and Install Concrete sealer (PS 100 or approved equal) per plans Including all incidentals complete in place, per plans, details, and specifications.	1	LS	6,500	6,500
TOTAL BASE BID PRICE – Items 1 to 7 (in Figures)					$ 113,000.00
Dollar Amount in Written Form	One hundred thirteen thousand & 00/100				

Note: Items may be adjusted or deleted. Any changes to the quantities for these items shall not

constitute a substantial change as referenced in Section 3-2.2.1 of the Standard Specifications. 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.

By: J. Angel Fierros
Signature

Jose Angel Fierros, President
Type or Print Name - Title

14838 Bledsoe St
Business Street Address

Sylmar, CA 91342
City, State and Zip Code

(818) 838-6040
Telephone Number

7/2/25
Date

Bidder's/Contractor's State of Incorporation: California

Partners or Joint Ventures: Corporation

Bidder's License Number(s): 1005940

Department Industrial Relations
Registered No. 1000033438

CITY OF COVINA AGREEMENT FOR
MINOR CONSTRUCTION AND MAINTENANCE SERVICES

This Agreement ("Agreement") is dated July 15, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and FS Contractors, 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 construction of the Trash Enclosure Project – Covina Police Department – Project No. P2604.

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, 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 One Hundred and Thirteen Thousand Dollars ($113,000) 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 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** (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 Jose Angel Fierros, 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 far 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: Engineering Division
City of Covina
125 E. College Street
Covina, California 91723

If to Contractor:
Jose Angel Fierros, President
FS Contractors, Inc
14838 Bledsoe Street
Sylmar, CA 91342

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:

FS Contractors, Inc.
a California Corporation

By: _____
Name: Jose Angel Fierros
Title: President

By: _____
Name: Jose Ernesto Fierros
Title: Corporate 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 FS Contractors, Inc – 14838 Bledsoe Street, Sylmar, CA 91342 ("Principal")
(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows**:**

TRASH ENCLOSURE PROJECT – COVINA POLICE DEPARTMENT – PROJECT NO. P2604
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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 FS Contractors, Inc – 14838 Bledsoe Street, Sylmar, CA 91342 ("Principal")
(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows**:**

TRASH ENCLOSURE PROJECT – COVINA POLICE DEPARTMENT – PROJECT NO. P2604
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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.***

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated July 15, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and CEJ Engineers, Inc., a California 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 provide Construction Management and Inspection Services for the Trash Enclosure Project – Covina Police Department – Project No. P2604.

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, 2025, unless sooner terminated as provided in Section 14 of this Agreement.

2. Compensation.

A. Compensation. As full compensation for Consultant's services provided under this Agreement, City shall pay Consultant a sum not to exceed Thirty Five Thousand Dollars ($35,000) (the "maximum compensation"), based on the hourly rates set forth in the Approved Fee Schedule, 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.

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 Joaquin Cervantes, Principal (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

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.

4. 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 Administrative Services 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 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.

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. 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.

8. 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.

9. 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.

10. 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.

11. 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 Four Million Dollars ($4,000,000) 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 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.

12. 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.

13. 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.

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 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.

15. 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.

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 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: Public Works, Engineering
City of Covina
125 E. College Street
Covina, California 91723

If to Consultant:
Attn: Joaquin Cervantes
CEJ Engineers, Inc
18800 Amar Rd., Suite B13
Walnut, CA 91789

17. 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.

18. 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.

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 and B 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. 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.

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. 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.

30. 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: _____
Title: _____

ATTEST:

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

Consultant:

CEJ Engineers, Inc
a California corporation

By: _____
Name: Joaquin Cervantes
Title: President

By: _____
Name: Joaquin Cervantes
Title: Vice President

(*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/SCOPE OF SERVICES

July 3, 2025

CITY OF COVINA
Rafael Fajardo, P.E
City Engineer/Public Works Director
125 East College Street
Covina, CA 91723

SUBJECT: ***CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR TRASH ENCLOSURE PROJECT P2604***

Dear Mr. Fajardo,

CEJ Engineers is pleased to have the opportunity to submit this proposal for professional engineering services related to the City's Project. CEJ Engineers specializes in street improvement and public works projects. Our staff has extensive experience in preparing street construction plans, drainage studies, utility coordination, and preparing PS&E for various projects in accordance with local and regional standards and policies.

Our key personnel have more than 30 years of experience in working and communicating with a wide spectrum of relevant public agencies throughout Orange County and Los Angeles County. CEJ's personnel have provided professional consulting services to cities, special districts, and other governmental agencies within Southern California and Caltrans. CEJ is dedicated to professional quality and technical excellence through a proactive QA/QC program.

The CEJ team will provide services for the aspects required for this project as per the scope of work.

The following Exhibits are enclosed:

- Exhibit A – Scope of work

We believe the CEJ Team provides the right combination of experienced staff, project understanding, and local knowledge to successfully assist the City of Covina with Inspections and Engineering Services. Please feel free to contact us to discuss any aspects of this proposal or to arrange for an interview at (626) 667-8675 or at jcervantes@cej-eng.com.

Respectfully Submitted,

Joaquin Cervantes, P.E.
Principal
CEJ Engineers, Inc.
18800 Amar Rd., Suite B13
Walnut CA 91789

Exhibit A

SCOPE OF WORK

CEJ will provide Project management and Inspection services for the paving project as indicated on Contract documents to commence on or about July 2025. Scope of project: new trash enclosure and new striping. The major tasks include the following:

Perform Quality Assurance monitoring, Daily Inspections, and surveillance of the Construction Contractors activities to assure compliance with the design criteria and requirements and the Construction Contractors Project Plans.

1. Review construction document transmittals, i.e. shop drawings, Requests for Information, Requests for Change Orders, etc., submitted by the Construction Contractors prior to incorporation into the work;

2. Attend regular progress review meetings with the Construction Contractors to ascertain job progress and identify and resolve problems;

3. Respond to all of the Construction Contractors' Requests for Information;

4. Maintain shop drawings logs, tracking the date submitted by the Construction Contractors, date returned to the Construction Contractors.

5. Process plans and shop drawings submittals in a timely manner and stamp acceptable documents “Released For Construction”.

6. Maintain Request for Information Logs and Request for Change Order Logs, tracking the data submitted by the Construction Contractors and date returned to the Construction Contractors;

7. Respond to every notice of potential claim received from the Construction Contractors and take all steps necessary to mitigate delays and damages;

8. Analyze all of the Construction Contractors' claims and make recommendations for possible resolutions;

9. Maintain an accurate and current record of daily construction progress. Such record shall include daily reports, Resident Engineer's diary, use of photographs, minutes of all meetings and correspondence files;

10. Collect all Quality Assurance records including As-Built drawings, test reports, As-Built drawings (final revisions) shall be supplied by the Construction Contractors based on the as built conditions.

Exhibit B

Proposed Fee

Proposed Lump sum fee to not exceed **$35,000.00**

CLIENT:		**City of Covina**			**CEJ Engineers Inc**
PROJ:		Trash Enclosure Project			
JOB NO:					**SUMMARY PROPOSAL FEE**
DATE:		07/02/25			
LABOR	**Task 1**	**CONSTRUCTION INSPECTION SERVICES**			
Class		**Position/Name**			**Subtotal**
B		Construction Management and Inspection			$35,000
		Time Estimation based on a 30-DAY Project Schedule			
PROPOSED FEE					
		PROPOSED FEE:			**$35,000**
		Proposal By / Project Manager: Joaquin Cervantes, P.E			

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 Consultant agrees to be bound by all the provisions thereof as though set forth in full herein.

2. Consultant 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. Consultant 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. Consultant 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 Consultant or by any subcontractor.

4. Pursuant to California Labor Code Section 1771.4, Consultant's services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant 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. Consultant shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Consultant 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. Consultant is responsible for compliance with Section 1776 by itself and all of its subcontractors.

6. Consultant 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 Consultant is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

7. Consultant shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by Consultant 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, Consultant 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 _____

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Certification of 2025 Sewer System Management Plan (SSMP) for the City of Covina's Sanitary Sewer System
Presented by: Rafael M. Fajardo, Director of Public Works/City Engineer
Recommendation: 1. Adopt Resolution CC 2025-90 Certifying and Approving the Sewer System Management Plan.
2. Accept and certify the 2025 Sewer System Management Plan (SSMP) for the City of Covina's Sanitary Sewer System and direct City staff to upload and certify the SSMP within the California Integrated Water Quality System Portal.

EXECUTIVE SUMMARY/BACKGROUND:

On May 2, 2006, the California State Water Resources Control Board (SWRCB) adopted Water Quality Order 2006-0003, requiring all public agencies that own sanitary sewer collection systems greater than one mile in length to comply with the Statewide General Waste Discharge Requirements (WDRs) for Sanitary Sewer Systems. The WDRs are the regulatory standards for agencies that own or operate sanitary sewer collection systems that collect and/or convey untreated or partially treated wastewater to a publicly-owned treatment facility. The ultimate goal of the WDRs is to reduce the frequency and volume of sanitary sewer overflows (SSOs) by requiring cities to properly operate, maintain, and manage their wastewater collection system.

The three major components to the WDRs, namely that agencies affected by the regulations must abide by are:

- Prohibit and Report SSOs to the SWRCB;
- Develop and implement a system-specific SSMP; and
- Monitor and update the SSMP no less frequently than every five years.

The City's last Sewer System Management Plan (SSMP) recertification was approved and adopted by the City Council on December 16, 2014, and later updated again in December 2019 to reflect infrastructure improvements during that time and to provide staffing updates within the Department of Public Works. The City is required to update the SSMP in order to be compliant with the current mandate from Water Quality Order 2006-0003 and update the SSMP every 5 years.

On December 6, 2022, the State Water Resources Control Board adopted a new Order 2022-0103-DWQ outlining updated requirements for public agencies, which went into effect beginning June 4, 2023. The new order requires each agency upload and certify its SSMP Update or current SSMP to their online CIWQS Sanitary Sewer System Database to continue regulatory coverage from the previous Order. Under the new Order, the City is required to submit an updated SSMP by August 2, 2025.

DISCUSSION:

On December 17, 2024, the City Council authorized a Professional Services Agreement with Willdan Engineering to assist the City in updating its Sewer System Management Plan Audit & Update and to comply with Statewide General Waste Discharge for Sanitary Sewer Systems Pursuant to State Water Board Order 2006.

The SSMP is a written document that conveys the manner in which an entity's sewer system is operated, maintained, repaired, and funded. The SSMP sets forth goals and actions to be followed, and guidelines for various activities involved in managing, operating, maintaining, and expanding the sewer system. Moreover, it outlines how to minimize the occurrence of SSOs and how to properly respond to SSOs whenever they occur, including SWRCB reporting requirements that must be adhered to each time. Lastly, the SSMP must be updated periodically for effectiveness no less than every five years with the expectation that each wastewater collection system agency develops and implements a suitable SSMP that is updated as needed.

The 2025 SSMP is being presented to the City Council for certification. All SSMPs within the State must address the following 12 elements:

1. Goals
2. Organizational Structure
3. Legal Authority
4. Operations and Maintenance Program
5. Design and Performance Provisions
6. Spill Emergency Response Plan
7. Sewer Pipe Blockage Control
8. System Evaluation, Capacity Assurance, and Capital Improvements
9. Monitoring, Measurements, and Program Modifications
10. SSMP Internal Audits
11. Communication Program
12. Final Certification

The City's 2025 SSMP attached hereto as Attachment A fully addresses the aforementioned elements required by the General Order. Upon acceptance and certification by the City Council, the SSMP will be uploaded to the CIWQS portal before the August 2, 2025, deadline.

FISCAL IMPACT:

There is no fiscal impact associated with City staff's recommendation. The adoption of the SSMP drives many of the required sewer system maintenance activities conducted by the Department of Public Works – Sewer Division; nonetheless, the 2025 Plan does not increase the volume of maintenance activities already incorporated into the FY 2025-2026 Adopted Budget.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

Rafael M. Fajardo
Director of Public Works/City Engineer

SEWER SYSTEM MANAGEMENT PLAN

For The

City of Covina

in

Los Angeles County, California
WDID: 4SSO10379

2025 Update Prepared By:

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July 15, 2025

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ABBREVIATIONS / ACRONYMS

APWA	American Public Works Association
BAT	Best Available Technology
BMP	Best Management Practice
CADD	Computer Aided Design Drafting
CAL-OSHA	California Occupation, Safety and Health Administration.
CCTV	Closed - Circuit Television
CIP	Capital Improvement Plan or Program
CIWQS	California Integrated Water Quality System
CMC	Covina Municipal Code
CWEA	California Water Environment Association
DPW	Department of Public Works
FOG	Fats, Oil, and Grease
FSE	Food Service Establishment
GIS	Geographical Information System
I/I	Infiltration / Inflow
LACSD	Los Angeles County Sanitation District
LRO	Legally Responsible Official
PC	Plumbing Code
MMS	Maintenance Management System
NOI	Notice of Intent
OES	Office of Emergency Services
RWQCB	Regional Water Quality Control Board
SMZ	Sewer Maintenance Zone
SO&M	Sewer Operations & Maintenance
SSMP	Sewer System Management Plan
SSO	Sanitary Sewer Overflow
SWRCB	State Water Resources Control Board
WDID	Waste Discharge Identification
WDR	"Waste Discharge Requirements" - Statewide General

DEFINITIONS

Blockage or Stoppage – A build up of debris in the main sewer line or lateral, which obstructs the flow of wastewater and allows the waste flow to back up behind the blockage, sometimes causing an overflow.

California Integrated Water Quality System (CIWQS) – A statewide database that provides for mandatory electronic reporting as required in State and Regional Water Board-issued waste discharge requirements.

Geographical Information System (GIS) – A computerized database linked with mapping, which includes various layers of information used for asset management purposes. A GIS typically contains base information such as streets and parcels. Examples of information contained in sewer system GIS files can include: a sewer main map, sewer features such as pipe location, diameter, material, condition, age, last date cleaned or repaired, and links to pictures or video inspections.

Infiltration/Inflow (I/I) – Infiltration is generally extraneous subsurface water that enters the sewer system over long periods of time, such as groundwater seepage through joints, cracks and manhole structures. Inflow is generally extraneous surface waters that enters the system during a storm or flooding event, such as through manholes, illicit drain connections or other defects in the sewer. While it is impossible to control all I/I, it is highly desirable to reduce I/I when cost-effective.

Lateral (House Connection Sewer) – The portion of sewer that connects a structure (residence or business) with the main sewer line in the street, alley or easement.

Spill – Discharge of sewage from any portion of a sanitary sewer system due to a sanitary sewer system overflow (SSO), operational failure, and/or infrastructure failure. Sewage and its associated wastewater spilled from a sanitary sewer system may threaten public health, beneficial uses of waters of the State, and the environment.

Wastewater Collection System – All pipelines, pump stations, and other related facilities, upstream of the headworks of the wastewater treatment plant, that convey wastewater from its sources to the wastewater treatment plant.

Waters of the United States (paraphrased from 33 CFR Part 328) – All waters which are used, were used or may be used in interstate or foreign commerce; including interstate wetlands; all other waters such as intrastate lakes, rivers, streams (including intermittent streams), adjacent wetlands, impoundments of water, etc., the use, degradation or destruction of which could affect interstate or foreign commerce; tributaries of waters so identified; and the territorial seas.

https://www.federalregister.gov/documents/2023/01/18/2022-28595/revised-definition-of-waters-of-the-united-states

SEWER SYSTEM MANAGEMENT PLAN
FOR THE
CITY OF COVINA

EXECUTIVE SUMMARY

This plan document was prepared in compliance with a formal order issued by the State Water Resources Control Board. A subsequent order was adopted by the SWRCB in 2022 (Order No. 2022-0103-DWQ, herein referred to as General Order, Order, or WDR) and became effective on June 5, 2023. The order requires every owner and operator of publicly owned sewer systems to develop and implement a system specific Sewer System Management Plan (SSMP). This plan sets forth goals and actions to be followed, and guidelines for various activities involved in managing, operating, maintaining, repairing, replacing and expanding the sewer system. Chapter 6 describes actions to follow when responding to a spill occurrence within the community, including reporting obligations. There are chapters which describe legal authorities for managing the system, and ministerial actions required in monitoring, auditing, reporting and communicating with the public and regulators. There are specific requirements for accomplishing public involvement and the reporting and modifying (changing) of the plan. These later requirements are intended to raise public awareness of the hazards associated with spill events and to minimize the occurrence of such events.

- The City's initial plan was approved and certified on July 21, 2009.
- The plan is to be monitored and updated no less frequent than every six years.
- The plan must be periodically audited for effectiveness, a report compiled and kept on file and such audits must occur no less frequent than every three years.
- There are reporting timeframes for both emergency and routine reporting events
- The adoption of and any revision to the plan must be accomplished utilizing public notification and public hearing procedures as identified in the plan and order.
- Copies of the approved plan must be available for public review, and when requested by the State or Local regulatory agencies copies are to be provided, including any audit reports. These documents must also be uploaded to CIWQS and certified by the City's LRO.

Two key elements to the successful implementation of this plan are: 1) approved bond funding for design and construction of replacement pipelines for the previously identified capacity deficient pipelines in the sewer system and 2) the continuing CCTV inspection of designated areas within the sewer system to determine further defects that may exist. These actions in concert with the routine maintenance and operation activities will help the City to limit the risk of spill events within the community.

CHAPTER 1

INTRODUCTION

1.1 Regulatory Context

On May 2, 2006 the State Water Resources Control Board (SWRCB) adopted a Statewide General Waste Discharge Requirements (WDR) and Monitoring and Reporting Program by issuing Order No. 2006-0003. The regulations in the Order were born out of growing concern about the water quality impacts of Sanitary Sewer Overflows (spills), particularly those that cause beach closures, adverse effects to other bodies of water or pose serious health and safety or nuisance problems.

Two major components of the WDR are:

(1) the requirement that owners and operators of publicly owned collection sewer systems, a mile long or greater, apply for coverage under the WDR; and,
(2) the owners/operators develop and implement a system specific Sewer System Management Plan (SSMP).

In compliance with the first component, the City did file its Notice of Intent (NOI) application form (see Appendix D) with the SWRCB on October 30, 2006. As a result, the City received its Username and Password for accessing the California Integrated Water Quality System (CIWQS) database. Within the database reporting program, the City completed its "collection system questionnaire" and will file all subsequent updates and all required spill reporting.

In compliance with the second component, this document has been prepared to meet the objectives contained in the WDR Order. The document is divided into 11 chapters, which closely align with the respective provisions contained in the WDR. Every section or subsection of each chapter addresses one of the key elements of the SSMP directive.

This version of the SSMP is an update to the original 2009 SSMP, following the 2014 and the subsequent 2019 SSMP Update. It is important to note this update is consistent with the published guidelines by SWRCB and Order No. 2022-0103-DWQ (Appendix A), which was adopted on December 6, 2022, and became effective on June 5, 2023.

This document, with other existing agency programs referenced herein constitute the SSMP for the City of Covina. By implementing the procedures contained in this SSMP, the occurrence of spills should decrease or possibly be avoided throughout the City's sanitary sewer collection system.

Prior to the 2022 Order's effective date, the City's LRO successfully certified the City's continued regulatory coverage under the WDR in the California Integrated Water Quality System (CIWQS) Sanitary Sewer System Database.

The intent of the WDR is to provide consistent statewide requirements for managing and regulating sanitary sewer systems throughout California. The State Water Board recognized a need to provide this consistent regulatory measure because many of the Regional Water Boards were beginning to implement similar measures inconsistently throughout the State, which was creating confusion in the discharger community. The State Water Board believes that providing a consistent regulatory measure that identifies regulatory expectations and

comprehensive spill data will ultimately yield better collection system management and performance.

There are three major components to the WDR, including:

- Prohibitions;
- Sanitary Sewer Management Plan (SSMP) Elements; and
- Spill Reporting

While there are many other relevant components and findings within the WDR, the major components identified above represent most of the State Water Board's regulatory expectations for the implementation of the WDR. This regulatory audit is intended to provide an analysis of the current programs and practices within the City of Covina that address the above issues. This document will provide recommendations to ensure the development of appropriate SSMP programs and an appropriate time schedule necessary to comply with the WDR.

1.2 Sewer System Management Plan Update Schedule

SSMP Update Due Dates*							
8/2/2025		8/2/2031		8/2/2037		8/2/2043	
Audit Due Dates**							
End of Audit Period	**Audit Due Date**	**End of Audit Period**	**Audit Due Date**	**End of Audit Period**	**Audit Due Date**	**End of Audit Period**	**Audit Due Date**
8/2/2024	2/2/2025	8/2/2027	2/2/2028	8/2/2030	2/2/2031	8/2/2033	2/2/2034
Annual Report (due April 1st annually)							
Training Programs (Ongoing)							

*Per Section 5.5 and Attachment E1, Section 3.11 of General Order, Plan updates are due within six years after the required due date of the Enrollee's last Plan Update.
**Per Section 5.4 and Attachment E1, Section 3.10 of the General Order, the Audit Report is due within six months after the end of the required audit period.

1.3 Sewer System Asset Overview

The City was incorporated August 1901, is currently 7.0 square miles in area and serves a population of approximately 48,728 people in 2023 per the United States Census. The City is located in the County of Los Angeles where it is bordered to the south by the City of West Covina, to the east by the City of San Dimas, to the west by unincorporated Los Angeles County and to the north by the Cities of Azusa and Glendora. The City's sanitary sewer collection system is managed by the City's Public Works Department, with the FY 2024-25 budget for system operation, maintenance and administration of approximately $2,022,414. The City utilizes several systems for sewer data management including the GoGov software system for managing maintenance activities as well as the Computer-Aided Design and Drafting (CADD) System and Geographical Information System (GIS) for mapping.

The collection system consists of about 120.5 miles of gravity sewer lines, one (1) pump station, and 2,666 manholes. The City has one (1) infiltration basin located at Covina Skate Park that diverts stormwater to the sanitary sewer system. There are approximately 12,000 residential, 780 commercial, 230 industrial, and 260 institutional/miscellaneous (government owned and school) sewer service connections currently. The City has approximately 85 private properties on septic systems; no other unique boundary conditions and/or challenges

exist in the City.

About 98-percent of flows from these local sewers discharge into the Los Angeles County Sanitation District (LACSD) trunk sewers, throughout the community, for transmission, treatment and disposal. The remaining sewage generated within City is discharged into the adjacent unincorporated areas and City of West Covina sewer systems, which subsequently discharge into LACSD trunk sewers for transmission, treatment and disposal.

Trunk sewers located in the City of Covina are owned by the Los Angeles County Sanitation District for which they are responsible for their operation and maintenance. Local main sewer lines are owned, operated and maintained by the City. Sewer laterals are owned by the property owner and are their responsibility for maintenance.

The sewers are primarily constructed of vitrified clay pipe ranging in size from 6 to 21 inches in diameter. The majority of the existing sewer system was constructed between 1940 and 1980. The City's sanitary sewer system map can be found in Appendix F of this document.

1.4 Goals and Actions

The **goals** of this SSMP are:

1. City sanitary sewer collection system facilities are properly operated, maintained and managed to reduce frequency and severity of sanitary sewer overflows (spills) and their potential impacts on public health, safety, and on the environment; and,

2. When a spill occurs, prompt action is taken to identify, contain, remove the cause and then to promptly report the event to appropriate regulatory authorities and that the public is adequately and timely notified; and,

3. All spills and system deficiencies and remedial actions taken are well documented; and,

4. City sewer system operators, employees, contractors, responders, or other agents are adequately trained and equipped to address a spill event; and,

5. City sewer system is properly designed, constructed and funded to provide sufficient capacity to convey base flows and peak flows while meeting or exceeding applicable regulations, laws and generally acceptable practices relative to sanitary sewer system operations and maintenance.

The **actions** to be taken under the SSMP are:

1. Conduct planned and scheduled maintenance and training programs to minimize risk and the occurrence of spills, in support of the SSMP goals.

2. When spills do occur, respond to the reported site in a timely manner and undertake feasible remedial actions to contain overflow impacts, including stopping the flow from reaching the storm drain or water course, if possible; and,

3. Stop the overflow as soon as possible and limit public access into the overflow area to prevent public contact with any wastewater contamination; and,

4. Completely recover the overflow and return it to the sewer system, and clean up the

contaminated area; and,

5. Gather and compile all pertinent information regarding the overflow event, investigate as necessary to determine probable cause, document findings, report to the appropriate regulatory agencies in a timely manner, and file the completed report; and,

6. Condition all development and capital projects to evaluate, design and construct sewer facilities to the city approved standards and criteria.

CHAPTER 2

DESCRIPTION OF THE ORGANIZATION

2.1 Management

The City has seven (7) positions primarily funded by the sewer fund and involved with the management and operations of the sanitary sewer system. Distribution of the City's personnel is depicted in the organization chart presented in section 2.4.1 of this plan. These personnel provide engineering evaluation of proposed and existing sewer facilities, administer the City's sewer service charge ordinance, review and permit new service connections or development projects, maintain facility record plans and administer preventive maintenance and sewer construction programs.

2.2 Authorized Representative

The City's Director of Public Works is the authorized representative who is responsible for the execution of compliance actions required under the WDR. This includes, but is not limited to, signing and certification of all reports and correspondence as required under the Order. Rafael Fajardo, Director of Public Works is the City's designated Legally Responsible Official (LRO).

2.3 City's Responsibilities

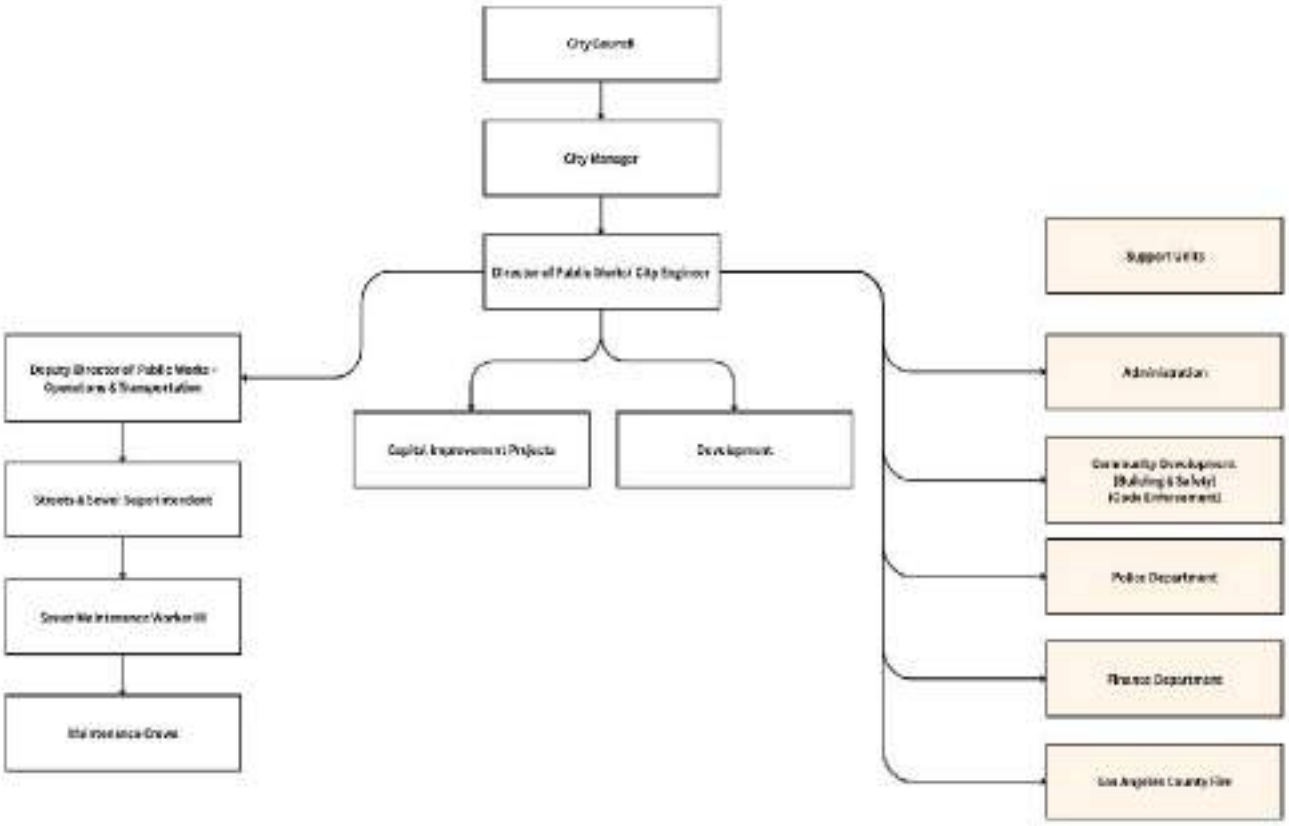
The City successfully applied for coverage under the WDR in October 2006 for all city-owned infrastructure within the City's sewer system. The City prepared a comprehensive SSMP in 2009 and successfully recertified the SSMP in both 2014 and 2019. The City has fully adopted the applicable codes, local ordinances and resolutions governing the performance of items stipulated in the WDR.

City Departments will play significant roles, jointly and separately, towards attaining the goals of the WDR. The degree of these collaborative efforts will vary from department to department depending on the degree of spill related services the DPW is providing under various agreements.

2.4 Organization Chart and Responsibilities

The organization chart showing the structure and relationships of the City's administrative, management and field positions relative to sewer operations and maintenance (SO&M) is presented in Section 2.4.1 and the descriptions of responsibilities and support are presented in Sections 2.4.2 and 2.4.3

2.4.1 Organization Chart for the City's Sewer System Management Plan



2.4.2 Description of Responsibilities

The description of responsibilities or roles of each position especially as related to spills are as follows:

- City Council - Responsible for establishing new and amending existing ordinances and policies governing the municipal operations, and the operations of the city's sanitary sewer system including the approving of all SO&M contracts and agreements within the community's interest.

- City Manager – Responsible for the overall management and application of all legal and policy directives that relate to the city's activities, including the operation and maintenance of the city's sanitary sewer system.

- Director of Public Works – Directs the accomplishment of statutory and policy criteria, within the scope of the City Council's policy and legal requirements. Directs its execution, and evaluates work accomplished within his areas of responsibility, including the SO&M program. Also directs the planning, budgeting, design and construction of new and rehabilitation of existing sewage collection systems, and assists with claims and litigations against the City relative to public infrastructure.

- City Engineer – Directs engineering and management activities relating to studies, design, investigations, and the preparation of reports, budget and contractual agreements with private firms for technical services projects. Performs special studies,

investigations and reports concerning the sewer infrastructure.

- Deputy Director of Public Works – Operations & Transportation - Direct oversight over the day-to-day operations of the sewer system and spills. Streets/Sewer Superintendent reports to the Deputy Director of Public Works – Operations & Transportation.

- Streets & Sewer Superintendent - Has oversight of clerical and field operation and maintenance staff. Responsible for the day-to-day management and operation of the public works field and maintenance functions, including the sewer collection system operation and maintenance activities and pump station. Directs emergency sewer repair activities and assists in the formulation of operating policies and procedures. Reports to the Deputy Director of Public Works – Operations & Transportation.

- Sewer Maintenance Worker III - Responsible for the oversight, organizing, scheduling and coordination of the street, storm drains, and sewer field maintenance personnel. Reports to the Streets & Sewer Superintendent.

- Maintenance Crews - These include the Public Works Street Maintenance Workers who are responsible for maintenance activities for public streets, right-of-way's, storm drains and the sanitary sewer collection system including collection line cleaning, and manhole and pump station maintenance. Responsible for spill response during normal business hours and after-hours (evenings and weekends). They also perform other activities as needed. Reports to the Sewer Maintenance Worker III.

- Public Works Manager – Engineering & Capital Improvement - Assist in the preparation of the SO&M budgets and accounting, Council and other required reports, and other correspondence. Reports to the Director of Public Works.

2.4.3 Key Support Units

Other Divisions or Departments within the City, and specific contracted services, are currently and will continue to be responsible for carrying out some of the compliance actions called for by the WDR for the City. The key support units and their responsibilities are described below:

- Public Works Department - Responsible for procuring equipment and as needed contract services for emergency sewer repair projects, printing and mailing of public education outreach program materials, and for procuring material and supplies needed for the day to day operation and maintenance activities. Staffing the SO&M function and training of personnel. Also responsible for investigating spill related claims and litigations against the City.

- Finance Department - Responsible for receiving and recording sewage related fees and charges, tracking expenses attributable to the sewer system, evaluating the relationship of revenues vs expenses for the sewer system, facilitating and tracking any emergency related expenses incurred and participating in the annual audit of the sewer system operations and maintenance functions.

- Building and Safety Division - Responsible for reviewing various building permit applications and their relationship to public easements and facilities.

- Code Enforcement Division - Responsible for the enforcement of the Health and Safety Codes regarding waste disposal such as the FOG program, point source control

inspection of industrial and commercial waste and grease generating facilities, and investigation of cases of illicit discharge of chemicals, debris, etc. into the public sewer system. Also enforcement of the Plumbing Codes involving proper connection and discharge into the public sewer system and the maintenance of sewer laterals between the structure served and the public sewer collection main.

- Engineering Division - Responsible for preparing plans and specifications for sewer construction and rehabilitation projects, and the administration of contracts for accomplishing such projects and emergency sewer repair projects. Also responsible for subdivision or development project plan checks to ensure compliance with the City's standards for construction of new sewer collection systems. Plan checks sewer capacity studies to size proposed sewer lines and sets requirements to ensure adequate capacity in existing systems. Prepares easement documents or identifies and procures access rights for public sewer facilities located within private properties. Issues permits for sewer connections and laterals.

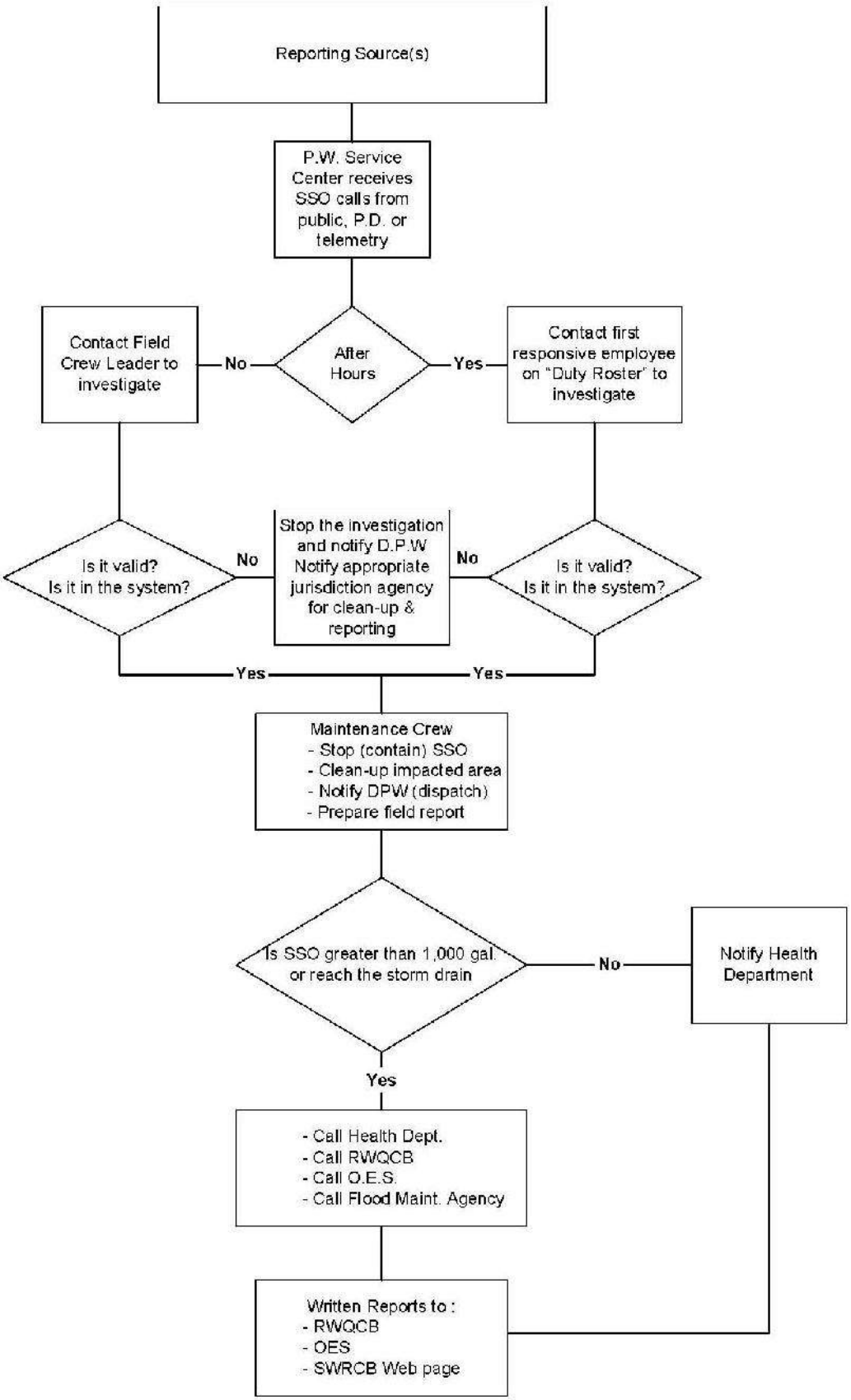
- L.A. County Fire Department - Responsible for assisting with protecting the public during a spill event that expands into high use public travel ways and/or those that reach storm drains or water courses and spread the public risk to health and safety impacts.

- Police Department - Responsible for operating the Emergency Operation Center for the entire City including handling after-hours service calls reporting spills, and pump station malfunction calls and forwarding those reports to the DPW.

2.4.4 Chain of Communication for Spill Reporting

The chain of communication for reporting spills, from receipt of a complaint or other reliable information source to reporting to appropriate regulatory agencies, is presented in section 2.4.5 below. The City's contact directory for communicating with both internal and external parties involved in responding and reporting a spill event is in section 2.4.6. The spill emergency response plan will be discussed in detail in Chapter 6 of this document.

2.4.5 Spill Reporting Procedures Flow Chart for City/SMD


Reporting Source(s)
P.W. Service Center receives SSO calls from public, P.D. or telemetry
After Hours
No
Yes
Contact Field Crew Leader to investigate
Contact first responsive employee on "Duty Roster" to investigate
Is it valid? Is it in the system?
No
Stop the investigation and notify D.P.W Notify appropriate jurisdiction agency for clean-up & reporting
No
Is it valid? Is it in the system?
Yes
Yes
Maintenance Crew
- Stop (contain) SSO
- Clean-up impacted area
- Notify DPW (dispatch)
- Prepare field report
Is SSO greater than 1,000 gal. or reach the storm drain
No
Notify Health Department
Yes
- Call Health Dept.
- Call RWQCB
- Call O.E.S.
- Call Flood Maint. Agency
Written Reports to :
- RWQCB
- OES
- SWRCB Web page

2.4.6 City's Contact Directory for Spill Responding and Reporting

Responsible Party	Name	Telephone	After Hrs. or Cell Phone	Email
City Manager	Chris Marcarello	626-384-5409		cmarcarello@covinaca.gov
Director of Public Works/City Engineer	Rafael Fajardo	626-384-5489	626-533-0228	rfajardo@covinaca.gov
Deputy Director of Public Works – Operations & Transportation	Raphael Guillen	626-384-5523		rguillen@covinaca.gov
Deputy Director of Community Development/Building Official	Robert Fisher	626-384-5464	626-833-0214	rfisher@covinaca.gov
Public Works Manager – Engineering/Capital Improvement	Michael Flores Jr.	626-384-5482		mflores@covinaca.gov
Streets/Sewer Superintendent	Hugo Guerrero	626-384-5222	626-705-6300	hguerrero@covinaca.gov
Street Maintenance Worker III	Markece Peco	626-384-4350	626-523-4350	mpeco@covinaca.gov
Sewer Crew Stand-by			626-221-0866	
Police Department	Dispatch	626-384-5808	626-384-5808	
Fire Department	Battalion Commander	626-974-8331	626-974-8331	
LA Co. Health Department		213-974-1234	213-974-1234	
LA Co. Flood Control District		626-445-7630	800-675-4357	
R.W.Q.C.B. (Region 4)		213-576-6600	213-305-2253	
State O.E.S.		800-852-7550	800-852-7550	
Ocean Blue Environmental (Contracted Emergency Responsible Provider for Sewer Overflow Remediation)		800-990-9930	800-990-9930	

CHAPTER 3

LEGAL AUTHORITY

3.1 Statutory Authority

Pursuant to the California Government Code, Sections 37100 and 54350, the City Council, as the local legislative body, may by ordinances and resolutions make and enforce all rules and regulations necessary for the administration of the City's SO&M plan. Such actions include, but are not limited to, the design, construction, cleaning, repair, reconstruction, rehabilitation, replacement, operation, maintenance, discharges into, blockage of, access to, and violation enforcement pertaining to the sanitary sewers within the City's System. Consistent with the law, several ordinances have been established by the City Council to govern all aspects of the SO&M plan. The legal authorities for the specific areas stipulated in the WDR are discussed below.

CMC, Section 14.10.010 entitled "California Plumbing Code adoption by reference" adopted the California Plumbing Code, edition 2016, as the Plumbing Code of the City of Covina.

3.1.1 Authority to prohibit illicit discharges into the sewer system

CMC, Section 13.50.010 entitled "Adoption of the sanitary sewer and industrial waste code of the county of Los Angeles" incorporates by reference the "Prohibited discharges" in Title 20, Chapter 20.36 regarding the various illicit discharges to the public sewer system of the city, including storm water, surface drainage, chemicals, flammables, corrosive substances, oil, grease, solids, debris, etc., that might cause damage, clog, obstruct, necessitate or require excessive repair or cleaning of the sanitary sewer system. Similar restrictions are also contained in the Plumbing Code, Chapters 7 and 11.

3.1.2 Authority to require sewers and connections be properly designed and constructed

CMC, Section 13.50.010 entitled "Adoption of the sanitary sewer and industrial waste code of the county of Los Angeles", and CMC, Section 13.50.160 entitled "Materials and construction – Conformity with standards", incorporate by reference the Title 20 provisions that constitute the criteria for design and construction of sanitary sewers within the City. The construction of a sewer facilities requires a permit that must conform to Title 20, Chapter 20.36, Part I.

3.1.3 Authority to ensure access for maintenance, inspection, or repairs

CMC, Section 13.50.010 entitled "Adoption of the sanitary sewer and industrial waste code of the county of Los Angeles" incorporates by reference the "Access provisions" of Title 20, Chapter 20.24 requiring access for inspection and maintenance to the public sewer system.

CMC, Section 13.50.040 entitled "Maintenance of sewers and laterals" requires that all house laterals, industrial connection sewers, septic tank outlet connections to STEP system, and appurtenances thereto shall be maintained by the owner of the property served in a safe and sanitary condition, and all devices or safeguards which are required by this chapter for the operation thereof shall be maintained in good working order. Similar requirements are in the

adopted Plumbing Code.

CMC, Chapter 1.08, entitled "Right of Entry for Inspection", provides for the entrance on to property or into a building for the purpose of a reasonable and necessary inspection pursuant to this Section and other applicable city codes.

3.1.4 Authority limiting discharge of FOG and other debris that may cause blockage

CMC Section 13.50.244 provides the Building Official (or other Authorized Authority) with legal authority to require installation of interceptors (clarifiers) where waste flow conditions necessitate the proper handling of the liquid waste stream flow to protect the sewer system and the public (commonly at food service establishments, processing facilities, industrial facilities, etc., that generate grease, oil, grit, acids, alkaline or flammable wastes). This authority would apply at any facility that generates FOG in an amount that will damage or otherwise increase the maintenance costs of the wastewater collection system. See Section 3.1.1 above for related prohibitions on discharges to the wastewater collection system

3.1.5 Authority to Enforce any Violation of Sewer Ordinances

CMC Sections 1.16.010 and 1.16.015, entitled "General Penalty-Violations", provides for a statutory proceeding for misdemeanor action filing. CMC Sections 1.20.020, entitled "Authority to arrest and issue citations; Section 1.26.050, entitled "Issuance of administrative citation"; and Section 1.28.010, entitled "Enforcement" define the authority to both issue notifications to correct, as well as enforce provisions of the City Code, including any violations of the codes pertaining to the City's wastewater collection system.

3.1.6 Authority to Fund the operations & maintenance of the sewer system

CMC Sections 13.50.070, 13.50.140, 13.50.250 and 13.50.260 relative to connection charges, charges for sewer maintenance, basis for levy of charge, and levy of annual service charge amount establishes the basis for a financial plan to ensure operations and maintenance or the capital replacement or rehabilitation of the community sewer system.

3.1.7 Authority to obtain easement accessibility agreements for locations requiring sewer system operations and maintenance.

CMC, Section 13.50.010 entitled "Adoption of the sanitary sewer and industrial waste code of the county of Los Angeles" incorporates by reference the "Sewer easement requirements" of Title 20, Chapter 32.430 and CMC, Section 13.50.110 entitled "Sewer easement processing fees" provides for the authority to obtain easement accessibility agreements for sewer system operations and maintenance.

3.1.8 Authority to collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure.

When spills occur within the City's jurisdiction, the City has direct contact and coordinates with Los Angeles County Flood Control District for emergency response and access. With regards to preventing the unintentional cross connections of sanitary sewer infrastructure, the City works with the Los Angeles County Flood Control District during its permitting process.

The Codes, standard plans, specifications and other materials cited in this chapter are filed at the office of the City Clerk and the office of the Director of Public Works. The City of Covina Municipal Code can be found online at the following link:

https://www.codepublishing.com/CA/Covina/.

CHAPTER 4

OPERATION AND MAINTENANCE PROGRAM

4.1 Preventive Maintenance Program

The City's preventive maintenance program consists of scheduled inspections of the sewer system manholes and pipes, pump station, pipeline cleaning, identifying problem indicators, needed repairs, and recording of maintenance activity. This program is designed and carried out to detect and correct potential problems before they develop into major problems. These activities are accomplished by city personnel.

The SO&M services are provided from a central maintenance service yard, which is located at 534 North Barranca Avenue. From the city maintenance yard, efficient maintenance activities, including timely response to a spill or other emergency situation, are resourced and managed. The City's central office and each maintenance crew vehicle is radio equipped and crew leaders, supervisors and managers also carry cell phones for timely communications. Other equipment resources include: moderate and light construction equipment, pumps, generators, trucks and trailer mounted equipment and supplies and various types of safety equipment.

The following is a summary of the key preventive maintenance activities and where applicable, frequencies for these services have been included:

4.1.1 SO&M Mapping System – The City maintains "as-built" plans of the sewer facilities. Data on these plans, such as location, alignment, pipe material, size, etc. are stored in the drawing file system at City Hall. Overall sewer system information (generated in a CADD file) has been printed to map sheets. These maps have been distributed to the City's DPW and its street and sewer field crew, for reference, work scheduling, for responding to emergencies and to other assisting agencies as needed. Periodic updates of these maps are scheduled and requested by the DPW when it is necessary to reflect changes in the system.

The DPW has converted CADD mapping files to a Geographical Information System (GIS). This has resulted in a sewer mapping system that includes features and attributes such as pipe location, diameter, material, condition, last date cleaned or repaired, flow direction, etc. The system typically contains base information such as streets and parcels. This GIS data base linked with mapping includes various layers of information such as the storm drain system, regional trunk sewer lines, video inspection data, water system etc. for use by the DPW and other departments.

A map showing the sewage delivery points to non-city systems (LACSD trunks or other agencies), is presented in Appendix 'F'. An inventory of wastewater collection system facilities, listed by total number, total length and point of discharge within each SMZ is presented in Appendix 'G'.

4.1.2 Sewer Line, Manhole and Pump Station Inspection – On an as needed basis sewer lines can be mirrored to assess a potential problem. CCTV inspection city-wide will be scheduled every five years to assess the condition of all pipes/segments. The next CCTV cycle will be scheduled in 2030 as city-wide inspection was completed in 2025.

Today's CCTV technology and tools digitize analog video output from the inspection camera on the fly while being recorded and displayed on a computer monitor used by the inspecting camera crew. While the video is being captured, a crew member views and logs events such as defects and observations using standard Pipeline Assessment and Certification Program (PACP) event codes. The digital video inspections files are transferred to an external hard drive and/or DVD disks for storage and subsequent reference use.

The inspection of manholes, interior and lid area, are performed two and a half times per year to identify any structural defects, sewage flow condition, presence of vermin or rodents, deleterious industrial waste, odors and any signs of unusual settlement around the manholes and along joining sewer alignments. The existing pump station is equipped with an alarm system and is inspected daily. Pumps and motors are lubricated, control mechanisms and valves are checked and adjusted as necessary, and equipment is repaired or modified as needs indicate. Smart Cover systems were installed at the pump station and one residential street, Oak Tree Lane that has had multiple spills to provide staff with advance notice of a potential overflow to prevent spill occurrences.

4.1.3 Drop Manholes, Gas Trap Manholes and Siphons – Where these facilities exist, they are inspected and cleared of stoppages and flow restrictions on variable frequencies based on prior inspection records, but no less frequent than monthly.

4.1.4 Sewer Line Cleaning -- Sewer lines are typically cleaned by hydro jet or mechanical root cutting (rodding). The frequency of cleaning and inspection is based on inspection records and/or call-outs on reported complaints, but city-wide cleaning and inspection is accomplished three times per calendar year. Sewer lines known to accumulate FOG, garbage grinds or other grit or have root intrusions are labeled maintenance "Hot Spots" (See Appendix 'H') and are put on a daily, weekly, monthly or quarterly cleaning schedule. Pipe segments prone to root growth are periodically cleared using a chemical herbicide or root cutter. Those prone to accumulate FOG are periodically cleaned using caustics, surfactants, enzymes, microbes or high-pressure jetting.

4.1.5 Vermin and Rodent Control -- Sewers infested by insects are chemically treated. Those infested by rodents are baited.

4.1.6 Work Scheduling and Documentation - Most work orders are generated and tracked through the GoGov software system. Maintenance activities are recorded in various forms such as service requests, cleaning reports, sewer maintenance daily reports, manhole adjustments, overflow report forms etc. and are filed at the Public Works Services Center offices located at 534 North Barranca Avenue.

4.1.7 Operating Revenues – Key to supporting a sound preventative maintenance program are the receipt of funds sufficient to support scheduled maintenance activities as described above. Shown in Appendix 'I' are the recent and projected fiscal years revenues generated within the city service area based on current sewer service charge rates and total number of sewage units.

4.2 Rehabilitation and Replacement Plan

Sewer facilities assessment and rehabilitation are an integral part of the City's SO&M program. A summary of recent years background of city capital improvement activities, a plan to identify and prioritize system deficiencies (condition assessment), and the programming of short-term and long-term rehabilitation projects and related funding development for those capital improvement projects are discussed below.

4.2.1 Recent Years CIP Activities - In August of 2020, the City received an updated Sewer Master Plan. Of the 106.4 miles of sewer modeled, 1.46 miles (1.22%) of the system was identified as being capacity deficient. The seven (7) deficient segments were ranked using age and maintenance records. Then the ranked projects, to overcome the deficiencies, were recommended at an estimated funding need of $2,751,773.

2019 CCTV city-wide inspection data is contained in Appendix J, J-1 and J-2 where PACP codes for categories 3, 4, and 5 pipes/segments are illustrated on sewer structural defect and sewer maintenance defect maps. Total number of PACP rated deficient segments are listed in Appendix J, along with criteria used to capture sewer condition assessment data.

The City completed a number of Capital Improvement Projects within FY 2019-2024 including the Sewer Line Installation Project Zone 10 (2020), Sewer Rehabilitation Project (2020), City-Wide Manhole Adjustment Project (2021, 2022, 2023), Sewer Relief Line Project (2021 - Badillo St from 4th Ave to Hollenbeck Ave), and Sewer Relief Line Project (2022 - San Bernardino Road from 2nd Ave to 3rd Ave).

4.2.2 Identification and Prioritization of System Deficiencies – Nearly all sewer pipelines within the City are made of vitrified clay and range in diameter from 6-inches to 21-inches. Sewer pipes in the original township area were probably constructed in the 1930's with the majority of the City's sewers being installed between the 1940's and 1980's. This results in a current sewer system age ranging from 30 years to 75 years old. As the sewer collection system continues to age, the risk of failure also increases. The types of failure or risk include: deterioration collapse, blockage, overflow, excessive inflow and infiltration, and other potential service disruptions.

In an effort to manage these challenges and to improve reliability of the City's sewer infrastructure, the DPW implements a Condition Assessment Program. This program involves a digital recording and structural rating of the community's entire sewer system over a ten-year time period. The assessment system comprises of two parts: 1) a CCTV recording team gathers digital and video data for each pipe segment and manhole within the City's system; and, 2) engineers in the office generate reports and manage a database with the gathered information which can be incorporated with a mapping and reporting system for regular use in managing the

sewer system.

The 2025 city-wide CCTV inspection data will be used to prioritize deficient sewer segments for Capital Improvement Projects (CIP) scheduled for Fiscal Years 2025-2030.

4.2.3 Short- and Long-Term Rehabilitation Action Plans – In 1983, the City Council established Chapter 13.69 of the CMC wherein the sanitary sewer service charge for services and facilities is described. Clearly a portion of that charge could be used for Capital Improvement Projects (CIP) to finance sewer rehabilitation within the city system.

As previously described, the recently completed city-wide CCTV inspection and evaluation activity will be a key factor in the scheduling of any rehabilitation project. Those sewer segments previously inspected and evaluated will be scheduled for corrective action as funding is made available in the budget to perform the work.

Since 2005, 1.57 miles of sewer pipelines have been rehabilitated by lining or reconstruction. Rehabilitation of remaining deficient pipe segments and manholes are or will be scheduled as identified and can be completed within the next 10 to 20 years as need and available funding allow. Budget amounts for current and future CIP projects are identified in Appendix I.

In addition, as deteriorated lines are discovered during preventive maintenance activities, these locations are either immediately repaired by force account, use of emergency contractors or added into the list of future CIP projects.

4.3 Equipment Maintenance and Replacement Policy

The City has a comprehensive equipment maintenance program. Equipment is regularly checked, adjusted, repaired or replaced as necessary. Those major fixed assets are replaced when they meet or exceed the City's established fixed assets replacement criteria based on age, mileage, hours of use, repair history, safety, etc. Replacement of or additions to the major assets are done through the annual budget process of the City. A complete inventory of the SO&M equipment is presented in Appendix E.

4.4 Training for Field Operations Personnel and Contractors

The SO&M personnel and the Public Works inspectors attend structured collection system training classes or seminars given by other agencies including California Occupational, Safety and Health Administration (CALOSHA), California Water Environment Association (CWEA), Los Angeles County Sanitation District (LACSD), etc. Topics covered include spill volume estimation, spill emergency response procedures, and an outline of the requirements of the Order. The Public Works staff also utilize free webinars from DKF Solutions Group on a consistent basis to stay abreast of current trends and refresh field operations staff on maintenance operations. This is to keep them informed of the latest information in the industry on how to safely and efficiently carry out their tasks. In addition, Public Works staff attend National Pollutant Discharge Elimination System (NPDES) and Workplace Violence Prevention Training. The City also utilizes informal training approaches, such as tailgate meetings, monthly safety meetings and apprenticeship training program from higher level staff which are tracked in Appendix N – Summary of Maintenance Productivity.

Additionally, only companies with well trained and experienced personnel are considered for emergency spill mitigation or sewer construction and rehabilitation work.

CHAPTER 5

DESIGN AND PERFORMANCE PROVISION

5.1 Design and construction standards and specification

The City utilizes the County of Los Angeles, Department of Public Works, Sewer Division standards plans and specifications along with other referenced Standard Plans and Specifications for the construction of sanitary sewers and appurtenances to ensure that sewer lines and connections are properly designed and constructed. The City's project specifications usually incorporate by reference the Standard Plans and Specifications for Public Works Construction ("Greenbook") plus written Special Provisions and Technical Provisions. In addition, the City has other publications such as the Los Angeles County Department of Public Works Private Contract Sanitary Sewer Procedural Manual and the Guidelines for the Design of Pump Stations etc. to ensure consistency in the design of wastewater collection systems within the City. To further assure that sewer facilities are properly designed and constructed, the City requires that plans be designed by licensed engineers and provides thorough review of plans prior to approval for construction and inspection activities.

5.2 Procedures and standards for inspection and testing

The City provides inspection for the installation of new and rehabilitation of deteriorated public sewer facilities within the City's jurisdiction. Inspectors are well trained in pipeline and pumping station construction; they attend training classes and educational seminars to stay familiar with advancements in the industry. The inspectors are also provided with adequate tools and materials to perform their jobs, including the project specific Construction Plans and Specifications, the Standard Specifications and Standard Plans for Public Works Construction and the Public Works Inspector's Manual and reporting forms. The City also requires the preparation and submittal of "Record Drawings" of each as-constructed and completed project prior to final approval and acceptance of the project as public infrastructure.

The SO&M policy also requires that all new or rehabilitated pumping stations be inspected by experienced electro-mechanical inspectors prior to acceptance for maintenance by the City. Also, required for all new and rehabilitated sewer lines, that they be video camera inspected and the video record reviewed by City's personnel prior to acceptance of a completed project.

CHAPTER 6

SPILL EMERGENCY RESPONSE PLAN

6.1 Spill Response Procedure

The City provides 24-hour emergency services to investigate and act upon reports or complaints related to problems in the sewer system. Personnel are available 24-hours each day of the year to receive and act on any calls or automated alarms related to problems such as spills. During business hours, emergency calls are received by the operator, who will call and dispatch the nearest sewer maintenance crew to the problem site. For after hour emergencies, the Police Department dispatcher will contact the 'On-call' sewer maintenance worker, in the order listed on the emergency home telephone list. The on-call worker who receives the emergency call will investigate the complaints and take appropriate action, including immediate dispatch of a standby crew with necessary equipment to take care of the problem, or refer the call to other agencies if the problem is found to be under another's jurisdiction. These spill reporting procedures are presented in a flow chart in Chapter 2.

The City's detailed Spill Emergency Response Plan is included as Appendix K of this document. Annually, the City will review and assess the effectiveness of the Spill Emergency Response Plan and update it as necessary.

As prescribed by the City's BMPs and contained in the SO&M spill response instruction manual (Appendix K), the crew responding to an spill emergency is required to stop the spill, contain it as much as possible, limit access to the contaminated area, and ensure that the facility or area is cleaned up and returned to normal operation. Residents or businesses in the immediate vicinity of the spill are to be informed of the cause of the problem and the remedial action taken.

The Los Angeles County Health Department is notified of all spills and if the spill reaches a surface water or the storm drain system and was not captured; or exceeds 1,000 gallons that did not discharge to a surface water, the Regional Water Quality Control Board and the State Office of Emergency Services are notified. The Los Angeles County Flood Maintenance District (LACFMD) is notified of all overflows that discharge into the storm drain system. The role of LACFMD is to assist in tracing and capturing the spill as much as possible before it reaches the Waters of the United States. The agencies to be notified, method and time frame for notification, the phone/fax numbers of the agencies are presented in Section 6.1.1. The relevant data about the spill such as location, volume, agencies notified, etc., is recorded in field report forms (see section 6.1.2) and later stored in the computer. All field personnel are trained to be conversant with these procedures and to accurately report of spill incidents.

The SO&M time goal on responding to emergencies, such as spills, floodouts, or serious stoppages/blockages, is less than **10** minutes during business hours and **30** to **45** minutes after hours.

6.1.1 Regulatory Agencies Notification and Time Frame

Spill Category	Type or Description	Agencies to be Notified	Type of notification and time frame	
			Telephone/Fax *ASAP, but no later than 2 hours after spill awareness*	**Written Report/*Online Database**
1	A spill of any volume that discharges to surface water, a drainage conveyance, or channel and was not captured.	LA County Health Department LA Flood Maintenance Division State Office of Emergency Services Regional Water Quality Control Board State Water Resources Control Board	213-974-1234-Bus. & After Hrs 626-445-7630-Bus. Hrs 800-675-4357 (24/7) 800-852-7550 (24/7) Bus. Hrs 213-576-6600 After Hrs 213-305-2253 N/A	**2-Hour Notification:** Regulatory Agencies (Cal OES) must be notified within two hours of ANY discharge of sewage (untreated/partially treated) to a surface water or drainage channel (that is not fully captured and returned to sewer). **Within 3 Business Days of Notification:** Enter draft report in CIWQS. **Within 15 Calendar Days of Conclusion of Response/Remediation:** Must be certified by LRO using CIWQS. **Within 45 Calendar Days of Conclusion of Response/Remediation:** Submit Spill Technical Report for spills 50,000 gallons or greater. **Within 90 Calendar Days of Conclusion of Response/Remediation:** Submit Amended Certified Spill Report (if necessary).
2	A discharge that is greater than 1,000 gallons that did not discharge to surface water.	LA County Health Department LA Flood Maintenance Division State Office of Emergency Services Regional Water Quality Control Board State Water Resources Control Board	213-974-1234-Bus. & After Hrs 626-445-7630-Bus. Hrs 800-675-4357 (24/7) 800-852-7550 (24/7) Bus. Hrs 213-576-6600 After Hrs 213-305-2253 N/A	**2-Hour Notification:** Regulatory Agencies (Cal OES) must be notified within two hours of ANY discharge of sewage (untreated/partially treated) 1,000 gallons or greater. **Within 3 Business Days of Notification:** Enter draft report in CIWQS. **Within 15 Calendar Days of Conclusion of Response/Remediation:** Must be certified by LRO using CIWQS. **Within 90 Calendar Days of Conclusion of Response/Remediation:** Submit Amended Certified Spill Report (if necessary).

3	A spill that is less than 1,000 gallons but greater than 50 gallons that does not discharge to surface water.	LA County Health Department State Water Resources Control Board	213-974-1234-Bus. & After Hrs N/A	**Within 30 days past the end of the month in which the spill occurred:** Submit certified report. **Within 90 Calendar Days of Conclusion of Response/Remediation:** Submit Amended Certified Spill Report (if necessary).
4	Less than 50 gallons, from or caused by a sanitary sewer system that does not discharge to surface water.	LA County Health Department State Water Resources Control Board	213-974-1234-Bus. & After Hrs N/A	**Within 30 days past the end of the month in which the spill occurred:** Submit certified report. **By February 1 after the end of the calendar year in which the spill occurred:** Submit certified report, in acceptable electronic format, of all recordkeeping of spills.
Private Lateral Spill	A discharge from a privately-owned lateral.	LA County Health Department State Water Resources Control Board	213-974-1234-Bus. & After Hrs N/A	**Within 30 days past the end of the month in which the spill occurred:** If reporting, enter into CIWQS as a "Private Lateral Sewage Discharge" and identify responsible party, if known. Must be certified by LRO using CIWQS.
N/A	No spill in a calendar month	State Water Resources Control Board	N/A	**Within 30 days past the end of the month:** Certify "No-Spill" certification statement. The LRO or designee must report using CIWQS .

6.1.2 Field Response, Report Protocol and Forms

Appendix ‘K’, the Spill Emergency Response Plan, describes the procedures and reporting activity to be accomplished during an actual spill event in the physical setting in which it occurs. Corrective actions and reporting guides are described and an investigation and reporting format are included for reference use.

6.1.3 Procedure to ensure that staff and contractors are aware of and are appropriately trained to follow Emergency Response Plan

The SO&M Emergency Response Plan is available to key personnel who are responsible for managing or responding to spills. Copies of the City’s instruction manuals are available to field crews and engineers at the office who manage or have the role of preparing spill reports to regulatory agencies. The experience of the Contractors' emergency response team plays a very important part in the selection process during the selection of the City’s as needed Emergency Contractors.

6.1.4 Procedures to address emergency operations such as traffic and crowd control and other necessary response activities.

The SO&M field personnel and employees of the emergency response contractors who are retained for spill responses are well trained in traffic and crowd control. The City’s vehicles are well equipped with traffic and crowd control tools, including orange traffic control cones, yellow tape, flashing lights, orange uniforms, first-aid supplies, etc.

6.1.5 Program to eliminate or minimize discharge of spills into Waters of the United States

The SO&M personnel and emergency contractors' crews are properly trained on methods and procedures to prevent or limit the amount of spill into Waters of the United States and how to mitigate their impacts. Some of the methods include the use of sand bags to contain spills, absorbent tube socks to prevent spill discharge into storm drain catch basins, and the use of vacuum trucks to suck up contained spills and dump effluent back into the collection system at other safe locations. SO&M personnel have the reduction of response time for spill as one of the major goals. Reducing response time would significantly limit the amount of spills that reaches the Waters of the United States.

CHAPTER 7

SEWER PIPE BLOCKAGE SOURCE CONTROL PROGRAM

7.1 Public education and outreach program

City proactively reaches out to users of its sewer system regarding the community's FOG source control program. Information on proper disposal of FOG and other spill prevention measures, including installation of grease traps, backwater valves, sewer lateral maintenance, etc. is disseminated through publication of quarterly articles in newsletters, and notices with business license renewals, on a usual schedule. These notifications provide descriptions of grease control efforts that can be undertaken by homeowners and businesses alike. Additionally, the DPW utilizes personal contacts with home and business owners, by its field crews and the code enforcement inspectors, as conditions warrant. These methods are usually effective in relaying information on proper disposal of FOG and other spill prevention methods to the community.

Additionally, other effective ways to communicate with the public have been implemented including the expanded use of the City's home web page to offer FOG information and the dissemination of FOG information during inspections by the City's contracted environmental inspector. Exchanges of outreach information between agencies is another beneficial tool. The bilingual posters developed by the Los Angeles County Sanitation Districts (LACSD) for direct distribution to FSE is an available BMP tool for training and reminding those who work with FOG producing products. The LACSD has also developed a training program available to agency personnel on methods to control grease discharges in order to prevent spills. For LACSD's FOG Training available to local cities, contact (562) 699-7411 x 2907, and information, documents and guidelines are available on the L A CSD website at https://lacsd.org

FOG in the local sewer system can be a prime contributor to a spill and its corresponding health and safety impacts. Related health and safety issues can also result from the discharge of pharmaceuticals and pesticides into the sanitary sewer system. Although not usually a causative factor in sewer overflows, these chemicals can be toxic and have disruptive environmental and biological effects. Discharges of such chemical compounds into the sewers should also be avoided and addressed in the education and outreach program. "*No drugs or household pesticides down the drain",* is a compatible health and safety advisory.

7.2 Disposal method and schedule for FOG generated within the system service area

Solidified FOG, found in the public sewer system during regular scheduled cleaning operations or clearing of a blockage, is trapped, collected and taken to an available local rendering company, qualifying dump bin (site) or to the Joint Water Pollution Control Plant (JWPCP), in the City of Carson, operated by LACSD. All solid debris (FOG, roots, grit, etc.) collected from the system are taken to permitted FOG disposal facilities such as a land fill or the JWPCP. FOG in liquid form is flushed down by hydro jetting to designated treatment facilities for disposal.

7.3 The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages caused by FOG.

The legal authority to prohibit illicit discharges (e.g. FOG, etc.) into the sewer system is discussed in Chapter 3 of this document. Requiring grease interceptors at FSE to prevent the discharge of grease to the public sewer system and educating the public on proper disposal methods for FOG are also discussed in this chapter. Discharges from industrial classification facilities are usually controlled under the terms of an industrial wastewater discharge permit, which is issued and monitored by the local sewering agency.

7.4 Requirements to install grease removal devices, design standards, maintenance, BMP's, record keeping and reporting requirements.

The City Building Official and/or City Health Officer is authorized to monitor and enforce the terms of the Plumbing Code and the Public Health Code, respectively. This includes domestic waste disposal from residential and commercial facilities. The City Code prohibits the discharge of "any material which may create a public nuisance, or menace to the public health or safety, or which may pollute underground or surface waters, or which may cause damage to any storm-drain channel or public or private property."

The DPW is charged with reviewing, permitting and inspecting the existing seventeen (17) industrial waste facilities that discharge into the City's wastewater collection system. Pretreatment devices are required for industrial waste generating facilities, including restaurants and other FSE. Grease removal devices are required to be designed per the PC, Chapter 10, approved, installed and operated in a manner to control discharges of FOG into the sanitary sewer system. Such devices are also to ensure that connected facilities do not create nuisances or menaces to the public peace, health or safety hazards, or adverse impacts on the public sewerage system, soil, underground and/or surface waters. If there is a FOG related problem associated with an industrial waste permit, City will take enforcement action against the permittee.

If during inspection of the sanitary sewer system, SO&M personnel determine that a FOG related problem exists and is traceable to a domestic sewage source of such character that is not satisfactory, under the City Code, pretreatment could be required or the discharge required to be eliminated. Domestic waste containing FOG can lead to spills which are public nuisances, and California Health and Safety Code Division 5, Part 3, Chapter 6, Article 2 can also be used to impose appropriate domestic sewage discharge requirements.

The effectiveness of any grease removal devices are dependent upon their routine maintenance and monitoring/inspection for conformance with its intended purpose. Regular inspection and maintenance activity logging with quarterly reporting are required.

7.5 Authority to inspect grease producing facilities, to enforcement, and evidence of adequate staffing to inspect and enforce the FOG ordinance.

As discussed in chapter 3 of this document, the City has legal authority to inspect and enforce the local FOG ordinances. City has adequate staff to conduct inspections of the few pre- treatment facilities at the permitted FSE connected into the city sewer system. The City utilizes contract staff to conduct FOG inspections on an annual basis. The funding mechanism now in place allows for increases in permit and other service charges if necessary to hire additional staff.

7.6 Cleaning schedule for identified FOG prone sewer segments

Experience has shown that FOG contributes to about 50% of the total spill events that occur

in a community sewer system. The remaining 50% is usually attributable to root intrusion into the system and other structural causes. As indicated in Chapter 4 of this document, FOG prone sections of City's collection system, otherwise called "hot spots," are identified during routine maintenance operations and investigation of stoppages resulting in a spill event. These "hot spots" are typically cleaned by hydro jetting and rodding or cutting if roots are encountered. Those portions of the system found to have persistent FOG problems are inspected and cleaned more frequently, depending on the magnitude of the problem. Furthermore, segments of the collection system with persistent FOG problems are referred to the DPW for additional evaluation and corrective actions.

7.7 Source control measures developed and implemented for "hot spots"

Each "hot spot" cause and condition are not the same. For each identified problem location, the means of effective maintenance is noted on the respective "hot spots" list for review and regular follow-up action by the sewer maintenance crews. The activities can be amended as needed.

7.8 Some BMP's for Fats, Oils, and Grease

Examples of BMP's for local application are on the following pages.

Some Best Management Practice (BMP) for Fats, Oils, and Grease

Residual fats, oils and grease (FOG) are by-products that food preparation and food service establishments and automotive service facilities and machine shops must constantly manage. Typically, FOG enters a facility's plumbing from wash sinks and floor drains during daily operations. Sanitary sewer systems are not designed or equipped to handle accumulating FOG on the interior of sewer collection system pipes due to unmanaged – unmaintained discharges. Keeping FOG materials out of the plumbing system, by reasonable methods, is an important factor. The following are suggestions for proper FOG management:

Bulk or Dry Clean-Up

- Practice bulk and dry materials clean-up before using wet methods that use water.
- Remove bulk or other solid food and grease laden substances into a suitable container before rinsing or washing the initial containers or surfaces that will drain into the plumbing system.
- Keep drain screens in place and fully serviceable to avoid clogging drains or accumulating FOG or grit on the interiors of pipes.
- Do not pour grease, fats, or oils down the drain nor place food scraps in the drain.
- Use food grade paper to soak up oils and grease and dispose of appropriately.
- Use paper towels to wipe down surfaces and work areas. Cloth towels require washing and thereby introducing FOG back into the drains.
- Success of bulk or dry clean-up is dependent upon the behavior of individuals and their access to tools and materials for use in removing bulk and dry materials before washing.

Spill Prevention

- Preventing spills reduces the amount of waste that will require clean-up.
- A dry surface work place is safer for everyone in avoiding slips, trips and falls.
- Capture bulk or dryer materials and place them into an appropriate container.
- Empty containers before they are full to avoid spills.
- Cover any FOG container before transporting to the rendering storage container.
- Provide employees with proper tools to transport materials without spilling.

Maintenance

- Whatever method(s) are being used to collect, filter and store FOG, ensure that equipment is regularly maintained.
- Employees should be aware of and trained to perform correct and scheduled cleaning procedures.
- A daily and weekly maintenance schedule is highly recommended.
- Contract with a responsible service company to regularly and thoroughly clean larger components and spaces requiring specialized equipment and skills (e.g. large hood filters, hot tanks, floor drain pipes, specialty tools).
- Smaller and less complex elements can be cleaned by hand by the user

(e.g. small hood filters, counter/bench tops, sinks, storage areas, daily tools).

- Skim/filter fryer grease daily and test the oil to determine when change is necessary. Build-up of carbon deposits on the bottom of the fryer acts as an insulator that forces the fryer to heat longer, thus causing the oil to break down sooner. This extends the life of both the fryer and the oil.
- Avoid discharging fryer oil into a drain or grease trap, but dispose into a rendering container for transport to a rendering company.
- Cleaning intervals depend upon the type of product being prepared and the typical deposition of materials experienced. The larger the volume produced and deposits incurred, the more frequent the cleaning. This may warrant setting up a system of high use, high deposition work to be done in certain equipment that is cleaned more frequently than others to confine maintenance efforts.

Grease Traps and Interceptors

- For grease traps and interceptors to be effective, the units must be properly sized, constructed and installed in a location to provide an adequate retention time for settling and accumulation of the FOG.
- For information on properly locating, constructing and sizing grease traps and interceptors, contact the local governmental agency and examine EPA guidance documents and UPC criteria.
- Ensure all grease-bearing drains discharge to the grease trap/interceptor.
- No toilet or shower waste should be plumbed to the trap/interceptor

Oil and Grease Collection/Recycling and Food Donations

- FOG consists of commodities that if handled properly can be treated as a valuable resource.
- Some rendering companies will offer services free-of-charge and other will give a rebate on the materials collected. Contact local rendering representative for specific information and details.
- Use only covered rendering barrels and make sure all drain screens are installed.
- Use a 3-compartment sink for ware washing. Begin with a hot pre-wash, then a scouring detergent wash, then a hot rinse. Each step should be trapped to capture non-emulsified FOG.
- Donations can reduce disposal costs. Ensure that edible food is not washed or flushed down the drain. Edible food waste may be donated to a local food bank. Inedible food waste can be collected by a garbage feeder that will use discards for feeding livestock.

SYSTEM EVALUATION,CAPACITY ASSURANCE, AND CAPITAL IMPROVEMENT PLAN

8.1 System Evaluation

To assess the adequacy of the existing sewer system, an updated hydraulic evaluation of the entire city sewer system was performed in 2020. The resulting report and recommended improvements are contained in Appendix 'L' along with various funding alternatives.

8.2 Design Criteria

CMC Chapter 13.50 forms the foundation upon which the DPW is given the legal responsibility for ensuring sound, logical and functional design of the public sewer infrastructure. The Code defines terms, establishes fees, sets out provisions for enforcement and maintenance, and sets the basis of design standards for sewers. For specifics on design and performance provisions, refer to Chapter 5.

8.3 Adequate Capacity

The City's Engineering Division is the first line of defense in ensuring that the public sewer infrastructure is adequately planned, sized, correctly designed and easily maintainable. DPW legal authority to perform this important task is set forth in the multiple documents discussed in Chapter 3 and as detailed below.

For any new or expanded sewage discharges, the City requires completion of a sewer capacity study, by a registered engineer, prior to giving approval for projects that can affect the capacity of the public sewer system. The completed study will analyze the capacity in the existing system and will set forth mitigation requirements for the applicant to ensure adequate capacity. The study will also justify the sizing of proposed lines to accommodate the peak flows from all areas tributary to the mainline sewer under consideration or pumping station, now and in the future. The approved capacity study is referenced directly by the City's plan checker when design plans for the new infrastructure are submitted to assure adequate capacity. All proposals for new connection to existing sewer must also comply with the DPW's policies for managing available sewer capacity (Appendix 'M').

8.4 Prioritization of Corrective Actions

The results and findings of the system evaluation and capacity assessments will be used to implement corrective actions to improve the efficiency of the sanitary sewer system and prevent future spills. This information will also inform the CIP schedule and applicable projects. Conditions assessments as described in Chapter 4 of this document will also be used to prioritize correction actions. The City will prioritize the corrective actions based upon the severity of the consequence of the potential spill.

8.5 CIP Schedule

Operational costs for Fiscal Years 2020-2025 and Capital Improvement Projections for FY 2025-2030 are contained Appendix 'I'. The City's Capital Improvement is discussed in detail in Chapter 4 of this document.

CHAPTER 9

MONITORING, MEASUREMENT, MODIFICATION PROGRAM

9.1 Maintenance of Information

Audit findings and relevant data on all work done in the implementation and execution of the SSMP program shall be documented and maintained in the DPW filing system. Data will be used in preparing the monthly Summary of Maintenance of Productivity (See Appendix 'N'). This information is used in the evaluation of the effectiveness of the overall program as well as the establishment and prioritization of SSMP activities.

9.2 Monitoring of Implementation and Program Effectiveness Evaluation

The effectiveness of the program shall be monitored and tracked through the City Performance Measure Indicators (See Appendix 'O') of key activities to minimize spills. These include:

- total number of spills
- total number equal to or greater than 1000 gallons discharged or reaching the Waters of the United States
- spill response time
- reduction in repeated incidents of spills at the same location
- reduction in number of spills caused by flows exceeding the capacity of the collection system.

9.3 Program Modifications

Based on the above monitoring or performance evaluations, the SSMP program elements will be updated or modified as necessary.

9.4 Spill Trends

9.4.1 Spill Data

The causes of spills are recorded in Appendix 'O'. This data is used for establishing spill patterns, identifying hot spots as indicated by repeat spill, and for scheduling work assignments and providing information on spill activities.

CHAPTER 10

SSMP INTERNAL AUDITS

10.1 SSMP Program Audit

The City will conduct periodic internal audits and prepare a report, at a minimum of every three years. The audit will focus on evaluating the operational and cost effectiveness of the SSMP as well as the City's compliance with all elements of the SSMP. This will include:

- Identification of any deficiencies in the SSMP
- Steps taken to correct any identified deficiencies
- Management plan to prevent spills
- Notes of interviews with key responding personnel and any contractors utilized
- Notes of operational observations, especially of each spill event
- Notes on related equipment inspections
- Identify Sewer System Management Plan deficiencies in addressing ongoing spills and discharges to waters of the State;
- Identify necessary modifications to the Sewer System Management Plan to correct deficiencies.
- Findings of all reviews of related records

The Enrollee shall submit a complete audit report that includes:

- Audit findings and recommended corrective actions;
- A statement that sewer system operators' input on the audit findings has been considered; and
- A proposed schedule for the Enrollee to address the identified deficiencies.

The most recent report of the audit must be kept on file in the Office of the City Clerk, the DPW office and at the field maintenance yard site. Copies of the audit report shall also be available upon request by the involved regulators and stakeholders.

10.2 SSMP Certification

The SSMP shall be presented to the City Council and noticed public at a public hearing. Subsequent SSMP approval must also be considered and acted upon at a public meeting. Once it is approved, the City's LRO must certify its approval in compliance with the WDR requirements, including completion of the certification portion in CIWQS.

10.3 SSMP Modification and Re-certification

The SSMP must be updated every six years to keep it current. When significant amendments are made to any portion or portions of the SSMP, it must be noticed and resubmitted to the City Council for approval and re-certification. The re-certification shall be in accordance with the certification process described in section 10.2 above.

CHAPTER 11

COMMUNICATION PROGRAM

11.1 Communication

The City will provide all stakeholders and interested parties, the general public and other agencies, with status updates on the development, implementation, and update of the SSMP and consider comments received from them. The City will utilize media such as quarterly newsletter, billing insert, special brochures, annual reports, notices in newspapers, and the City's home web page for conveying this information.

The City's procedures for communication with the public for spills and discharges are included in the Spill Emergency Response Plan (see Appendix 'K'). The Spill Emergency Response Plan provides instructions for communicating with the public when spills result in closure of public areas or enter a source of drinking water. All spills, regardless of quantity, which reach receiving waters, impact groundwater, or endanger public health or the environment require immediate telephone notification of the County Department of Health Services, which is responsible for beach postings and closures and other forms of public notification deemed necessary to protect the public health.

11.2 SSMP Availability

Copies of the SSMP will be maintained in the City offices of the Library, City Clerk, the City Engineer and the Director of Public Works and at each SO&M field yard sites, with applicable summaries, reports and notices posted on the City's home web page. The adopted document shall also be made readily available to the Regional Water Quality Control Board (Region No. 4) representatives upon request and to the operators of any collection system or treatment facility downstream of the City's sanitary sewer system.

APPENDICES

Appendix A ……..	Waste Discharge Requirements (Order No. 2022-0103-DWQ)
Appendix B……	Vacant
Appendix C……	Vacant
Appendix D ……..	Agency WDR Application (NOI)
Appendix E ……..	Inventory of Sewer Maintenance Equipment
Appendix F ……..……..	Location Map, Delivery Map and Sewer Quantities
Appendix G ……..	Inventory of Sewer Collection Facilities by SMZ's
Appendix H ……..	Sewer Line "Hot Spots" (Maintenance & Structural)
Appendix I ……...	Operational Costs – 2020-2025 and Capital Improvement Projections - 2025-2030
Appendix J …..……....	2019 CCTV Condition Assessment Report, Structural Defect Map, and Maintenance Defect Map
Appendix K ……...	Spill Emergency Response Plan
Appendix L ……..	Sewer System Capacity Evaluation
Appendix M …….	Policies for Managing Available Sewer Capacity
Appendix N …….	Summary of Maintenance Productivity
Appendix O …….	Spill Data – August 2021 - August 2024
Appendix P ……..	SSMP Update Change Log

STATE WATER RESOURCES CONTROL BOARD
1001 I Street, Sacramento, California 95814
ORDER WQ 2022-0103-DWQ

STATEWIDE WASTE DISCHARGE REQUIREMENTS

GENERAL ORDER FOR SANITARY SEWER SYSTEMS

This Order was adopted by the State Water Resources Control Board on December 6, 2022.
This Order shall become effective **180 days after the Adoption Date of this General Order,** on June 5, 2023. The Enrollee shall comply with the requirements of this Order upon the Effective Date of this General Order.

This General Order does not convey any property rights of any sort or any exclusive privileges. The requirements prescribed herein do not authorize the commission of any act causing injury to persons or property, protect the Enrollee from liability under federal, state, or local laws, nor create a vested right for the Enrollee to continue the discharge of waste.

CERTIFICATION

I, Jeanine Townsend, Clerk to the Board, do hereby certify that this Order with all attachments is a full, true, and correct copy of the Order adopted by the State Water Board on December 6, 2022.

AYE:	Chair E. Joaquin Esquivel Vice Chair Dorene D'Adamo Board Member Sean Maguire Board Member Laurel Firestone Board Member Nichole Morgan
NAY:	None
ABSENT:	None
ABSTAIN:	None

Courtney Tyler for
Jeanine Townsend
Clerk to the Board

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1. INTRODUCTION

This General Order regulates sanitary sewer systems designed to convey sewage. For the purpose of this Order, a sanitary sewer system includes, but is not limited to, pipes, valves, pump stations, manholes, siphons, wet wells, diversion structures and/or other pertinent infrastructure, upstream of a wastewater treatment plant headworks. A sanitary sewer system includes:

- Laterals owned and/or operated by the Enrollee;
- Satellite sewer systems; and/or
- Temporary conveyance and storage facilities, including but not limited to temporary piping, vaults, construction trenches, wet wells, impoundments, tanks and diversion structures.

Sewage is untreated or partially treated domestic, municipal, commercial and/or industrial waste (including sewage sludge), and any mixture of these wastes with inflow or infiltration of stormwater or groundwater, conveyed in a sanitary sewer system. Sewage contains high levels of suspended solids, non-digested organic waste, pathogenic bacteria, viruses, toxic pollutants, nutrients, oxygen-demanding organic compounds, oils, grease, pharmaceuticals, and other harmful pollutants.

For the purpose of this General Order, a spill is a discharge of sewage from any portion of a sanitary sewer system due to a sanitary sewer system overflow, operational failure, and/or infrastructure failure. Sewage and its associated wastewater spilled from a sanitary sewer system may threaten public health, beneficial uses of waters of the State, and the environment.

This General Order serves as statewide waste discharge requirements and supersedes the previous State Water Resources Control Board (State Water Board) Order 2006-0003-DWQ and amendments thereafter. All sections and attachments of this General Order are enforceable by the State Water Board and Regional Water Quality Control Boards (Regional Water Boards). Through this General Order, the State Water Board requires an Enrollee to:

- Comply with federal and state prohibitions of discharge of sewage to waters of the State, including federal waters of the United States;
- Comply with specifications, and notification, monitoring, reporting and recordkeeping requirements in this General Order that implement the federal Clean Water Act, the California Water Code (Water Code), water quality control plans (including Regional Water Board Basin Plans) and policies;
- Proactively operate and maintain resilient sanitary sewer systems to prevent spills;
- Eliminate discharges of sewage to waters of the State through effective implementation of a Sewer System Management Plan;
- Monitor, track, and analyze spills for ongoing system-specific performance improvements; and
- Report noncompliance with this General Order per reporting requirements.

An Enrollee is a public, private, or other non-governmental entity that has obtained approval for regulatory coverage under this General Order, including:

- A state agency, municipality, special district, or other public entity that owns and/or operates one or more sanitary sewer systems:
  - greater than one (1) mile in length (each individual sanitary sewer system);
  - one (1) mile or less in length where the State Water Board or a Regional Water Board requires regulatory coverage under this Order; or
- A federal agency, private company, or other non-governmental entity that owns and/or operates a sanitary sewer system of any size where the State Water Board or a Regional Water Board requires regulatory coverage under this Order in response to a history of spills, proximity to surface water, or other factors supporting regulatory coverage.

For the purpose of this Order, a sanitary sewer system includes only systems owned and/or operated by the Enrollee.

2. REGULATORY COVERAGE AND APPLICATION REQUIREMENTS

2.1. Requirements for Continuation of Existing Regulatory Coverage

To continue regulatory coverage from previous Order 2006-0003-DWQ under this General Order, **within the 60-days-prior-to the Effective Date of this General Order**, the Legally Responsible Official of an existing Enrollee shall electronically certify the Continuation of Existing Regulatory Coverage form in the online California Integrated Water Quality System (CIWQS) Sanitary Sewer System Database. The Legally Responsible Official will receive an automated CIWQS-issued Notice of Applicability email, confirming continuation of regulatory coverage under this General Order. All regulatory coverage under previous Order 2006-0003-DWQ will cease on the Effective Date of this Order.

An Enrollee continuing existing regulatory coverage is not required to submit a new application package or pay an application fee for enrollment under this General Order. The annual fee due date for continued regulatory coverage from previous Order 2006-0003-DWQ to this General Order remains unchanged.

A previous Enrollee of Order 2006-0003-DWQ that fails to certify the Continuation of Existing Regulatory Coverage form in the online CIWQS database by the Effective Date of this Order is considered a New Applicant, and will not have regulatory coverage for its sanitary sewer system(s) until:

- A new application package for system(s) enrollment is submitted per section 2.2 (Requirements for New Regulatory Coverage) below; and
- The new application package is approved per section 2.2.2 (Approval of Application Package (For New Applicants Only)).

2.2. Requirements for New Regulatory Coverage

No later than 60 days prior to commencing and/or assuming operation and maintenance responsibilities of a sanitary sewer system, a duly authorized representative that

maintains legal authority over the public or private sanitary sewer system is required to enroll under this General Order by submitting a complete application package as specified below and as provided in Attachment B (Application for Enrollment Form) of this General Order.

Unless required by a Regional Water Board, a public agency that owns a combined sewer system subject to the Combined Sewer Overflow Control Policy (33 U.S. Code § 1342(q)), is not required to enroll, under this Order, the portions of its sanitary sewer system(s) that collects combined sanitary wastewater and stormwater.

2.2.1. Application Package Requirements

The Application for Enrollment package for new applicants must include the following items:

- **Application for Enrollment Form**. The form in Attachment B of this General Order must be completed, signed, and certified by a Legally Responsible Official, in accordance with section 5.1 (Designation of a Legally Responsible Official) of this General Order. If an electronic Application for Enrollment form is available at the time of application, a new applicant shall submit its application form electronically; and
- **Application Fee**. A fee payable to the "State Water Resources Control Board" in accordance with the Fee Schedule in the California Code of Regulations, Title 23, section 2200, or subsequent fee regulations updates.

  The application fee for this General Order is based on the sanitary sewer system's threat to water quality and complexity designations of category 2C or 3C, which is assigned based on the population served by the system. The current Fee Schedule for sanitary sewer systems is listed under subdivision (a)(2) at the following website: Fee Schedule (https://www.waterboards.ca.gov/resources/fees/water_quality/).

2.2.2. Approval of Application Package (For New Applicants Only)

The Deputy Director of the State Water Board, Division of Water Quality (Deputy Director) will consider approval of each complete Application for Enrollment package. The Deputy Director will issue a Notice of Applicability letter which serves as approved regulatory coverage for the new Enrollee.

If the submitted application package is not complete in accordance with section 2.2.1 (Application Package Requirements) of this General Order, the Deputy Director will send a response letter to the applicant outlining the application deficiencies. The applicant will have 60 days from the date of the response letter to correct the application deficiencies and submit the identified items necessary to complete the application package to the State Water Board.

2.2.3. Electronic Reporting Account for New Enrollee

Within 30 days after the date of the Approval of Complete Application Package for System Enrollment, a duly authorized representative for the Enrollee shall obtain a CIWQS Sanitary Sewer System Database user account by clicking the "User Registration" button and following the directions on the CIWQS Login Page

(https://ciwqs.waterboards.ca.gov). If additional assistance is needed to establish an online CIWQS user account, contact State Water Board staff by email at CIWQS@waterboards.ca.gov. The online user account will provide the Enrollee secure access to the online CIWQS database for electronic reporting.

2.3. Regulatory Coverage Transfer

Regulatory coverage under this General Order is not transferable to any person or party except after an existing Enrollee submits a written request for a regulatory coverage transfer to the Deputy Director, at least 60 days in advance of any proposed system ownership transfer. The written request must include a written agreement between the existing Enrollee and the new Enrollee containing:

- Acknowledgement that the transfer of ownership is solely of an existing system with an existing waste discharge identification (WDID) number;
- The specific ownership transfer date in which the responsibility and regulatory coverage transfer between the existing Enrollee and the new Enrollee becomes effective; and
- Acknowledgement that the existing Enrollee is liable for violations occurring up to the ownership transfer date and that the new Enrollee is liable for violations occurring on and after the ownership transfer date.

The Deputy Director will consider approval of the written request. If approved, the Deputy Director will issue a Notice of Applicability letter which serves as an approved transfer of regulatory coverage to the new Enrollee.

3. FINDINGS

3.1. Legal Authorities

3.1.1. Federal and State Regulatory Authority

The objective of the Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of the waters of the United States (33 U.S.C. 1251). The Water Code authorizes the State Water Board to implement the Clean Water Act in the State and to protect the quality of all waters of the State (Water Code sections 13000 and 13160).

3.1.2. Discharge of Sewage

A discharge of untreated or partially treated sewage is a discharge of waste as defined in Water Code section 13050(d) that could affect the quality of waters of the State and is subject to regulation by waste discharge requirements issued pursuant to Water Code section 13263 and Chapter 9, Division 3, Title 23 of the California Code of Regulations. A discharge of sewage may pollute and alter the quality of the waters of the State to a degree that unreasonably affects the beneficial uses of the receiving water body or facilities that serve those beneficial uses (Water Code section 13050(l)(1)).

3.1.3 Water Boards Authority to Require Technical Reports, Monitoring, and Reporting

Water Code sections 13267 and 13383 authorize the Regional Water Boards and the State Water Board to establish monitoring, inspection, entry, reporting, and recordkeeping requirements. Water Code section 13267(b), authorizes the Regional Water Boards to "require any person who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste within its region… or is suspected of having discharged or discharging, or who proposes to discharge, waste outside of its region that could affect the quality of water within its region shall furnish, under penalty of perjury, technical or monitoring reports which the regional board requires…In requiring those reports, the regional board shall provide the person with a written explanation with regard to the need for the reports and shall identify the evidence that supports requiring that person to provide the reports." Water Code section 13267(f) authorizes the State Water Board to require this information if it consults with the Regional Water Boards and determines that it will not duplicate the efforts of the Regional Water Boards. The State Water Board has consulted with the Regional Water Boards and made this determination.

The technical and monitoring reports required by this General Order and Attachment E (Notification, Monitoring, Reporting and Recordkeeping Requirements) are necessary to evaluate and ensure compliance with this General Order. The effort to develop required technical reports will vary depending on the system size and complexity and the needs of the specific technical report. The burden and cost of these reports are reasonable and consistent with the interest of the state in protecting water quality, which is the primary purpose of requiring the reports.

Water Code section 13383(a) authorizes the Water Boards to "establish monitoring, inspection, entry, reporting, and recordkeeping requirements… for any person who discharges, or proposes to discharge, to navigable waters, any person who introduces pollutants into a publicly owned treatment works, any person who owns or operates, or proposes to own or operate, a publicly owned treatment works or other treatment works treating domestic sewage, or any person who uses or disposes, or proposes to use or dispose, of sewage sludge." Section 13383(b) continues, "the state board or the regional boards may require any person subject to this section to establish and maintain monitoring equipment or methods, including, where appropriate, biological monitoring methods, sample effluent as prescribed, and provide other information as may be reasonably required."

Reporting of spills from privately owned sewer laterals and systems pursuant to section 5.15 (Voluntary Reporting of Spills from Privately-Owned Sewer Laterals and/or Private Sanitary Sewer Systems) of this General Order is authorized by Water Code section 13225(c) and encouraged by the State Water Board, wherein a local agency may investigate and report on any technical factors involved in water quality control provided the burden including costs of such reports bears a reasonable relationship to the need for the report and the benefits to be obtained therefrom. The burden of reporting private spills under section 5.15 (Voluntary Reporting of Spills from Privately-Owned Sewer Laterals and/or Private Sanitary Sewer Systems) is minimal and is outweighed by the benefit of providing Regional Water Boards an opportunity to respond to these spills

when an Enrollee, which in many cases has a contractual relationship with the owner of the private system, has knowledge of the spills.

3.1.4. Water Board Authority to Prescribe General Waste Discharge Requirements

Water Code section 13263(i) provides that the State Water Board may prescribe general waste discharge requirements for a category of discharges if the State Water Board finds or determines that:

- The discharges are produced by the same or similar operations;
- The discharges involve the same or similar types of waste;
- The discharges require the same or similar treatment standards; and
- The discharges are more appropriately regulated under general waste discharge requirements than individual waste discharge requirements.

Since 2006, the State Water Board has been regulating over 1,100 publicly owned sanitary sewer systems (See section 3.1.5 (Previous Statewide General Waste Discharge Requirements) of this General Order). California also has a large unknown number of unregulated privately owned sanitary sewer systems. All waste conveyed in publicly owned and privately owned sanitary sewer systems (as defined in this General Order) is comprised of untreated or partially treated domestic waste and/or industrial waste. Generally, sanitary sewer systems are designed and operated to convey waste by gravity or under pressure; system-specific design elements and system-specific operations do not change the common nature of the waste, the common threat to public health, or the common impacts on water quality. Spills of waste from a sanitary sewer system prior to reaching the ultimate downstream treatment facility are unauthorized and enforceable by the State Water Board and/or a Regional Water Board. Therefore, spills from sanitary sewer systems are more appropriately regulated under general waste discharge requirements.

As specified in Water Code sections 13263(a) and 13241, the implementation of requirements set forth in this Order is for the reasonable protection of past, present, and probable future beneficial uses of water and the prevention of nuisance. The requirements implement the water quality control plans (Basin Plans) for each Regional Water Board and take into account the environmental characteristics of sewer service areas and hydrographic units within the state. Additionally, the State Water Board has considered water quality conditions that could reasonably be achieved through the coordinated control of all factors that affect water quality, costs associated with compliance with these requirements, the need for developing housing within California, and the need to protect sources of drinking water and other water supplies.

3.1.5. Previous Statewide General Waste Discharge Requirements

On May 2, 2006, the State Water Board adopted Order 2006-0003-DWQ serving as Waste Discharge Requirements pursuant to Article 4, Chapter 4, Division 7 of the Water Code (commencing with section 13260) for inadvertent discharges to waters of the State. Order 2006-0003-DWQ prohibited discharges of untreated or partially treated sewage. Order 2006-0003-DWQ also required system-specific management, operation, and maintenance of publicly owned sewer systems greater than one mile in length.

To decrease the impacts on human health and the environment caused by sewage spills, the previous Order required enrollees to develop a rehabilitation and replacement plan that identifies system deficiencies and prioritizes short-term and long-term rehabilitation actions. The previous Order also required enrollees to:

1. Maintain information that can be used to establish and prioritize appropriate Sewer System Management Plan activities; and
2. Implement a proactive approach to reduce spills.

The previous Order required Sewer System Management Plan elements for "the proper and efficient management, operation, and maintenance of sanitary sewer systems, while taking into consideration risk management."

On July 30, 2013, the State Water Board amended General Order 2006-0003-DWQ with Order WQ 2013-0058-EXEC, Amending Monitoring and Reporting Program for Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.

Many enrollees of Order 2006-0003-DWQ have already implemented proactive measures to reduce sewage spills. Other enrollees, however, still need technical assistance and funding to improve sanitary sewer system operation and maintenance for the reduction of sewage spills.

3.1.6. Existing Memorandum of Agreement with California Water Environment Association

The California Water Environment Association is a nonprofit organization dedicated to providing water industry certifications, training, and networking opportunities. The Association's Technical Certification Program provides accredited sanitary sewer system operator certification for collection system operators and maintenance workers.

On February 10, 2016, the State Water Board entered into a collaborative agreement with the Association titled *Memorandum of Agreement Between the California State Water Resources Control Board and the California Water Environment Association - Training Regarding Requirements Set Forth in Statewide General Waste Discharge Requirements for Sanitary Sewer Systems*. The Memorandum sets forth collaborative training necessary for regulated sanitary sewer system personnel to operate and maintain a well operating system and ensure full compliance with statewide sewer system regulations.

On March 15, 2018, the State Water Board and the California Water Environment Association amended the existing Memorandum of Agreement to include collaborative outreach and expand training needs associated with further updates to Water Board regulations for sanitary sewer systems. The State Water Board encourages further Agreement updates as necessary to support improved sewer system operations and the professionalism of collection system operators.

3.2. General

3.2.1. Waters of the State

Waters of the State include any surface water or groundwater, including saline waters, within the boundaries of the state as defined in Water Code section 13050(e), and are inclusive of waters of the United States.

3.2.2. Sanitary Sewer System Spill Threats to Public Health and Beneficial Uses

Sewage contains high levels of suspended solids, pathogenic organisms, toxic pollutants, nutrients, oxygen-demanding organic compounds, oil and grease and other pollutants. Sewage spills may cause a public nuisance, particularly when sewage is discharged to areas with high public exposure such as streets and surface waters used for drinking, irrigation, fishing, recreation, or other public consumption or contact uses.

More specifically, sanitary sewer spills may:

- Adversely affect aquatic life and/or threaten water quality when reaching receiving waters;
- Inadvertently release trash, including plastics;
- Impair the recreational use and aesthetic enjoyment of surface waters by polluting surface water or groundwater;
- Threaten public health through direct public exposure to bacteria, viruses, intestinal parasites, and other microorganisms that can cause serious illness such as gastroenteritis, hepatitis, cryptosporidiosis, and giardiasis;
- Negatively impact ecological receptors and biota within surface waters; and
- Cause nuisance including odors, closure of beaches and recreational areas, and property damage.

Sanitary sewer system spills may pollute receiving waters and threaten beneficial uses of surface water and groundwater. Potentially threatened beneficial uses include, but are not limited to the following (with associated acronym representations as included in statewide water quality control plans and Regional Water Boards' Basin Plans):

- Municipal and Domestic Supply (MUN)
- Water Contact Recreation (REC-1) and Non-Contact Water Recreation (REC-2)
- Cold Freshwater Habitat (COLD)
- Warm Freshwater Habitat (WARM)
- Native American Culture (CUL)
- Wildlife Habitat (WILD)
- Rare, Threatened, or Endangered Species (RARE)
- Spawning, Reproduction, and/or Early Development (SPWN)
- Wetland Habitat (WET)
- Agricultural Supply (AGR)
- Estuarine Habitat (EST)

- Commercial and Sport Fishing (COMM)
- Subsistence Fishing (SUB)
- Tribal Tradition and Culture (CUL)
- Tribal Subsistence Fishing (T-SUB)
- Aquaculture (AQUA)
- Marine Habitat (MAR)
- Preservation of Biological Habitats of Special Significance (BIOL)
- Migration of Aquatic Organisms (MIGR)
- Shellfish Harvesting (SHELL)
- Industrial Process Supply (PROC)
- Industrial Service Supply (IND)
- Hydropower Generation (POW)
- Navigation (NAV)
- Flood Peak Attenuation/Flood Water Storage (FLD)
- Water Quality Enhancement (WQE)
- Fresh Water Replenishment (FRSH)
- Groundwater Recharge (GWR)
- Inland Saline Water Habitat (SAL)

3.2.3. Proactive Sanitary Sewer System Management to Eliminate Spill Causes

Finding 3 of the previous Order, 2006-0003-DWQ, states: “Sanitary sewer systems experience periodic failures resulting in discharges that may affect waters of the state. There are many factors (including factors related to geology, design, construction methods and materials, age of the system, population growth, and system operation and maintenance), which affect the likelihood of an SSO [sanitary sewer overflow]. A proactive approach that requires Enrollees to ensure a system-wide operation, maintenance, and management plan is in place will reduce the number and frequency of SSOs within the state. This approach will in turn decrease the risk to human health and the environment caused by SSOs.”

Many spills are preventable through proactive attention on sanitary sewer system management using the best practices and technologies available to address major causes of spills, including but not limited to:

- Blockages from sources including but not limited to:
  - Fats, oils and grease;
  - Tree roots;
  - Rags, wipes and other paper, cloth and plastic products; and
  - Sediment and debris.
- Sewer system damage and exceedance of sewer system hydraulic capacity from identified system-specific environmental, and climate-change impacts, including but not limited to:

  - Sea level rise impacts including flooding, coastal erosion, seawater intrusion, tidal inundation and submerged lands;
  - Increased surface water flows due to higher intensity rain events;
  - Flooding;
  - Wildfires and wildfire induced impacts;
  - Earthquake induced damage;
  - Landslides; and
  - Subsidence.
- Infrastructure deficiencies and failures, including but not limited to:
  - Pump station mechanical failures;
  - System age;
  - Construction material failures;
  - Manhole cover failures;
  - Structural failures; and
  - Lack of proper operation and maintenance.
- Insufficient system capacity (temporary or sustained), due to factors including but not limited to:
  - Excessive and/or increased storm or groundwater inflow/infiltration;
  - Insufficient capacity due to population increase and/or new connections from industrial, commercial and other system users; and
  - Stormwater capture projects utilizing a sanitary sewer system to convey stormwater to treatment facilities for reuse.
- Community impacts, including but not limited to:
  - Power outages;
  - Vandalism; and
  - Contractor-caused or other third party-caused damages.

3.2.4. Underground Sanitary Sewer System Leakage

Portions of some sanitary sewer systems may leak, causing underground exfiltration (exiting) of sewage from the system. Exfiltrated sewage that remains in the underground infrastructure trench and/or the soil matrix, and that does not discharge into waters of the State (surface water or groundwater) may not threaten beneficial uses.

Underground exfiltrated sewage may threaten beneficial uses if discharged to waters of the State. Exfiltrated sewage that discharges to groundwater may impact beneficial uses of groundwater and pollute groundwater supply. Additionally, if in close proximity, exfiltrated sewage may enter into a compromised underground drainage conveyance system that discharges into a water of the United States, or into groundwater that is hydrologically connected to (feeds into) a water of the United States, thus potentially causing: (1) a Clean Water Act violation, (2) threat and impact to beneficial uses, and/or (3) surface water pollution.

3.2.5. Proactive Sanitary Sewer System Management to Reduce Inflow and Infiltration

Excessive inflow (stormwater entering) and infiltration (groundwater seepage entering) to sanitary sewer systems is preventable through proactive sewer system management using the best practices and technologies available. The efficiency of the downstream wastewater treatment processes is dependent on the performance of the sanitary sewer system. When the structural integrity of a sanitary sewer system deteriorates, high volumes of inflow and infiltration can enter the sewer system. High levels of inflow and infiltration increase the hydraulic load on the downstream treatment plant, which can reduce treatment efficiency, lead to bypassing a portion of the treatment process, cause illegal discharge of partially treated effluent, or in extreme situations make biological treatment facilities inoperable (e.g., wash out the biological organisms that treat the waste).

3.3. Water Quality Control Plans, Policies and Resolutions

The nine Regional Water Boards have adopted region-specific water quality control plans (commonly referred to as Basin Plans) that designate beneficial uses, establish water quality objectives, and contain implementation programs and policies to achieve those objectives. The State Water Board has adopted statewide water quality control plans, policies and resolutions establishing statewide water quality objectives, implementation programs and initiatives.

3.3.1. State Water Board Antidegradation Policy

On October 28, 1968, the State Water Board adopted Resolution 68-16, titled Statement of Policy with Respect to Maintaining High Quality of Waters in California, which incorporates the federal antidegradation policy. Resolution 68-16 requires that existing water quality be maintained unless degradation is justified based on specific findings.

The continued prohibition of sewage discharges from sanitary sewer systems into waters of the State aligns with Resolution 68-16. A sewage discharge from sanitary sewers to waters of the State is prohibited by this Order. Therefore, this Order does not allow degradation of waters of the State. In addition, this Order: (1) further expands the existing prohibition of sewage discharges to include waters of the State, in addition to waters of the United States as provided in previous Order 2006-0003-DWQ, and (2) enhances the ability for Water Board enforcement of violations of the established prohibitions.

3.3.2. State Water Board Sources of Drinking Water Policy

On May 19,1988, the State Water Board adopted Resolution 88-63 (amended on February 1, 2006), titled Sources of Drinking Water, establishing state policy that all waters of the State, with certain exceptions, are suitable or potentially suitable for municipal or domestic supply.

3.3.3. State Water Board Cost of Compliance Resolution

On September 24, 2013, the State Water Board adopted Resolution 2013-0029, titled Directing Actions in Response to Efforts by Stakeholders on Reducing Costs of

Compliance While Maintaining Water Quality Protection. Through this resolution, the State Water Board committed to continued stakeholder engagement in identifying and implementing measures to reduce costs of compliance with regulatory orders while maintaining water quality protection and improving regulatory program outcomes.

3.3.4. State Water Board Human Right to Water Resolution

On February 16, 2016, the State Water Board adopted Resolution 2016-0010, titled Adopting the Human Right to Water as a Core Value and Directing its Implementation in Water Board Programs and Activities, addressing the human right to water as a core value and directing Water Board programs to implement requirements to support safe drinking water for all Californians.

On November 16, 2021, the State Water Board adopted Resolution 2021-0050 titled Condemning Racism, Xenophobia, Bigotry, and Racial Injustice, and Strengthening Commitment to Racial Equity, Diversity, Inclusion, Access, and Anti-racism. Among other actions, through Resolution 2021-0050, the State Water Board, in summary as corresponding to this General Order, reaffirms its commitment to its Human Right to Water resolution, upholding that every human being in California deserves safe, clean, affordable, and accessible water for human consumption, cooking, and sanitation purposes. Resolution 2021-0050 provides the State Water Board commitment to:

- Protect public health and beneficial uses of waterbodies in all communities, including communities disproportionately burdened by wastes discharge of waste to land and surface water;
- Restore impaired surface waterbodies and degraded aquifers; and
- Promote multi-benefit water quality projects.

Through Resolution 2021-0050, the State Water Board also commits to expanding implementation of its Climate Change Resolution to address the disproportionate effects of extreme hydrologic conditions and sea-level rise on Black, Indigenous, and people of color communities, prioritizing:

- The right to safe, clean, affordable, and accessible drinking water and sanitation;
- Sustainable management and protection of local groundwater resources;
- Healthy watersheds; and
- Access to surface waterbodies that support subsistence fishing.

On June 7, 2022, the State Water Board adopted a Resolution, titled Authorizing the Executive Director or Designee to Enter into One or More Multi-Year Contracts Up to a Combined Sum of $4,000,000 for a Statewide Wastewater Needs Assessment, supporting the equitable access to sanitation for all Californians and implementation of Resolutions 2016-0010 and 2021-0050.

This General Order supports the State Water Board priority in collecting a comprehensive set of data for California's wastewater systems, including sanitary sewer systems. Data reported per the requirements of this Order will be used with data from other Water Boards' programs, to further develop criteria and create a statewide risk

framework to prioritize critical funding and infrastructure investments for California's most vulnerable populations, including disadvantaged or severely disadvantaged communities with inadequate or failing sanitation systems and threatened access to healthy drinking water supplies.

3.3.5. State Water Board Open Data Resolution

On July 10, 2018, the State Water Board adopted Resolution 2018-0032, titled Adopting Principles of Open Data as a Core Value and Directing Programs and Activities to Implement Strategic Actions to Improve Data Accessibility and Associated Innovation, directing regulatory programs to assure all monitoring and reporting requirements support the State Water Boards' Open Data Initiative.

3.3.6. State Water Board Response to Climate Change

On March 7, 2017, the State Water Board adopted Resolution 2017-0012, titled Comprehensive Response to Climate Change, requiring a proactive response to climate change in all California Water Board actions, with the intent to embed climate change consideration into all programs and activities.

3.4. California Environmental Quality Act

The adoption of this Order is an action to reissue general waste discharge requirements that is exempt from the California Environmental Quality Act (Public Resources Code section 21000 et seq.) because it is an action taken by a regulatory agency to assure the protection of the environment and the regulatory process involves procedures for protection of the environment (Cal. Code Regs., Title 14, section 15308). In addition, the action to adopt this Order is exempt from CEQA pursuant to Cal. Code Regs., Title 14, section 15301, to the extent that it applies to existing sanitary sewer collection systems that constitute "existing facilities" as that term is used in sections 15301 and 15302, to the extent that it results in the repair or replacement of existing systems involving negligible or no expansion of capacity.

3.5. State Water Board Funding Assistance for Compliance with Water Board Water Quality Orders

The State Water Board, Division of Financial Assistance administers the implementation of the State Water Board financial assistance programs, per Board-adopted funding policies. Among other funding areas, the Division administers loan and grant funding for the planning and construction of wastewater and water recycling facilities per funding program-specific policies and guidelines. Applicants may apply for Clean Water State Revolving Fund low-interest loan, Small Community Wastewater grant funding assistance, and other funding available at the time of application, for some of the costs associated with complying with this General Order.

Funding applicants may obtain further information regarding current funding opportunities, and Division of Financial Assistance staff contact information at the following website: Financial Assistance Funding - Grants and Loans | California State Water Resources Control Board.
(https://www.waterboards.ca.gov/water_issues/programs/grants_loans/)

Section 13477.6 of the Water Code authorizes the Small Community Grant Fund. The Small Community Grant Fund allows the State Water Board to provide grant funding assistance to small, disadvantaged communities and small severely disadvantaged communities that may not otherwise be able to afford a loan or similar financing for projects to comply with requirements of this General Order. The State Water Board also considers loan forgiveness on a disadvantaged community-specific basis.

For disadvantaged communities' wastewater needs, the State Water Board places priority on the funding of projects that address:

- Public health;
- Violations of waste discharge requirements and National Pollutant Discharge Elimination System (NPDES) permits;
- Providing sewer system service to existing septic tank owners; and
- High priority public health and water quality concerns identified by a Regional Water Board.

3.6. Notification to Interested Parties

On January 31, 2022, the State Water Board notified interested parties and persons of its intent to reissue Sanitary Sewer Systems General Order 2006-0003-DWQ by issuing a draft General Order for a 60-day public comment period. State Water Board staff conducted extensive stakeholder outreach and encouraged public participation in the adoption process for this General Order. On March 15, 2022, the State Water Board held a public meeting to hear and consider oral public comments. The State Water Board considered all public comments prior to adopting this General Order.

THEREFORE, IT IS HEREBY ORDERED, that pursuant to Water Code sections 13263, 13267, and 13383 this General Order supersedes Order 2006-0003-DWQ, Order WQ 2013-0058-EXEC, and any amendments made to these Orders thereafter, except for enforcement purposes and to meet the provisions contained in Division 7 of the Water Code (commencing with section 13000) and regulations adopted thereunder, and the provisions of the Clean Water Act and regulations and guidelines adopted thereunder, the Enrollee shall comply with the requirements in this Order.

4. PROHIBITIONS

4.1 Discharge of Sewage from a Sanitary Sewer System

Any discharge from a sanitary sewer system that has the potential to discharge to surface waters of the State is prohibited unless it is promptly cleaned up and reported as required in this General Order.

4.2. Discharge of Sewage to Waters of the State

Any discharge from a sanitary sewer system, discharged directly or indirectly through a drainage conveyance system or other route, to waters of the State is prohibited.

4.3. Discharge of Sewage Creating a Nuisance

Any discharge from a sanitary sewer system that creates a nuisance or condition of pollution as defined in Water Code section 13050(m) is prohibited.

5. SPECIFICATIONS

5.1. Designation of a Legally Responsible Official

The Enrollee shall designate a Legally Responsible Official that has authority to ensure the enrolled sanitary sewer system(s) complies with this Order, and is authorized to serve as a duly authorized representative. The Legally Responsible Official must have responsibility over management of the Enrollee's entire sanitary sewer system, and must be authorized to make managerial decisions that govern the operation of the sanitary sewer system, including having the explicit or implicit duty of making major capital improvement recommendations to ensure long-term environmental compliance. The Legally Responsible Official must have or have direct authority over individuals that:

- Possess a recognized degree or certificate related to operations and maintenance of sanitary sewer systems, and/or
- Have professional training and experience related to the management of sanitary sewer systems, demonstrated through extensive knowledge, training and experience.

For example, a sewer system superintendent or manager, an operations manager, a public utilities manager or director, or a district engineer may be designated as a Legally Responsible Official.

The Legally Responsible Official shall complete the electronic CIWQS "User Registration" form (https://ciwqs.waterboards.ca.gov/ciwqs/newUser.jsp). A Legally Responsible Official that represents multiple enrolled systems shall complete the electronic CIWQS "User Registration" form for each system.

The Enrollee shall submit any change to its Legally Responsible Official, and/or change in contact information, to the State Water Board within 30 calendar days of the change by emailing ciwqs@waterboards.ca.gov and copying the appropriate Regional Water Board as provided in Attachment F (Regional Water Quality Control Board Contact Information) of this General Order.

5.2. Sewer System Management Plan Development and Implementation

To facilitate adequate local funding and management of its sanitary sewer system(s), the Enrollee shall develop and implement an updated Sewer System Management Plan. The scale and complexity of the Sewer System Management Plan, and specific elements of the Plan, must match the size, scale and complexity of the Enrollee's sanitary sewer system(s). The Sewer System Management Plan must address, at minimum, the required Plan elements in Attachment D (Sewer System Management Plan – Required Elements) of this General Order. To be effective, the Sewer System Management Plan must include procedures for the management, operation, and maintenance of the sanitary sewer system(s). The procedures must: (1) incorporate the

prioritization of system repairs and maintenance to proactively prevent spills, and (2) address the implementation of current standard industry practices through available equipment, technologies, and strategies.

For an existing Enrollee under Order 2006-0003-DWQ that has certified its Continuation of Existing Regulatory Coverage, per section 2.1 (Requirements for Continuation of Existing Regulatory Coverage) of this General Order:

Within six (6) months of the Adoption Date of this General Order:

- The Legally Responsible Official shall upload the Enrollee's existing Sewer System Management Plan to the online CIWQS Sanitary Sewer System Database.

For a new Enrollee:

Within twelve (12) months of the Application for Enrollment approval date:

- The governing entity of the new Enrollee shall approve its Sewer System Management Plan; and
- The Legally Responsible Official shall certify and upload its Sewer System Management Plan to the online CIWQS Sanitary Sewer System Database.

5.3. Certification of Sewer System Management Plan and Plan Updates

The Legally Responsible Official shall certify and upload its Sewer System Management Plan and all subsequent updates to the online CIWQS Sanitary Sewer System Database.

5.4. Sewer System Management Plan Audits

The Enrollee shall conduct an internal audit of its Sewer System Management Plan, and implementation of its Plan, at a minimum frequency of once every three years. The audit must be conducted for the period after the end of the Enrollee's last required audit period. **Within six months after the end of the required 3-year audit period**, the Legally Responsible Official shall submit an audit report into the online CIWQS Sanitary Sewer System Database per the requirements in section 3.10 (Sewer System Management Plan Audit Reporting Requirements) of Attachment E1 of this General Order.

Audit reports submitted to the CIWQS Sanitary Sewer System Database will be viewable only to Water Boards staff.

The internal audit shall be appropriately scaled to the size of the system(s) and the number of spills. The Enrollee's sewer system operators must be involved in completing the audit. At minimum, the audit must:

- Evaluate the implementation and effectiveness of the Enrollee's Sewer System Management Plan in preventing spills;
- Evaluate the Enrollee's compliance with this General Order;
- Identify Sewer System Management Plan deficiencies in addressing ongoing spills and discharges to waters of the State; and

- Identify necessary modifications to the Sewer System Management Plan to correct deficiencies.

The Enrollee shall submit a complete audit report that includes:

- Audit findings and recommended corrective actions;
- A statement that sewer system operators' input on the audit findings has been considered; and
- A proposed schedule for the Enrollee to address the identified deficiencies.

A new Enrollee of this General Order (that did not have a sanitary sewer system enrolled in the previous State Water Board Order 2006-0003-DWQ) shall conduct its first internal Sewer System Management Plan audit for the time period between the date of submittal of its certified Sewer System Management Plan and the third subsequent December 31st date. The audit report must be submitted into the online CIWQS Sanitary Sewer System Database **by July 1 of the following calendar year**.

See the following tables for clarification:

Initial Audit Period and Audit Due Date for New Enrollees

	Audit Period	Audit Due Date
New Enrollee	Certified Sewer System Management Plan Submittal Date through the third subsequent December 31st date	July 1st date after audit period
Example	*Certified Sewer System Management Plan Submittal Date of August 2, 2025* *Audit Period of August 2, 2025 through December 31, 2027*	*July 1, 2028*

Initial Audit Period for Transition from 2-Year Audit Required in Previous Order 2006-0003-DWQ to 3-Year Audit Required in this General Order

	Audit Period	Audit Due Date
An Enrollee previously regulated by Order 2006-003-DWQ	A 3-year period starting from the end of last required 2-year Audit Period	Within six months after end of 3-year Audit Period
Example	*Last required Audit Period start date of August 2, 2021;* *Audit Period of August 2, 2021 through August 1, 2024*	*February 1, 2025*

Three-Year Ongoing Audit Period

	Audit Period	Audit Due Date
Each Enrollee	A 3-year period starting from the end of last required Audit Period	Within six months after end of 3-year Audit Period

5.5. Six-Year Sewer System Management Plan Update

At a minimum, the Enrollee shall update its Sewer System Management Plan every six (6) years after the date of its last Plan Update due date. (For an Enrollee previously regulated by Order 2006-0003-DWQ, the six-year period shall commence on the due date identified in section 3.11 of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this Order. The Updated Sewer System Management Plan must include:

- Elements required in Attachment D (Sewer System Management Plan – Required Elements) of this Order;
- Summary of revisions included in the Plan update based on internal audit findings; and
- Other sewer system management-related changes.

The Enrollee's governing entity shall approve the updated Plan. The Legally Responsible Official shall upload and certify the approved updated Plan in the online CIWQS Sanitary Sewer System Database in accordance with section 3.11 (Sewer System Management Plan Reporting Requirements) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order. During the time period in between Plan updates, the Enrollee shall continuously document changes to its Sewer System Management Plan in a change log attached to the Plan.

5.6. System Resilience

The Enrollee shall include and implement system-specific procedures in its Sewer System Management Plan to proactively prioritize: (1) operation and maintenance, (2) condition assessments, and (3) repair and rehabilitation, to address ongoing system resilience, as specified in Attachment D (Sewer System Management Plan – Required Elements) of this General Order.

5.7. Allocation of Resources

The Enrollee shall:

- Establish and maintain a means to manage all necessary revenues and expenditures related to the sanitary sewer system; and
- Allocate the necessary resources to its sewer system management program for:
  - Compliance with this General Order,
  - Full implementation of its updated Sewer System Management Plan,
  - System operation, maintenance, and repair, and
  - Spill responses.

5.8. Designation of Data Submitters

The Legally Responsible Official may designate one or more individuals as a Data Submitter for reporting of spill data. The Legally Responsible Official shall authorize the designation of Data Submitter(s) through the online CIWQS database (https://ciwqs.waterboards.ca.gov) prior to the individuals establishing a CIWQS user account (https://ciwqs.waterboards.ca.gov/ciwqs/newUser.jsp) and entering spill data into the online CIWQS Sanitary Sewer System Database.

The Legally Responsible Official shall submit any change to its Data Submitter(s), and/or change in Data Submitter contact information, to the State Water Board within 30 calendar days of the change, by emailing ciwqs@waterboards.ca.gov and copying the appropriate Regional Water Board as provided in Attachment F (Regional Water Quality Control Board Contact Information) of this General Order.

5.9. Reporting Certification

The Legally Responsible Official shall electronically certify, on the Enrollee's behalf, all applications, reports, the Sewer System Management Plan(s) and corresponding updates, and other information submitted electronically into the online CIWQS Sanitary Sewer System Database, as follows:

"I certify under penalty of perjury under the laws of the State of California that the electronically submitted information was prepared under my direction or supervision. Based on my inquiry of the person(s) directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete, and complies with the Statewide Sanitary Sewer Systems General Order. I am aware that there are significant penalties for submitting false information."

Hardcopy submittals to the State Water Board must be accompanied by the above certification statement.

5.10. System Capacity

The Enrollee shall maintain the system capacity necessary to convey: (1) base flows during dry weather conditions, and (2) wet weather peak flows consistent with designated local historic storms. Design storms must take into account system-specific stormwater contributions via inflow and infiltration, and location-specific depth of groundwater and storm frequencies. The Enrollee shall implement capital improvements to provide adequate hydraulic capacity to:

- Meet or exceed the design criteria as defined in the Enrollee's System Evaluation and Capacity Assurance element of its Sewer System Management Plan; and
- Prevent system capacity-related spills, and adverse impacts to the treatment efficiency of downstream wastewater treatment facilities.

5.11. System Performance Analysis

The Enrollee shall include a running 10-year system performance analysis in its Annual Report. The analysis must include two CIWQS-generated graphs presenting the following information:

Graph 1 – Total Spill Volume per Year:

X axis: A 10-year period which includes the current calendar year and the nine previous calendar years;

Y axis: The total spill volume, per Spill Category, for each calendar year.

Graph 2 – Total Number of Spills per Year:

X axis: A 10-year period which includes the current calendar year and the nine previous calendar years;

Y axis: The total number of spills, per Spill Category, for each calendar year.

The current calendar year is the calendar year covered in the Annual Report.

The Enrollee shall generate the graphs in CIWQS, using the existing data in the online CIWQS Sanitary Sewer System Database at the following graph generation link: (https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/PublicReportSSOServlet?reportAction=criteria&reportId=sso_operation_report).

5.12. Spill Emergency Response Plan and Remedial Actions

For Existing Enrollees (with regulatory coverage under Order 2006-0003-DWQ):

Within six (6) months of the Adoption Date of this General Order, the Enrollee shall update and implement its Spill Emergency Response Plan, per Attachment D, section 6 (Spill Emergency Response Plan) of this General Order.

For New Enrollees:

Within six (6) months of the Application for Enrollment approval date, the Enrollee shall develop and implement a Spill Emergency Response Plan, per Attachment D, section 6 (Spill Emergency Response Plan) of this General Order.

The Enrollee shall certify, in its Annual Report, that its Spill Emergency Response Plan is up to date.

The Spill Emergency Response Plan shall include measures to protect public health and the environment. The Enrollee shall respond to spills from its system(s) in a timely manner that minimizes water quality impacts and nuisance by:

- Immediately stopping the spill and preventing/minimizing a discharge to waters of the State;
- Intercepting sewage flows to prevent/minimize spill volume discharged into waters of the State;
- Thoroughly recovering, cleaning up and disposing of sewage and wash down water; and
- Cleaning publicly accessible areas while preventing toxic discharges to waters of the State.

5.13. Notification, Monitoring, Reporting and Recordkeeping Requirements

The Enrollee shall comply with notification, monitoring, reporting, and recordkeeping requirements in Attachment E1 of this General Order.

5.13.1. Spill Categories

Individual spill notification, monitoring and reporting must be in accordance with the following spill categories:

- **Category 1 Spill**

  A Category 1 spill is a spill of any volume of sewage from or caused by a sanitary sewer system regulated under this General Order that results in a discharge to:

  - A surface water, including a surface water body that contains no flow or volume of water; or
  - A drainage conveyance system that discharges to surface waters when the sewage is not fully captured and returned to the sanitary sewer system or disposed of properly.

    Any spill volume not recovered from a drainage conveyance system is considered a discharge to surface water, unless the drainage conveyance system discharges to a dedicated stormwater infiltration basin or facility.

A spill from an Enrollee-owned and/or operated lateral that discharges to a surface water is a Category 1 spill; the Enrollee shall report all Category 1 spills per section 3.1 of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.

- **Category 2 Spill**

  A Category 2 spill is a spill of 1,000 gallons or greater, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water.

  A spill of 1,000 gallons or greater that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system, is a Category 2 spill.

- **Category 3 Spill**

  A Category 3 spill is a spill of equal to or greater than 50 gallons and less than 1,000 gallons, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water.

  A spill of equal to or greater than 50 gallons and less than 1,000 gallons, that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system is a Category 3 spill.

- **Category 4 Spill**

  A Category 4 spill is a spill of less than 50 gallons, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water.

  A spill of less than 50 gallons that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system is a Category 4 spill.

5.13.2. Annual Report

The Enrollee shall submit an Annual Report (previously termed as Collection System Questionnaire in Order 2006-0003-DWQ) as specified in section 3.9 (Annual Report) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.

For new Enrollees: Within 30 days of obtaining a CIWQS account, a new Enrollee shall submit its initial Annual Report, as specified in section 3.9 (Annual Report) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.

5.14. Electronic Sanitary Sewer System Service Area Boundary Map

For continuing enrollees, starting on July 1, 2025, and no later than December 31, 2025:

For new enrollees – no earlier than July 1, 2025, or within 12 months of the Application for Enrollment approval date, whichever date is later:

The Legally Responsible Official shall submit, to the State Water Board, geospatial data detailing the locations of the Enrollee's sanitary sewer system service area boundary, per the required content and specifications in section 3.8 (Electronic Sanitary Sewer System Service Area Boundary Map) of Attachment E1 of this General Order, for each system identified by a WDID number.

An Enrollee of a disadvantaged community that may need assistance developing an electronic map to comply with this requirement, may contact State Water Board staff for assistance at SanitarySewer@waterboards.ca.gov.

5.15. Voluntary Reporting of Spills from Privately-Owned Sewer Laterals and/or Private Sanitary Sewer Systems

Within 24 hours of becoming aware of a spill (as described below) from a private sewer lateral or private sanitary sewer system that is not owned/operated by the Enrollee, the Enrollee is encouraged to report the following observations to the online CIWQS Sanitary Sewer System Database at the following link: https://ciwqs.waterboards.ca.gov:

- A spill equal or greater than 1,000 gallons that discharges (or has a potential to discharge) to a water of the State, or a drainage conveyance system that discharges to waters of the State; **or**
- Any volume of sewage that discharges (or has a potential to discharge) to surface waters.

In the CIWQS module, the Enrollee is encouraged to identify:

- Time of observation;
- Description of general spill location (for example, street name and cross street names);
- Estimated volume of spill;
- If known, general description of spill destination (for example, flowing into drainage channel, flowing directly into a creek, etc.); and
- If known, name of private system owner/operator.

The CIWQS database will make the name and contact information of the entity voluntarily reporting a private spill, accessible to State and Regional Water Board staff only. The CIWQS database will only make information regarding the actual spill, accessible to the public.

5.16. Voluntary Notification of Spills from Privately-Owned Laterals and/or Systems to the California Office of Emergency Services

Upon observing or acquiring knowledge of any of the following from a private sewer lateral or private sanitary sewer system that is not owned/operated by the Enrollee, the Enrollee is encouraged to notify the California Office of Emergency Services (as provided by Health and Safety Code section 5410 et. seq. and Water Code section 13271), or inform the responsible party that State law requires such notification to the Office of Emergency Services by any person that causes or allows a sewage discharge to waters of the State:

- A spill equal to 1,000 gallons or more that discharges (or has a potential to discharge) to waters of the State, or a drainage conveyance system that discharges to waters of the State; or
- A spill of any volume to surface waters.

5.17. Unintended Failure to Report

If an Enrollee becomes aware that they unintentionally failed to submit relevant facts in any report required in this General Order, the Enrollee shall promptly notify Regional Water Board and State Water Board staff. Regional Water Board contact information is included in Attachment F of this Order. State Water Board staff shall be contacted by email at SanitarySewer@waterboards.ca.gov for assistance in formally amending the corresponding report(s) in the online CIWQS Sanitary Sewer System Database.

5.18. Duty to Report to Water Boards

In accordance with Water Code section 13267 and/or section 13383, upon request by the State Water Board Executive Director (or designee) or a Regional Water Board Executive Officer (or designee), the Enrollee shall provide the requested information which the State or Regional Water Board deems necessary to determine compliance with this General Order.

5.19. Operation and Maintenance

To prevent discharges to the environment, the Enrollee shall maintain in good working order, and operate as designed, any facility or treatment and control system designed to contain sewage and convey it to a treatment plant.

6. PROVISIONS

6.1. Enforcement Provisions

The following enforcement provisions are based on existing federal and state regulations, laws and policies, including the federal Clean Water Act, the state Water Code and the State Water Board Enforcement Policy.

6.1.1. Enforceability of Clean Water Act and Water Code Violations

Noncompliance with requirements of this General Order or discharging sewage without enrolling in this General Order constitutes a violation of the Water Code and a potential

violation of the Clean Water Act and is grounds for an enforcement action by the State Water Board or the applicable Regional Water Board. Failure to comply with the notification, monitoring, inspection, entry, reporting, and recordkeeping requirements may subject the Enrollee to administrative civil liabilities of up to $10,000 a day per violation pursuant to Water Code section 13385; up to $1,000 a day per violation pursuant to Water Code section 13268; or referral to the Attorney General for judicial civil enforcement. Discharging waste not in compliance with the requirements of this General Order or the Clean Water Act may subject the Enrollee to administrative civil liabilities up to $10,000 a day per violation and additional liability up to $10 per gallon of discharge not cleaned up after the first 1,000 gallons of discharge; up to $5,000 a day per violation pursuant to Water Code section 13350 or up to $20 per gallon of waste discharged; or referral to the Attorney General for judicial civil enforcement.

6.1.2. Monetary Penalties

The Water Code provides the State and Regional Water Boards the authority to pursue formal enforcement actions, including imposing administrative liability and civil monetary penalties, for non-compliance with the requirements of this General Order and violations of the Clean Water Act.

6.1.3. Falsifying or Failure to Report

The Water Code provides that any person failing or refusing to furnish technical or monitoring program reports, as required under this General Order, or falsifying any information provided in the technical or monitoring reports is subject to administrative liability and civil monetary penalties. Any person who knowingly fails or refuses to furnish technical or monitoring program reports or falsifies any information provided in reports required by this General Order is subject to criminal penalties.

6.1.4. Severability of General Order

The provisions of this General Order are severable; if any provision of this Order, or the application of any provision of this Order to any circumstance, is held invalid, the application of such provision to other circumstances and the remainder of this Order shall not be affected thereby.

6.1.5. Indirect Discharges

In the event that a spill enters into a drainage conveyance system, the Enrollee shall take all feasible steps to prevent discharge of sewage into waters of the State by blocking or redirecting the flow in the drainage conveyance system, removing the sewage from the drainage conveyance system, and cleaning the system in a manner that does not inadvertently impact beneficial uses of the receiving water body.

6.1.6. Water Boards' Considerations for Discretionary Enforcement

Consistent with the State Water Board Enforcement Policy, when considering Water Code section 13327 factors, the State Water Board or a Regional Water Board may consider the Enrollee's efforts to contain, control, clean up, and mitigate spills. In assessing the factors, the State Water Board or the applicable Regional Water Board will consider:

- The Enrollee's compliance with this General Order with a focus on compliance with reporting requirements;
- The Enrollee's provision of adequate funding to implement the requirements of this General Order;
- The Enrollee's compliance with providing a complete and updated Sewer System Management Plan;
- The Enrollee's compliance with implementing its Sewer System Management Plan;
- The overall effectiveness of the Enrollee's Sewer System Management Plan with respect to:
    - System management, operation, and maintenance,
    - Adequate treatment facilities, sanitary sewer system facilities, and/or components with an appropriate design capacity, to reasonably prevent spills (e.g. adequately enlarging treatment or collection facilities to accommodate growth, infiltration and inflow, etc.),
    - Preventive maintenance (including cleaning, root grinding, and fats, oils, and grease control) and source control measures,
    - Implementation of backup equipment,
    - Inflow and infiltration prevention and control,
    - Appropriate sanitary sewer system capacity to prevent spills, and
    - The Enrollee's responsiveness to stop and mitigate the impact of the discharge;
- The Enrollee's compliance with identifying the cause of the spill;
- The Enrollee's use of available information and observations to accurately estimate the spill volume and identify the affected or potentially affected receiving waters;
- The Enrollee's thoroughness of cleaning up sewage in drainage conveyance systems after the spill(s);
- The Enrollee's use of water quality and biological monitoring and assessment to determine the short-term and long-term impacts to beneficial uses and the environment;
- The Enrollee's follow up actions to improve system performance;
- The Enrollee's implementation of feasible alternatives to prevent spills, such as:
    - Use of temporary storage or waste retention,
    - Reduction of system inflow and infiltration,
    - Collection and hauling of waste to a treatment facility,
    - Prevention of and/ or containment of spills due to a design storm event identified in the Enrollee's Sewer System Management Plan,

- Implementation of available equipment, technologies, strategies, and recommended industry practices for maintaining and managing sewer systems to prevent spills, and contain and eliminate discharges to waters of the State; and

- The spill duration and factors beyond the reasonable control of the Enrollee causing the event.

6.1.7. Enforcement Discretion Based on Reporting Compliance

Consistent with the State Water Board Enforcement Policy, the State Water Board or a Regional Water Board may consider the Enrollee's efforts to comply with spill reporting requirements when determining compliance with Water Code section 13267 and section 13383. When assessing Water Code section 13227 factors, the State Water Board or the applicable Regional Water Board will consider:

- The Enrollee's diligence to comply with all reporting requirements in this General Order;
- The use of best available information for the Enrollee's reporting of spill start date and start time in which the release of sewage from the sanitary sewer system initiated;
- The Enrollee's reporting of spill end date, and end time to be the date and time in which the release of sewage from the sanitary sewer system was stopped;
- The Enrollee's diligence to accurately estimate and report spill volumes;
- The Enrollee's subsequent verification and/or updates to initial Draft Spill Reports in accordance with this General Order; and
- The Enrollee's timely certification of required spill reports.

Consistent with Water Code section 13267 and section 13383, the State Water Board or a Regional Water Board may require an Enrollee to report the results of a condition assessment of a specified portion of the Enrollee's sanitary sewer system.

6.2. Other Regional Water Board Orders

It is the intent of the State Water Board that sanitary sewer systems be regulated in a manner consistent with federal and state regulations. This Order will not be interpreted or applied:

- In a manner inconsistent with the federal Clean Water Act;
- To authorize a spill or discharge that is illegal under either the Clean Water Act, the Water Code, and/or an applicable Basin Plan prohibition or water quality standard;
- To prohibit a Regional Water Board from issuing an individual National Pollutant Discharge Elimination System (NPDES) permit or individual waste discharge requirements superseding an Enrollee's regulatory coverage under this General Order for a sanitary sewer system authorized under the Clean Water Act or Water Code;

- To supersede any more specific or more stringent waste discharge requirements or enforcement orders issued by a Regional Water Board; or
- To supersede any more specific or more stringent state or federal requirements in existing regulation, an administrative/judicial order, or Consent Decree.

6.3. Sewer System Management Plan Availability

The Enrollee's updated Sewer System Management Plan must be maintained for public inspection at the Enrollee's offices and facilities and must be available to the public through CIWQS and/or on the Enrollee's website, in accordance with section 3.8 (Sewer System Management Plan Reporting Requirements) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.

6.4. Entry and Inspection

6.4.1. Entry and Availability of Information

The Enrollee shall allow State and Regional Water Board staff, upon presentation of credentials and other documents as may be required by law, to:

- Enter upon the Enrollee's premises where a regulated facility or activity is located or conducted, or where records are kept under the requirements of this General Order;
- Have access to and reproduce any records required to be maintained by this General Order;
- Inspect any facility and/or equipment (including monitoring and control equipment), practices, or operations required in this General Order; and
- Sample or monitor substances or parameters for assuring compliance with this General Order, or as otherwise authorized by the Water Code.

6.4.2. Pre-Inspection Questionnaire

The Enrollee shall provide pre-inspection information to State and Regional Water Board staff through the completion of a Pre-Inspection Questionnaire provided by Water Board staff.

ATTACHMENT A - DEFINITIONS

Annual Report

An Annual Report (previously termed as Collection System Questionnaire in Order 2006-0003-DWQ) is a mandatory report in which the Enrollee provides a calendar-year update of its efforts to prevent spills.

Basin Plan

A Basin Plan is a water quality control plan specific to a Regional Water Quality Control Board (Regional Water Board), that serves as regulations to: (1) define and designate beneficial uses of surface and groundwaters, (2) establish water quality objectives for protection of beneficial uses, and (3) provide implementation measures.

Beneficial Uses

The term “Beneficial Uses” is a Water Code term, defined as the uses of the waters of the State that may be protected against water quality degradation. Examples of beneficial uses include but are not limited to, municipal, domestic, agricultural and industrial supply; power generation; recreation; aesthetic enjoyment; navigation; and preservation and enhancement of fish, wildlife, and other aquatic resources or preserves.

California Integrated Water Quality System (CIWQS)

CIWQS is the statewide database that provides for mandatory electronic reporting as required in State and Regional Water Board-issued waste discharge requirements.

Data Submitter

A Data Submitter is an individual designated and authorized by the Enrollee’s Legally Responsible Official to enter spill data into the online CIWQS Sanitary Sewer System Database. A Data Submitter does not have the authority of a Legally Responsible Official to certify reporting entered into the online CIWQS Sanitary Sewer System Database.

Disadvantaged Community

A disadvantaged community is a community with a median household income of less than eighty percent (80%) of the statewide annual median household income.

For the purpose of this General Order, there is no differentiation between a small and large disadvantaged community.

Drainage Conveyance System

A drainage conveyance system is a publicly- or privately-owned separate storm sewer system, including but not limited to drainage canals, channels, pipelines, pump stations, detention basins, infiltration basins/facilities, or other facilities constructed to transport stormwater and non-stormwater flows.

Enrollee

An Enrollee is a public, private, or other non-governmental entity that has obtained approval for regulatory coverage under this General Order, including:

- A state agency, municipality, special district, or other public entity that owns and/or operates one or more sanitary sewer systems:
  - greater than one (1) mile in length (each individual sanitary sewer system);
  - one mile or less in length where the State Water Resources Control Board or a Regional Water Quality Control Board requires regulatory coverage under this Order, or
- A federal agency, private company, or other non-governmental entity that owns and/or operates a sanitary sewer system of any size where the State Water Resources Control Board or a Regional Water Quality Control Board requires regulatory coverage under this Order in response to a history of spills, proximity to surface water, or other factors supporting regulatory coverage.

Environmentally Sensitive Area

An environmentally sensitive area is a designated agricultural and/or wildlife area identified to need special natural landscape protection due to its wildlife or historical value.

Exfiltration

Exfiltration is the underground exiting of sewage from a sanitary sewer system through cracks, offset or separated joints, or failed infrastructure due to corrosion or other factors.

Flood Control Channel

A flood control channel is a channel used to convey stormwater and non-stormwater flows through and from areas for flood management purposes.

Governing Entity

A governing entity includes but is not limited to the following:

- A publicly elected governing board, council, or commission of a municipal agency;
- A Department or Division director of a federal or state agency that is not governed by a board;
- A governing board or commission of an organization or association; and
- A private system owner/manager that is not governed by a board.

Hydrologically Connected

Two waterbodies are hydrologically connected when one waterbody flows, or has the potential to flow, into the other waterbody. For the purpose of this General Order, groundwater is hydrologically connected to a surface water when the groundwater feeds into the surface water. (The surface waterbody in this example is termed a gaining stream as it gains flow from surrounding groundwater.)



Lateral (including Lower and Upper Lateral)

A lateral is an underground segment of smaller diameter pipe that transports sewage from a customer's building or property (residential, commercial, or industrial) to the Enrollee's main sewer line in a street or easement. Upper and lower lateral boundary definitions are subject to local jurisdictional codes and ordinances, or private system ownership.

A lower lateral is the portion of the lateral located between the sanitary sewer system main, and either the property line, sewer clean out, curb line, established utility easement boundary, or other jurisdictional locations.

An upper lateral is the portion of the lateral from the property line, sewer clean out, curb line, established utility easement boundary, or other jurisdictional locations, to the building or property.

Legally Responsible Official

A Legally Responsible Official is an official representative, designated by the Enrollee, with authority to sign and certify submitted information and documents required by this General Order.

Nuisance

For the purpose of this General Order, a nuisance, as defined in Water Code section 13050(m), is anything that meets all of the following requirements:

- Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property;
- Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and
- Occurs during, or as a result of, the treatment or disposal of wastes.

Private Sewer Lateral

A private sewer lateral is the privately-owned lateral that transports sewage from private property(ies) into a sanitary sewer system.

Private Sanitary Sewer System

A private sanitary sewer system is a sanitary sewer system of any size that is owned and/or operated by a private individual, company, corporation, or organization. A private sanitary sewer system may or may not connect into a publicly owned sanitary sewer system.

Potential to Discharge, Potential Discharge

Potential to Discharge, or Potential Discharge, means any exiting of sewage from a sanitary sewer system which can reasonably be expected to discharge into a water of the State based on the size of the sewage spill, proximity to a drainage conveyance system, and the nature of the surrounding environment.

Receiving Water

A receiving water is a water of the State that receives a discharge of waste.

Resilience

Resilience is the ability to recover from or adjust to adversity or change, and grow from disruptions. Resilience can be built through planning, preparing for, mitigating, and adapting to changing conditions.

Sanitary Sewer System

A sanitary sewer system is a system that is designed to convey sewage, including but not limited to, pipes, manholes, pump stations, siphons, wet wells, diversion structures and/or other pertinent infrastructure, upstream of a wastewater treatment plant headworks, including:

- Laterals owned and/or operated by the Enrollee;
- Satellite sewer systems; and/or
- Temporary conveyance and storage facilities, including but not limited to temporary piping, vaults, construction trenches, wet wells, impoundments, tanks and diversion structures.

For purpose of this Order, sanitary sewer systems include only systems owned and/or operated by the Enrollee.

Satellite Sewer System

A satellite sewer system is a portion of a sanitary sewer system owned or operated by a different owner than the owner of the downstream wastewater treatment facility ultimately treating the sewage.

Sewer System Management Plan

A sewer system management plan is a living document an Enrollee develops and implements to effectively manage its sanitary sewer system(s) in accordance with this General Order.

Sewage

Sewage, and its associated wastewater, is untreated or partially treated domestic, municipal, commercial and/or industrial waste (including sewage sludge), and any mixture of these wastes with inflow or infiltration of stormwater or groundwater, conveyed in a sanitary sewer system.

Spill

A spill is a discharge of sewage from any portion of a sanitary sewer system due to a sanitary sewer system overflow, operational failure, and/or infrastructure failure. Exfiltration of sewage is not considered to be a spill under this General Order if the exfiltrated sewage remains in the subsurface and does not reach a surface water of the State.

Training

Training is in-house or external education and guidance needed that provides the knowledge, skills, and abilities to comply with this General Order.

Wash Down Water

Wash down water is water used to clean a spill area.

Waste

Waste, as defined in Water Code section 13050(d), includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.

Waste Discharge Identification Number (WDID)

A waste discharge identification number (WDID) identifies each individual sanitary sewer system enrolled under this General Order. A WDID number is assigned to each enrolled system upon an Enrollee's approved regulatory coverage.

Waters of the State

Waters of the State are surface waters or groundwater within boundaries of the state as defined in Water Code section 13050(e), in which the State and Regional Water Boards have authority to protect beneficial uses. Waters of the State include, but are not limited to, groundwater aquifers, surface waters, saline waters, natural washes and pools, wetlands, sloughs, and estuaries, regardless of flow or whether water exists during dry conditions. Waters of the State include waters of the United States.

Waters of the United States

Waters of the United States are surface waters or waterbodies that are subject to federal jurisdiction in accordance with the Clean Water Act.

Water Quality Objective

A water quality objective is the limit or maximum amount of pollutant, waste constituent or characteristic, or parameter level established in statewide water quality control plans and Regional Water Boards' Basin Plans, for the reasonable protection of beneficial uses of surface waters and groundwater and the prevention of nuisance.

ATTACHMENT B – APPLICATION FOR ENROLLMENT

1. **Enrollment Status:** (Mark only one item)

   ☐ New Enrollee

   ☐ New Enrollee with previous regulatory coverage under Order 2006-0003-DWQ
   (that failed to certify continuation of coverage in CIWQS per Order 2022-XXXX-DWQ)
   Existing WDID Number: _____

2. **Applicant Information:**

   Legally Responsible Official Submitting Application

   First and Last Name: _____

   Title: _____

   Phone: _____

   Email: _____

   System Owner/Operator Name: _____

   Mailing Address:_____

   City, State, Zip:_____

   County:_____

   Sanitary Sewer System Name: _____

   Regional Water Quality Control Board(s): _____

   Signature and Date: _____

3. **Applicant Type (Check one):**

   ☐ City ☐ County ☐ State ☐ Federal ☐ Special District

   ☐ Government Combination ☐ Private ☐ Other Non-governmental Entity

4. **Wastewater Treatment Plant Receiving Sanitary Sewer System Waste:**

   Wastewater Treatment Plant Permittee:_____

   WDID No.: _____

5. Billing Information

Billing Address: _____

City, State, Zip: _____

Billing Contact Person and Title: _____

Phone and Email Address: _____

6. Application Fee:

The application fee, as required by Water Code section 13260, is based on the daily population served by the sanitary sewer system. See updated Fee Schedule. (https://www.waterboards.ca.gov/resources/fees/water_quality/)

Check one of the following and enter fee amount:

☐ Population Served < 50,000 – Total Fee submitted: $ _____

☐ Population Served ≥ 50,000 – Total Fee submitted: $ _____

Make the fee payment payable to the State Water Resources Control Board and mail the complete application package to:

State Water Resources Control Board, Accounting Office
P. O. Box 1888
Sacramento, CA 95812-1888

Attention: Statewide Sanitary Sewer System Program

7. Application Submittal Certification

I certify under penalty of perjury under the laws of the State of California that to the best of my knowledge and belief, the information in the submitted application package is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

Print Name: _____

Title: _____

Signature: _____Date: _____

ATTACHMENT C - NOTICE OF TERMINATION

1. Enrollee Information

Enrollee Name: _____

WDID No:_____

Legally Responsible Official Requesting Termination of Coverage: _____

First and Last Name: _____

Title: _____

Phone: _____

Email: _____

Mailing Address: _____

City, State, Zip: _____

County: _____

Sanitary Sewer System Name(s) or Unique Identifier(s): _____

Regional Water Quality Control Board(s): _____

Signature and Date:_____

2. Basis of Termination

Explanation of termination, including subsequent regulatory coverage and subsequent owner/operator of enrolled sanitary sewer system, as applicable:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. Regulatory Coverage Termination Certification

I certify under penalty of perjury under the laws of the State of California that to the best of my knowledge: 1) the sanitary sewer system I officially represent is not required to be regulated under the Statewide Waste Discharge Requirements for Sanitary Sewer Systems Order 2022-XXXX-DWQ, and 2) the information submitted in this Notice of Termination is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment. Additionally, I understand that the submittal of this Notice of Termination does not release sanitary sewer system agencies from liability for any violations of the Clean Water Act.

Print Name: _____

Title: _____

Signature: _____Date: _____

For State Water Board Use Only

☐ Approved for Termination ☐ Denied and Returned to Enrollee

Deputy Director of Water Quality Signature: _____

Date: _____Notice of Termination Effective Date: _____

ATTACHMENT D – SEWER SYSTEM MANAGEMENT PLAN – REQUIRED ELEMENTS

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ATTACHMENT D – SEWER SYSTEM MANAGEMENT PLAN – REQUIRED ELEMENTS

A Sewer System Management Plan (Plan) is a living planning document that documents ongoing local sewer system management program activities, procedures, and decision-making – at the scale necessary to address the size and complexity of the subject sanitary sewer system(s). This Plan may incorporate other programs and other plans by reference, to address short-term and long-term system resilience through:

- Proactive planning and decision-making;
- Local government ordinances;
- Updated operations and maintenance activities and procedures;
- Implementation of capital improvements;
- Sufficient local budget to support staff resources, contractors, equipment, and training; and
- Updated training of staff and contractors.

The Enrollee's development, update, and implementation of a Sewer System Management Plan addressing the requirements of this Attachment is an enforceable component of this General Order. As specified in Provision 6.1 (Enforcement Provisions) of this General Order, consistent with the Water Code and the State Water Board Enforcement Policy, the State Water Board or a Regional Water Board may consider the Enrollee's efforts in implementing an effective Sewer System Management Plan to prevent, contain, control, and mitigate spills when considering Water Code section 13327 factors to determine necessary enforcement of this General Order.

This Attachment includes the following required elements that the Enrollee shall address in its Plan and subsequent updates. The Enrollee shall identify any requirement in this Attachment that is not applicable to the Enrollee's sewer system and shall explain in its Plan why the requirement is not applicable.

1. SEWER SYSTEM MANAGEMENT PLAN GOAL AND INTRODUCTION

The goal of the Sewer System Management Plan (Plan) is to provide a plan and schedule to: (1) properly manage, operate, and maintain all parts of the Enrollee's sanitary sewer system(s), (2) reduce and prevent spills, and (3) contain and mitigate spills that do occur.

The Plan must include a narrative Introduction section that discusses the following items:

1.1. Regulatory Context

The Plan Introduction section must provide a general description of the local sewer system management program and discuss Plan implementation and updates.

1.2. Sewer System Management Plan Update Schedule

The Plan Introduction section must include a schedule for the Enrollee to update the Plan, including the schedule for conducting internal audits. The schedule must include milestones for incorporation of activities addressing prevention of sewer spills.

1.3. Sewer System Asset Overview

The Plan Introduction section must provide a description of the Enrollee-owned assets and service area, including but not limited to:

- Location, including county(ies);
- Service area boundary;
- Population and community served;
- System size, including total length in miles, length of gravity mainlines, length of pressurized (force) mains, and number of pump stations and siphons;
- Structures diverting stormwater to the sewer system;
- Data management systems;
- Sewer system ownership and operation responsibilities between Enrollee and private entities for upper and lower sewer laterals;
- Estimated number or percent of residential, commercial, and industrial service connections; and
- Unique service boundary conditions and challenge(s).

Additionally, the Plan Introduction section must provide reference to the Enrollee's up-to-date map of its sanitary sewer system, as required in section 4.1 (Updated Map of Sanitary Sewer System) of this Attachment.

2. ORGANIZATION

The Plan must identify organizational staffing responsible and integral for implementing the local Sewer System Management Plan through an organization chart or similar narrative documentation that includes:

- The name of the Legally Responsible Official as required in section 5.1 (Designation of a Legally Responsible Official) of this General Order;
- The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific Sewer System Management Plan elements;
- Organizational lines of authority; and
- Chain of communication for reporting spills from receipt of complaint or other information, including the person responsible for reporting spills to the State and Regional Water Boards and other agencies, as applicable. (For example, county

health officer, county environmental health agency, and State Office of Emergency Services.)

3. LEGAL AUTHORITY

The Plan must include copies or an electronic link to the Enrollee's current sewer system use ordinances, service agreements and/or other legally binding procedures to demonstrate the Enrollee possesses the necessary legal authority to:

- Prevent illicit discharges into its sanitary sewer system from inflow and infiltration (I&I); unauthorized stormwater; chemical dumping; unauthorized debris; roots; fats, oils, and grease; and trash, including rags and other debris that may cause blockages;
- Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure;
- Require that sewer system components and connections be properly designed and constructed;
- Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee;
- Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures; and
- Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

4. OPERATION AND MAINTENANCE PROGRAM

The Plan must include the items listed below that are appropriate and applicable to the Enrollee's system.

4.1. Updated Map of Sanitary Sewer System

An up-to-date map(s) of the sanitary sewer system, and procedures for maintaining and providing State and Regional Water Board staff access to the map(s). The map(s) must show gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities within the sewer system service area boundaries.

4.2. Preventive Operation and Maintenance Activities

A scheduling system and a data collection system for preventive operation and maintenance activities conducted by staff and contractors.

The scheduling system must include:

- Inspection and maintenance activities;

- Higher-frequency inspections and maintenance of known problem areas, including areas with tree root problems;
- Regular visual and closed-circuit television (CCTV) inspections of manholes and sewer pipes.

The data collection system must document data from system inspection and maintenance activities, including system areas/components prone to root-intrusion potentially resulting in system backup and/or failure.

4.3. Training

In-house and external training provided on a regular basis for sanitary sewer system operations and maintenance staff and contractors. The training must cover:

- The requirements of this General Order;
- The Enrollee's Spill Emergency Response Plan procedures and practice drills;
- Skilled estimation of spill volume for field operators; and
- Electronic CIWQS reporting procedures for staff submitting data.

4.4. Equipment Inventory

An inventory of sewer system equipment, including the identification of critical replacement and spare parts.

5. DESIGN AND PERFORMANCE PROVISIONS

The Plan must include the following items as appropriate and applicable to the Enrollee's system:

5.1. Updated Design Criteria and Construction Standards and Specifications

Updated design criteria, and construction standards and specifications, for the construction, installation, repair, and rehabilitation of existing and proposed system infrastructure components, including but not limited to pipelines, pump stations, and other system appurtenances. If existing design criteria and construction standards are deficient to address the necessary component-specific hydraulic capacity as specified in section 8 (System Evaluation, Capacity Assurance and Capital Improvements) of this Attachment, the procedures must include component-specific evaluation of the design criteria.

5.2. Procedures and Standards

Procedures, and standards for the inspection and testing of newly constructed, newly installed, repaired, and rehabilitated system pipelines, pumps, and other equipment and appurtenances.

6. SPILL EMERGENCY RESPONSE PLAN

The Plan must include an up to date Spill Emergency Response Plan to ensure prompt detection and response to spills to reduce spill volumes and collect information for prevention of future spills. The Spill Emergency Response Plan must include procedures to:

- Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner;
- Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State;
- Comply with the notification, monitoring and reporting requirements of this General Order, State law and regulations, and applicable Regional Water Board Orders;
- Ensure that appropriate staff and contractors implement the Spill Emergency Response Plan and are appropriately trained;
- Address emergency system operations, traffic control and other necessary response activities;
- Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system;
- Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State;
- Remove sewage from the drainage conveyance system;
- Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters;
- Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery;
- Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event;
- Conduct post-spill assessments of spill response activities;
- Document and report spill events as required in this General Order; and
- Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed.

7. SEWER PIPE BLOCKAGE CONTROL PROGRAM

The Sewer System Management Plan must include procedures for the evaluation of the Enrollee's service area to determine whether a sewer pipe blockage control program is needed to control fats, oils, grease, rags and debris. If the Enrollee determines that a program is not needed, the Enrollee shall provide justification in its Plan for why a program is not needed.

The procedures must include, at minimum:

- An implementation plan and schedule for a public education and outreach program that promotes proper disposal of pipe-blocking substances;
- A plan and schedule for the disposal of pipe-blocking substances generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of substances generated within a sanitary sewer system service area;
- The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages;
- Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, best management practices requirements, recordkeeping and reporting requirements;
- Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the fats, oils, and grease ordinance;
- An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule for each section; and
- Implementation of source control measures for all sources of fats, oils, and grease reaching the sanitary sewer system for each section identified above.

8. SYSTEM EVALUATION, CAPACITY ASSURANCE AND CAPITAL IMPROVEMENTS

The Plan must include procedures and activities for:

- Routine evaluation and assessment of system conditions;
- Capacity assessment and design criteria;
- Prioritization of corrective actions; and
- A capital improvement plan.

8.1 System Evaluation and Condition Assessment

The Plan must include procedures to:

- Evaluate the sanitary sewer system assets utilizing the best practices and technologies available;

- Identify and justify the amount (percentage) of its system for its condition to be assessed each year;
- Prioritize the condition assessment of system areas that:
  - Hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies;
  - Are located in or within the vicinity of surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas;
  - Are within the vicinity of a receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List;
- Assess the system conditions using visual observations, video surveillance and/or other comparable system inspection methods;
- Utilize observations/evidence of system conditions that may contribute to exiting of sewage from the system which can reasonably be expected to discharge into a water of the State;
- Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities; and
- Identify system assets vulnerable to direct and indirect impacts of climate change, including but not limited to: sea level rise; flooding and/or erosion due to increased storm volumes, frequency, and/or intensity; wildfires; and increased power disruptions.

8.2. Capacity Assessment and Design Criteria

The Plan must include procedures to identify system components that are experiencing or contributing to spills caused by hydraulic deficiency and/or limited capacity, including procedures to identify the appropriate hydraulic capacity of key system elements for:

- Dry-weather peak flow conditions that cause or contributes to spill events;
- The appropriate design storm(s) or wet weather events that causes or contributes to spill events;
- The capacity of key system components; and
- Identify the major sources that contribute to the peak flows associated with sewer spills.

The capacity assessment must consider:

- Data from existing system condition assessments, system inspections, system audits, spill history, and other available information;
- Capacity of flood-prone systems subject to increased infiltration and inflow, under normal local and regional storm conditions;

- Capacity of systems subject to increased infiltration and inflow due to larger and/or higher-intensity storm events as a result of climate change;
- Increases of erosive forces in canyons and streams near underground and above-ground system components due to larger and/or higher-intensity storm events;
- Capacity of major system elements to accommodate dry weather peak flow conditions, and updated design storm and wet weather events; and
- Necessary redundancy in pumping and storage capacities.

8.3. Prioritization of Corrective Action

The findings of the condition assessments and capacity assessments must be used to prioritize corrective actions. Prioritization must consider the severity of the consequences of potential spills.

8.4. Capital Improvement Plan

The capital improvement plan must include the following items:

- Project schedules including completion dates for all portions of the capital improvement program;
- Internal and external project funding sources for each project; and
- Joint coordination between operation and maintenance staff, and engineering staff/consultants during planning, design, and construction of capital improvement projects; and Interagency coordination with other impacted utility agencies.

9. MONITORING, MEASUREMENT AND PROGRAM MODIFICATIONS

The Plan must include an Adaptive Management section that addresses Plan-implementation effectiveness and the steps for necessary Plan improvement, including:

- Maintaining relevant information, including audit findings, to establish and prioritize appropriate Plan activities;
- Monitoring the implementation and measuring the effectiveness of each Plan Element;
- Assessing the success of the preventive operation and maintenance activities;
- Updating Plan procedures and activities, as appropriate, based on results of monitoring and performance evaluations; and
- Identifying and illustrating spill trends, including spill frequency, locations and estimated volumes.

10. INTERNAL AUDITS

The Plan shall include internal audit procedures, appropriate to the size and performance of the system, for the Enrollee to comply with section 5.4 (Sewer System Management Plan Audits) of this General Order.

11. COMMUNICATION PROGRAM

The Plan must include procedures for the Enrollee to communicate with:

- The public for:
  - Spills and discharges resulting in closures of public areas, or that enter a source of drinking water, and
  - The development, implementation, and update of its Plan, including opportunities for public input to Plan implementation and updates.
- Owners/operators of systems that connect into the Enrollee's system, including satellite systems, for:
  - System operation, maintenance, and capital improvement-related activities.

ATTACHMENT E1 – NOTIFICATION, MONITORING, REPORTING AND RECORDKEEPING REQUIREMENTS

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ATTACHMENT E1– NOTIFICATION, MONITORING, REPORTING AND RECORDKEEPING REQUIREMENTS

The Notification Requirements (section 1), Spill-specific Monitoring Requirements (section 2), Reporting Requirements (section 3) and Recordkeeping Requirements (section 4) in this Attachment are pursuant to Water Code section 13267 and section 13383, and are an enforceable component of this General Order. For the purpose of this General Order, the term:

- Notification means the notifying of appropriate parties of a spill event or other activity.
- Spill-specific Monitoring means the gathering of information and data for a specific spill event to be reported or kept as records.
- Reporting means the reporting of information and data into the online California Integrated Water Quality System (CIWQS) Sanitary Sewer System Database.
- Recordkeeping means the maintaining of information and data in an official records storage system.

Failure to comply with the notification, monitoring, reporting and recordkeeping requirements in this General Order may subject the Enrollee to civil liabilities of up to $10,000 a day per violation pursuant to Water Code section 13385; up to $1,000 a day per violation pursuant to Water Code section 13268; or referral to the Attorney General for judicial civil enforcement.

Water Code section 13193 et seq. requires the Regional Water Quality Control Boards (Regional Water Boards) and the State Water Resources Control Board (State Water Board) to collect sanitary sewer spill information for each spill event and make this information available to the public. Sanitary sewer spill information for each spill event includes but is not limited to: Enrollee contact information for each spill event, spill cause, estimated spill volume and factors used for estimation, location, date, time, duration, amount discharged to waters of the State, response and corrective action(s) taken.

1. NOTIFICATION REQUIREMENTS

1.1. Notification of Spills of 1,000 Gallons or Greater to the California Office of Emergency Services

Per Water Code section 13271, for a spill that discharges in or on any waters of the State, or discharges or is deposited where it is, or probably will be, discharged in or on any waters of the State, the Enrollee shall notify the California Office of Emergency Services and obtain a California Office of Emergency Services Control Number as soon as possible **but no later than two (2) hours** after:

- The Enrollee has knowledge of the spill; and
- Notification can be provided without substantially impeding cleanup or other emergency measures.

The notification requirements in this section apply to individual spills of 1,000 gallons or greater, from an Enrollee-owned and/or operated laterals, to a water of the State.

1.2. Spill Notification Information

The Enrollee shall provide the following spill information to the California Office of Emergency Services before receiving a Control Number, as applicable:

- Name and phone number of the person notifying the California Office of Emergency Services;
- Estimated spill volume (gallons);
- Estimated spill rate from the system (gallons per minute);
- Estimated discharge rate (gallons per minute) directly into waters of the State or indirectly into a drainage conveyance system;
- Spill incident description:
  - Brief narrative of the spill event, and
  - Spill incident location (address, city, and zip code) and closest cross streets and/or landmarks;
- Name and phone number of contact person on-scene;
- Date and time the Enrollee was informed of the spill event;
- Name of sanitary sewer system causing the spill;
- Spill cause or suspected cause (if known);
- Amount of spill contained;
- Name of receiving water body receiving or potentially receiving discharge; and
- Description of water body impact and/ or potential impact to beneficial uses.

1.3. Notification of Spill Report Updates

Following the initial notification to the California Office of Emergency Services and until such time that the Enrollee certifies the spill report in the online CIWQS Sanitary Sewer System Database, the Enrollee shall provide updates to the California Office of Emergency Services regarding substantial changes to:

- Estimated spill volume (increase or decrease in gallons initially estimated);
- Estimated discharge volume discharged directly into waters of the State or indirectly into a drainage conveyance system (increase or decrease in gallons initially estimated); and
- Additional impact(s) to the receiving water(s) and beneficial uses.

2. SPILL-SPECIFIC MONITORING REQUIREMENTS

2.1 Spill Location and Spread

The Enrollee shall visually assess the spill location(s) and spread using photography, global positioning system (GPS), and other best available tools. The Enrollee shall document the critical spill locations, including:

- Photography and GPS coordinates for:
  - The system location where spill originated.

    For multiple appearance points of a single spill event, the points closest to the spill origin.
- Photography for:
  - Drainage conveyance system entry locations,
  - The location(s) of discharge into surface waters, as applicable,
  - Extent of spill spread, and
  - The location(s) of clean up.

2.2 Spill Volume Estimation

To assess the approximate spill magnitude and spread, the Enrollee shall estimate the total spill volume using updated volume estimation techniques, calculations, and documentation for electronic reporting. The Enrollee shall update its notification and reporting of estimated spill volume (which includes spill volume recovered) as further information is gathered during and after a spill event.

2.3. Receiving Water Monitoring

2.3.1. Receiving Water Visual Observations

Through visual observations and use of best available spill volume-estimating techniques and field calculation techniques, the Enrollee shall gather and document the following information for spills discharging to surface waters:

- Estimated spill travel time to the receiving water;
- For spills entering a drainage conveyance system, estimated spill travel time from the point of entry into the drainage conveyance system to the point of discharge into the receiving water;
- Estimated spill volume entering the receiving water; and
- Photography of:
  - Waterbody bank erosion,
  - Floating matter,
  - Water surface sheen (potentially from oil and grease),

- Discoloration of receiving water, and
- Impact to the receiving water.

2.3.2. Receiving Water – Water Quality Sampling and Analysis

For sewage spills in which an estimated 50,000 gallons or greater are discharged into a surface water, the Enrollee shall conduct the following water quality sampling no later than **18 hours** after the Enrollee's knowledge of a potential discharge to a surface water:

- Collect one water sample, each day of the duration of the spill, at:
  - The DCS-001 location as described in section 2.3.4 (Receiving Water Sampling Locations) of this Attachment, if sewage discharges to a surface water via a drainage conveyance system; and/or
  - Each of the three receiving water sampling locations in section 2.3.4 (Receiving Water Sampling Locations) of this Attachment;

    If the receiving water has no flow during the duration of the spill, the Enrollee must report "No Sampling Due To No Flow" for its receiving water sampling locations.

The Enrollee shall analyze the collected receiving water samples for the following constituents per section 2.3.3 (Water Quality Analysis Specifications) of this Attachment:

- Ammonia, and
- Appropriate bacterial indicator(s) per the applicable Basin Plan water quality objectives, including one or more of the following, unless directed otherwise by the Regional Water Board:
  - Total Coliform Bacteria
  - Fecal Coliform Bacteria
  - *E-coli*
  - Enterococcus

  Dependent on the receiving water(s), sampling of bacterial indicators shall be sufficient to determine post-spill (after the spill) compliance with the water quality objectives and bacterial standards of the California Ocean Plan or the California Inland Surface Water Enclosed Bays, and Estuaries Plan, including the frequency and/or number of post-spill receiving water samples as may be specified in the applicable plans.

The Enrollee shall collect and analyze additional samples as required by the applicable Regional Water Board Executive Officer or designee.

2.3.3. Water Quality Analysis Specifications

Spill monitoring must be representative of the monitored activity (40 Code of Federal Regulations section 122.41(j)(1)).

Sufficiently Sensitive Methods

Sample analysis must be conducted according to sufficiently sensitive test methods approved under 40 Code of Federal Regulations Part 136 for the sample analysis of pollutants. For the purposes of this General Order, a method is sufficiently sensitive when the minimum level of the analytical method approved under 40 Code of Federal Regulations Part 136 is at or below the receiving water pollutant criteria.

Environmental Laboratory Accreditation Program-Accredited Laboratories

The analysis of water quality samples required per this General Order must be performed by a laboratory that has accreditation pursuant to Article 3 (commencing with section 100825) of Chapter 4 of Part 1 of Division 101 of the Health and Safety Code. (Water Code section 13176(a).) The State Water Board accredits laboratories through its Environmental Laboratory Accreditation Program (ELAP).

2.3.4. Receiving Water Sampling Locations

The Enrollee shall collect receiving water samples at the following locations.

Sampling of Flow in Drainage Conveyance System (DCS) Prior to Discharge

Sampling Location	Sampling Location Description
DCS-001	A point in a drainage conveyance system before the drainage conveyance system flow discharges into a receiving water.

Receiving Surface Water Sampling (RSW)[1]

Sampling Location	Sampling Location Description
RSW-001 Point of Discharge	A point in the receiving water where sewage initially enters the receiving water.
RSW-001U: Upstream of Point of Discharge	A point in the receiving water, upstream of the point of sewage discharge, to capture ambient conditions absent of sewage discharge impacts.

Sampling Location	Sampling Location Description
RSW-001D: Downstream of Point of Discharge	A point in the receiving water, downstream of the point of sewage discharge, where the spill material is fully mixed with the receiving water.

[1] The Enrollee must use its best professional judgment to determine the upstream and downstream distances based on receiving water flow, accessibility to upstream/downstream waterbody banks, and size of visible sewage plume.

2.4. Safety and Access Exceptions

If the Enrollee encounters access restrictions or unsafe conditions that prevents its compliance with spill response requirements or monitoring requirements in this General Order, the Enrollee shall provide documentation of access restrictions and/or safety hazards in the corresponding required report.

3. REPORTING REQUIREMENTS

All reporting required in this General Order must be submitted electronically to the online CIWQS Sanitary Sewer System Database (https://ciwqs.waterboards.ca.gov), unless specified otherwise in this General Order. Electronic reporting may solely be conducted by a Legally Responsible Official or Data Submitter(s) previously designated by the Legally Responsible Official, as required in section 5.8 (Designation of Data Submitters) of this General Order.

The Enrollee shall report any information that is protected by the Homeland Security Act, by email to SanitarySewer@waterboards.ca.gov, with a brief explanation of the protection provided by the Homeland Security Act for the subject report to be protected from unauthorized disclosure and/or public access, and for official Water Board regulatory purposes only.

3.1. Reporting Requirements for Individual Category 1 Spill Reporting

3.1.1. Draft Spill Report for Category 1 Spills

Within three (3) business days of the Enrollee's knowledge of a Category 1 spill, the Enrollee shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database.

The Draft Spill Report must, at minimum, include the following items:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the Enrollee was notified of, or self-discovered, the spill;
4. Operator arrival time;

5. Estimated spill start date and time;
6. Date and time the Enrollee notified the California Office of Emergency Services, and the assigned control number;
7. Description, photographs, and GPS coordinates of the system location where the spill originated;
    - If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
8. Estimated total spill volume exiting the system;
9. Description and photographs of the extent of the spill and spill boundaries;
10. Did the spill reach a drainage conveyance system? If Yes:
    - Description of the drainage conveyance system transporting the spill;
    - Photographs of the drainage conveyance system entry location(s);
    - Estimated spill volume fully recovered from the drainage conveyance system;
    - Estimated spill volume remaining within the drainage conveyance system;
11. Description and photographs of all discharge point(s) into the surface water;
12. Estimated spill volume that discharged to surface waters; and
13. Estimated total spill volume recovered.

3.1.2. Certified Spill Report for Category 1 Spills

Within 15 calendar days of the spill end date, the Enrollee shall submit a Certified Spill Report for Category 1 spills, to the online CIWQS Sanitary Sewer System Database. Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number.

The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per section 3.1.1 (Draft Spill Report for Category 1 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;
2. Spill end date and time;
3. Description of how the spill volume estimations were calculated, including at a minimum:
    - The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and
    - The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;

4. Spill cause(s) (for example, root intrusion, grease deposition, etc.);
5. System failure location (for example, main, lateral, pump station, etc.);
6. Description of the pipe material, and estimated age of the pipe material, at the failure location;
7. Description of the impact of the spill;
8. Whether or not the spill was associated with a storm event;
9. Description of spill response activities including description of immediate spill containment and cleanup efforts;
10. Description of spill corrective action, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of major milestones for those steps;
11. Spill response completion date;
12. Detailed narrative of investigation and investigation findings of cause of spill;
13. Reasons for an ongoing investigation (as applicable) and the expected date of completion;
14. Name and type of receiving water body(s);
15. Description of the water body(s), including but not limited to:
    - Observed impacts on aquatic life,
    - Public closure, restricted public access, temporary restricted use, and/or posted health warnings due to spill,
    - Responsible entity for closing/restricting use of water body, and
    - Number of days closed/restricted as a result of the spill.
16. Whether or not the spill was located within 1,000 feet of a municipal surface water intake; and
17. If water quality samples were collected, identify sample locations and the parameters the water quality samples were analyzed for. If no samples were taken, Not Applicable shall be selected.

3.1.3. Spill Technical Report for Individual Category 1 Spill in which 50,000 Gallons or Greater Discharged into a Surface Water

For any spill in which 50,000 gallons or greater discharged into a surface water, **within 45 calendar days** of the spill end date, the Enrollee shall submit a Spill Technical Report to the online CIWQS Sanitary Sewer System Database. The Spill Technical Report, at minimum, must include the following information:

1. Spill causes and circumstances, including at minimum:
    - Complete and detailed explanation of how and when the spill was discovered;

- Photographs illustrating the spill origin, the extent and reach of the spill, drainage conveyance system entrance and exit, receiving water, and post-cleanup site conditions;
- Diagram showing the spill failure point, appearance point(s), the spill flow path, and ultimate destinations;
- Detailed description of the methodology employed, and available data used to calculate the discharge volume and, if applicable, the recovered spill volume;
- Detailed description of the spill cause(s);
- Description of the pipe material, and estimated age of the pipe material, at the failure location;
- Description of the impact of the spill;
- Copy of original field crew records used to document the spill; and
- Historical maintenance records for the failure location.

2. Enrollee's response to the spill:
   - Chronological narrative description of all actions taken by the Enrollee to terminate the spill;
   - Explanation of how the Sewer System Management Plan Spill Emergency Response Plan was implemented to respond to and mitigate the spill; and
   - Final corrective action(s) completed and a schedule for planned corrective actions, including:
     - Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable,
     - Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences, and
     - Necessary modifications to the Emergency Spill Response Plan to incorporate lessons learned in responding to and mitigating the spill.
3. Water Quality Monitoring, including at minimum:
   - Description of all water quality sampling activities conducted;
   - List of pollutant and parameters monitored, sampled and analyzed; as required in section 2.3 (Receiving Water Monitoring) of this Attachment;
   - Laboratory results, including laboratory reports;
   - Detailed location map illustrating all water quality sampling points; and
   - Other regulatory agencies receiving sample results (if applicable).
4. Evaluation of spill impact(s), including a description of short-term and long-term impact(s) to beneficial uses of the surface water.

3.1.4. Amended Certified Spill Reports for Individual Category 1 Spills

The Enrollee shall update or add additional information to a Certified Spill Report within **90 calendar days** of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The Enrollee shall certify the amended report.

After **90 calendar days**, the Enrollee shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

3.2. Reporting Requirements for Individual Category 2 Spill Reporting

3.2.1. Draft Spill Report for Category 2 Spills

Within three (3) business days of the Enrollee's knowledge of a Category 2 spill, the Enrollee shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database.

The Draft Spill Report must, at minimum, include the following items:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the Enrollee was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Date and time the Enrollee notified the California Office of Emergency Services, and the assigned control number;
7. Description, photographs, and GPS coordinates of the system location where the spill originated;

   If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
8. Estimated total spill volume exiting the system;
9. Description and photographs of the extent of the spill and spill boundaries;
10. Did the spill reach a drainage conveyance system? If Yes:
    - Description of the drainage conveyance system transporting the spill;
    - Photographs of the drainage conveyance system entry location(s);
    - Estimated spill volume fully recovered from the drainage conveyance system;
    - Estimated spill volume remaining within the drainage conveyance system;

- Estimated spill volume discharged to a groundwater infiltration basin or facility, if applicable; and

11. Estimated total spill volume recovered.

3.2.2. Certified Spill Report for Category 2 Spills

Within 15 calendar days of the spill end date, the Enrollee shall submit a Certified Spill Report for the Category 2 spill, to the online CIWQS Sanitary Sewer System Database (https://ciwqs.waterboards.ca.gov). Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number.

The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per section 3.2.1 (Draft Spill Report for Category 2 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;
2. Spill end date and time;
3. Description of how the spill volume estimations were calculated, including at a minimum:
   - The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and
   - The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;
4. Spill cause(s) (for example, root intrusion, grease deposition, etc.);
5. System failure location (for example, main, pump station, etc.);
6. Description of the pipe/infrastructure material, and estimated age of the pipe material, at the failure location;
7. Description of the impact of the spill;
8. Whether or not the spill was associated with a storm event;
9. Description of spill response activities including description of immediate spill containment and cleanup efforts;
10. Description of spill corrective action, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of major milestones for those steps;
11. Spill response completion date;
12. Detailed narrative of investigation and investigation findings of cause of spill;
13. Reasons for an ongoing investigation (as applicable) and the expected date of completion; and

14. Whether or not the spill was located within 1,000 feet of a municipal surface water intake.

3.2.3. Amended Certified Spill Reports for Individual Category 2 Spills

The Enrollee shall update or add additional information to a Certified Spill Report within **90 calendar days** of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The Enrollee shall certify the amended report.

After **90 calendar days**, the Enrollee shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

3.3. Monthly Certified Spill Reporting for Category 3 Spills

The Enrollee shall report and certify all Category 3 spills to the online CIWQS Sanitary Sewer System Database within 30 calendar days after the end of the month in which the spills occurred. (For example, all Category 3 spills occurring in the month of February shall be reported and certified by March 30th). After the Legally Responsible Official certifies the spills, the online CIWQS Sanitary Sewer System Database will issue a spill event identification number for each spill.

The monthly reporting of all Category 3 spills must include the following items for each spill:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the Enrollee was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Description, photographs, and GPS coordinates where the spill originated:
    - If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
7. Estimated total spill volume exiting the system;
8. Description and photographs of the extent of the spill and spill boundaries;
9. Did the spill reach a drainage conveyance system? If Yes:
    - Description of the drainage conveyance system transporting the spill;
    - Photographs of the drainage conveyance system entry locations(s);
    - Estimated spill volume fully recovered from the drainage conveyance system; and

- Estimated spill volume discharged to a groundwater infiltration basis or facility, if applicable.

10. Estimated total spill volume recovered;
11. Description of the spill event destination(s), including GPS coordinates, if available, that represent the full spread and reaches of the spill;
12. Spill end date and time;
13. Description of how the spill volume estimations were calculated, including, at minimum:
    - The methodology and type of data relied upon, including supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and
    - The methodology and type of data relied upon to estimate the spill start time, on-going spill rate at time of arrival (if applicable), and the spill end time;
14. Spill cause(s) (for example, root intrusion, grease deposition, etc.);
15. System failure location (for example, main, pump station, etc.);
16. Description of the pipe/infrastructure material, and estimated age of the pipe/infrastructure material, at the failure location;
17. Description of the impact of the spill;
18. Whether or not the spill was associated with a storm event;
19. Description of spill response activities including description of immediate spill containment and cleanup efforts;
20. Description of spill corrective actions, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of the major milestones for those steps; including, at minimum:
    - Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable, and
    - Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences at the same spill event location, including:
      - Adjusted schedule/method of preventive maintenance,
      - Planned rehabilitation or replacement of sanitary sewer asset,
      - Inspected, repaired asset(s), or replaced defective asset(s),
      - Capital improvements,
      - Documentation verifying immediately implemented system modifications and operating/maintenance modifications,
      - Description of spill response activities,

- Spill response completion date, and
- Ongoing investigation efforts, and expected completion date of investigation to determine the full cause of spill;

21. Detailed narrative of investigation and investigation findings of cause of spill.

3.4. Monthly Certified Spill Reporting for Category 4 Spills

The Enrollee shall report and certify the estimated total spill volume exiting the sanitary sewer system, and the total number of all Category 4 spills to the online CIWQS Sanitary Sewer System Database, within 30 calendar days after the end of the month in which the spills occurred.

3.5. Amended Certified Spill Reports for Category 3 Spills

Within 90 calendar days of the certified Spill Report due date, the Enrollee may update or add additional information to a certified Spill Report by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The Enrollee shall certify the amended report.

After 90 calendar days, the Legally Responsible Official shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a certified Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the 90-day timeframe for amending the certified Spill Report, as provided above.

3.6. Annual Certified Spill Reporting of Category 4 and/or Lateral Spills

For all Category 4 spills and spills from its owned and/or operated laterals that are caused by a failure or blockage in the lateral and that do not discharge to a surface water, the Enrollee shall:

- Maintain records per section 4.4. of this Attachment;

  The Enrollee shall provide records upon request by State Water Board or Regional Water Board staff.

- Annually upload and certify a report, in an appropriate digital format, of all recordkeeping of spills to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occurred.

A spill from an Enrollee-owned and/or operated lateral that discharges to a surface water is a Category 1 spill; the Enrollee shall report all Category 1 spills per section 3.1 of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.

3.7. Monthly Certification of "No-Spills" or "Category 4 Spills" and/or "Non-Category 1 Lateral Spills"

If either (1) no spills occur during a calendar month or (2) only Category 4, and/or Enrollee-owned and/or operated lateral spills (that do not discharge to a surface water) occur during a calendar month, the Enrollee shall certify, within 30 calendar days after

the end of each calendar month, either a “No-Spill” certification statement, or a “Category 4 Spills” and/or “Non-Category 1 Lateral Spills” certification statement, in the online CIWQS Sanitary Sewer System Database, certifying that there were either no spills, or Category 4 and/or Non-Category 1 Lateral Spills that will be reported annually (per section 3.6 of this Attachment) for the designated month.

If a spill starts in one calendar month and ends in a subsequent calendar month, and the Enrollee has no further spills of any category, in the subsequent calendar month, the Enrollee shall certify “no-spills” for the subsequent calendar month.

If the Enrollee has no spills from its systems during a calendar month, but the Enrollee voluntarily reported a spill from a private lateral or a private system, the Enrollee shall certify “no-spills” for that calendar month.

If the Enrollees has spills from its owned and/or operated laterals during a calendar month, the Enrollee shall not certify “no spills” for that calendar month.

3.8. Electronic Sanitary Sewer System Service Area Boundary Map

The Legally Responsible Official shall submit, to the State Water Board, an up-to-date electronic spatial map of its sewer system service area boundaries. The map must be in accordance with section 5.14 (Electronic Sanitary Sewer System Service Area Boundary Map) of this General Order and the specification provided on the statewide Sanitary Sewer Systems program website. The map must include the location of wastewater treatment facility(ies) that treats the sewer system waste, if in the same sewer service boundary.

By the Effective Date of this General Order, specifications for the electronic sanitary sewer service area boundary map format will be provided on the statewide Sanitary Sewer Systems Order program website.

3.9. Annual Report (Previously termed as Collection System Questionnaire in General Order 2006-0003-DWQ)

A new Enrollee shall complete and submit its first certified Annual Report into the online CIWQS Sanitary Sewer System Database, **within 30 days of obtaining a CIWQS account**; Subsequent Annual Reports are due by April 1 of each year.

All enrollees shall update their previous year’s Annual Report, **by April 1 of each year after the Effective Date of this General Order,** for each calendar year (January 1 through December 31)**.**

The Annual Report must be entered directly into the online CIWQS Sanitary Sewer System Database. The Enrollee’s Legally Responsible Official shall certify the Annual Report as instructed in CIWQS;

The Annual Report must address, and update as applicable, the following items:

- Population served;

- Updated sewer system service area boundary map, if service area boundary has changed from original map submitted per section 5.14 (Electronic Sanitary Sewer System Service Area Boundary Map) of this General Order;
- Number of system operation and maintenance staff:
  - Entry level (less than two years of experience),
  - Journey level (greater than two years of experience),
  - Supervisory level, and
  - Managerial level;
- Number of operation and maintenance staff certified as a certified collection system operator by the California Water Environmental Association (CWEA), with:
  - Corresponding number of certified collection system operator grade levels (Grade I, II, III, IV, and V);
- System information:
  - Miles of system gravity and force mains,
  - Number of upper and lower service laterals connected to system,
  - Estimated number of upper and lower laterals owned and/or operated by the Enrollee,
  - Portion of laterals that is Enrollee's responsibility,
  - Average age the major components of system infrastructure,
  - Number and age of pump stations, and
  - Estimated total miles of the system pipeline not accessible for maintenance;
- Name and location of the treatment plant(s) receiving sanitary sewer system's waste;
- Name of satellite sewer system tributaries;
- Number of system's gravity sewer above or underground crossings of water bodies throughout system;
- Number of force main (pressurized pipe) above or underground crossings of water bodies throughout system;
- Number of siphons used to convey waste throughout the sewer system;
- Miles of sewer system cleaned;
- Miles of sewer system video inspected, or comparable (i.e., video closed-circuit television or alternative inspection methods);
- System Performance Evaluation as specified in section 5.11 (System Performance Analysis) of this General Order;
- Major spill causes (for example, root intrusion, grease deposition);

- System infrastructure failure points (for example, main, pump station, lateral, etc.);
- Ongoing spill investigations; and
- Actions taken to address system deficiencies.

3.10. Sewer System Management Plan Audit Reporting Requirements

The Enrollee shall submit its Sewer System Management Plan Audit and other pertinent audit information, in accordance with section 5.4 (Sewer System Management Plan Audits) of this General Order, to the online CIWQS Sanitary Sewer System Database **by six (6) months after the end of the 3-year audit period**.

If a Sewer System Management Plan Audit is not conducted as required: the Enrollee shall:

- Update the online CIWQS Sanitary Sewer System Database and select the justification for not conducting the Audit; and
- Notify its corresponding Regional Water Board (see Attachment F (Regional Water Quality Control Board Contact Information)) of the justification for the lapsed requirements.

The Enrollee's reporting of a justification for not conducting a timely Audit does not justify non-compliance with this General Order. The Enrollee shall:

- Submit the late Audit as required in this General Order; and
- Comply with subsequent Audit requirements and due dates corresponding with the original audit cycle.

3.11. Sewer System Management Plan Reporting Requirements

For an Existing Enrollee previously regulated by Order 2006-0003-DWQ: **Within every six (6) years after the required due date of its last Plan Update**, the Legally Responsible Official shall upload and certify a local governing entity-approved Sewer System Management Plan Update to the online CIWQS Sanitary Sewer System Database. If the electronic document format or size capacity prevents the electronic upload of the Plan, the Legally Responsible Official shall report an electronic link to its updated Sewer System Management Plan posted on its own website.

Order 2006-0003-DWQ required each enrollee to develop its initial Sewer System Management Plan per the following schedule, with required Plan updates at a frequency of 5-years thereafter:

Systems serving populations: Greater than 100,000: May 2, 2009

Between 100,000 and 10,000: August 2, 2009

Between 10,000 and 2,500: May 2, 2010

Less than 2,500: August 2, 2010

This Order carries forth the previously-required Plan Update schedule per Order 2006-0003-DWQ. Per the six-year Plan Update frequency required in this Order, the Enrollee shall upload and certify its first Plan Update, to the online CIWQS Sanitary Sewer System Database by the following due dates, with subsequent Plan Updates at the frequency of six years thereafter:

Systems serving populations: Greater than 100,000: May 2, 2025

Between 100,000 and 10,000: August 2, 2025

Between 10,000 and 2,500: May 2, 2026

Less than 2,500: August 2, 2026

For a New Enrollee: **Within twelve (12) months of its Application for Enrollment Approval date**, the Legally Responsible Official of a new Enrollee shall upload and certify a local governing entity-approved Sewer System Management Plan to the online CIWQS Sanitary Sewer System Database. If electronic document format or size capacity prevents the electronic upload of the Plan, the Legally Responsible Official shall report an electronic link to its Sewer System Management Plan posted on its own website. The due date for subsequent 6-year Plan updates, is six (6) years from the submittal due date of the new Enrollee's first Sewer System Management Plan.

4. RECORDKEEPING REQUIREMENTS

The Enrollee shall maintain records to document compliance with the provisions of this General Order, and previous General Order 2006-0003-DWQ as applicable, for each sanitary sewer system owned, including any required records generated by an Enrollee's contractor(s).

4.1. Recordkeeping Time Period

The Enrollee shall maintain records of documents required in this Attachment, including records collected for compliance with this General Order, and records collected in accordance with previous General Order 2006-0003-DWQ, for five (5) years.

4.2. Availability of Documents

The Enrollee shall make the records required in this General Order readily available, either electronic or hard copies, for review by Water Board staff during onsite inspections or through an information request.

4.3. Spill Reports

The Enrollee shall maintain records for each of the following spill-related events and activities:

- Spill event complaint, including but not limited to records documenting how the Enrollee responded to notifications of spills. Each complaint record must, at a minimum, include the following information:
    - Date, time, and method of notification,

- Date and time the complainant first noticed the spill, if available,
- Narrative description of the complaint, including any information the caller provided regarding whether the spill has reached surface waters or a drainage conveyance system, if available,
- Complainant's contact information, if available, and
- Final resolution of the complaint;

- Records documenting the steps and/or remedial action(s) undertaken by the Enrollee, using all available information, to comply with this General Order, and previous General Order 2006-0003-DWQ as applicable;
- Records documenting how estimate(s) of volume(s) and, if applicable, volume(s) of spill recovered were calculated;
- All California Office of Emergency Services notification records, as applicable; and
- Records, in accordance with the Monitoring Requirements in this Attachment.

4.4. Recordkeeping of Category 4 Spills and Non-Category 1 Lateral Spills

An Enrollee must maintain the following records for each individual Category 4 spill and for each individual non-Category 1 Enrollee-owned and/or operated lateral spill, and report in accordance to section 3.6 (Annual Certified Spill Reporting of Category 4 and/or Lateral Spills) of this Attachment.

Recordkeeping of Individual Category 4 Spill Information:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
2. Spill location name;
3. Description and GPS coordinates for the system location where the spill originated;
4. Did the spill reach a drainage conveyance system? If Yes:
   - Description of drainage conveyance system location,
   - Estimated spill volume fully recovered within the drainage conveyance system, and
   - Estimated spill volume remaining within the drainage conveyance system;
5. Estimated total spill volume exiting the sanitary sewer system;
6. Spill date and start time;
7. Spill cause(s) (for example, root intrusion, grease deposition, etc.);
8. System failure location (for example, main, pump station, etc.);
9. Description of spill response activities including description of immediate spill containment and cleanup efforts;
10. Description of how the volume estimation was calculated, including, at minimum:

- The methodology and type of data relied upon, including supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and
- The methodology and type of data relied upon to estimate the spill start time, on-going spill rate at time of arrival (if applicable), and the spill end time;

11. Description of implemented system modifications and operating/maintenance modifications.

Recordkeeping of Individual Lateral Spill Information:

1. Date and time the Enrollee was notified of, or self-discovered, the spill;
2. Location of individual spill;
3. Estimated individual spill volume;
4. Spill cause(s) (for example, root intrusion, grease deposition, etc.); and
5. Description of how the volume estimations were calculated.

Total Annual Spill Information:

1. Estimated total annual spill volume;
2. Description of spill corrective actions, including at minimum:
   - Local regulatory enforcement action taken against the sewer lateral owner in response to a spill, as applicable, and
   - System operation, maintenance and program modifications implemented to prevent repeated spill occurrences at the same spill location.

4.5. Sewer System Telemetry Records

The Enrollee shall maintain the following sewer system telemetry records if used to document compliance with this General Order, and previous General Order 2006-0003-DWQ as applicable, including spill volume estimates:

- Supervisory control and data acquisition (SCADA) system(s);
- Alarm system(s);
- Flow monitoring device(s) or other instrument(s) used to estimate sewage flow rates, and/or volumes;
- Computerized maintenance management system records; and
- Asset management-related records.

4.6. Sewer System Management Plan Implementation Records

The Enrollee shall maintain records documenting the Enrollee's implementation of its Sewer System Management Plan, including documents supporting its Sewer System Management Plan audits, corrections, modifications, and updates to the Sewer System Management Plan.

4.7. Audit Records

The Enrollee shall maintain, at minimum, the following records pertaining to its Sewer System Management Plan audits, and other internal audits:

- Completed audit documents and findings;
- Name and contact information of staff and/or consultants that conducted or involved in the audit; and
- Follow-up actions based on audit findings.

4.8. Equipment Records

The Enrollee shall maintain a log of all owned and leased sewer system cleaning, operational, maintenance, construction, and rehabilitation equipment.

4.9. Work Orders

The Enrollee shall maintain record of work orders for operations and maintenance projects.

ATTACHMENT E2 – SUMMARY OF NOTIFICATION, MONITORING AND REPORTING REQUIREMENTS

This Attachment provides a summary of notification, monitoring and reporting requirements, by spill category, and for Enrollee-owned and/or operated laterals as required in Attachment E1 of this General Order, for quick reference purposes only.

Table E2-1

Spill Category 1: Spills to Surface Waters

Spill Requirement	Due	Method
Notification	**Within two (2) hours** of the Enrollee's knowledge of a Category 1 spill of 1,000 gallons or greater, discharging or threatening to discharge to surface waters: Notify the California Office of Emergency Services and obtain a notification control number.	California Office of Emergency Services at: (800) 852-7550 (Section 1 of Attachment E1)
Monitoring	• Conduct spill-specific monitoring; • Conduct water quality sampling of the receiving water within **18 hours** of initial knowledge of spill of 50,000 gallons or greater to surface waters.	(Section 2 of Attachment E1)
Reporting	• Submit Draft Spill Report **within three (3) business days** of the Enrollee's knowledge of the spill; • Submit Certified Spill Report **within 15 calendar days** of the spill end date; • Submit Technical Report **within 45 calendar days** after the spill end date for a Category 1 spill in which **50,000 gallons or greater** discharged to surface waters; and • Submit Amended Spill Report **within 90 calendar days** after the spill end date.	(Section 3.1 of Attachment E1)

Table E2-2
Spill Category 2: **Spills of 1,000 Gallons or Greater That Do Not Discharge to Surface Waters**

Spill Requirements	Due	Method
Notification	**Within two (2) hours** of the Enrollee's knowledge of a Category 2 spill of 1,000 gallons or greater, discharging or threatening to discharge to waters of the State: Notify California Office of Emergency Services and obtain a notification control number.	California Office of Emergency Services at: (800) 852-7550 (Section 1 of Attachment E1)
Monitoring	Conduct spill-specific monitoring.	(Section 2 of Attachment E1)
Reporting	• Submit Draft Spill Report **within three (3) business days** of the Enrollee's knowledge of the spill; • Submit Certified Spill Report **within 15 calendar days** of the spill end date; and • Submit Amended Spill Report **within 90 calendar days** after the spill end date.	(Section 3.2 of Attachment E1)

Table E2-3
Spill Category 3: Spills of Equal or Greater than 50 Gallons and Less than 1,000 Gallons That Does Not Discharge to Surface Waters

Spill Requirements	Due	Method
Notification	Not Applicable	Not Applicable
Monitoring	Conduct spill-specific monitoring.	(Section 2 of Attachment E1)
Reporting	• Submit monthly Certified Spill Report to the online CIWQS Sanitary Sewer System Database within **30 calendars days** after the end of the month in which the spills occur; and • Submit Amended Spill Reports **within 90 calendar days** after the Certified Spill Report due date.	(Section 3.3 and 3.5 of Attachment E1)

Table E2-4
Spill Category 4: Spills Less Than 50 Gallons That Do Not Discharge to Surface Waters

Spill Requirements	Due	Method
Notification	Not Applicable	Not Applicable
Monitoring	Conduct spill-specific monitoring.	(Section 2 of Attachment E1)
Reporting	• If, during any calendar month, Category 4 spills occur, certify monthly, the estimated total spill volume exiting the sanitary sewer system, and the total number of all Category 4 spills into the online CIWQS Sanitary Sewer System Database, within 30 days after the end of the calendar month in which the spills occurred. • Upload and certify a report, in an acceptable digital format, of all Category 4 spills to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occur.	(Section 3.4, 3.6, 3.7 and 4.4 of Attachment E1)

Table E2-5
Enrollee Owned and/or Operated Lateral Spills That Do Not Discharge to Surface Waters

Spill Requirements	Due	Method
Notification	**Within two (2) hours** of the Enrollee's knowledge of a spill of 1,000 gallons or greater, from an enrollee-owned and/or operated lateral, discharging or threatening to discharge to waters of the State: Notify California Office of Emergency Services and obtain a notification control number. Not applicable to a spill of less than 1,000 gallons.	California Office of Emergency Services at: (800) 852-7550 (Section 1 of Attachment E1)
Monitoring	Conduct visual monitoring.	(Section 2 of Attachment E1)
Reporting	• Upload and certify a report, in an acceptable digital format, of all lateral spills (that do not discharge to a surface water) to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occur. • Report a lateral spill of any volume that discharges to a surface water as a Category 1 spill.	(Sections 3.6, 3.7 and 4.4 of Attachment E1)

ATTACHMENT F – REGIONAL WATER QUALITY CONTROL BOARD CONTACT INFORMATION

This Attachment provides a map, list of counties, and contact information to assist the Enrollee in identifying the corresponding Regional Water Quality Control Board office, for all Regional Water Board notification requirements in this General Order.



Region 1 -- North Coast Regional Water Quality Control Board:
Del Norte, Glenn, Humboldt, Lake, Marin, Mendocino, Modoc, Siskiyou, Sonoma, and Trinity counties.

RB1SpillReporting@waterboards.ca.gov or (707) 576-2220

Region 2 -- San Francisco Bay Regional Water Quality Control Board:
Alameda, Contra Costa, San Francisco, Santa Clara (Northern most part of Morgan Hill), San Mateo, Marin, Sonoma, Napa, Solano counties.

RB2SpillReports@waterboards.ca.gov or (510) 622-2369

Region 3 -- Central Coast Regional Water Quality Control Board:
Santa Clara (most of Morgan Hill), San Mateo (Southern portion), Santa Cruz, San Benito, Monterey, Kern (small portions), San Luis Obispo, Santa Barbara, Ventura (Northern portion) counties.

CentralCoast@waterboards.ca.gov or (805) 549-3147

Region 4 -- Los Angeles Regional Water Quality Control Board:
Los Angeles, Ventura counties (small portions of Kern and Santa Barbara counties).

rb4-ssswdr@waterboards.ca.gov or (213) 576-6600

Region 5 -- Central Valley Regional Water Quality Control Board:

Rancho Cordova (Sacramento) Office: Colusa, Lake, Sutter, Yuba, Sierra, Nevada, Placer, Yolo, Napa, (North East), Solano (West), Sacramento, El Dorado, Amador, Calaveras, San Joaquin, Contra Costa (East), Stanislaus, Tuolumne counties.

RB5sSpillReporting@waterboards.ca.gov or (916) 464-3291

Fresno Office: Fresno, Kern, Kings, Madera, Mariposa, Merced, and Tulare counties, and small portions of San Benito and San Luis Obispo counties.

RB5fSpillReporting@waterboards.ca.gov or (559) 445-5116

Redding Office: Butte, Glen, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Tehama counties.

RB5rSpillReporting@waterboards.ca.gov or (530) 224-4845

Region 6 -- Lahontan Regional Water Quality Control Board:

Lake Tahoe Office: Alpine, Modoc (East), Lassen (East side and Eagle Lake), Sierra, Nevada, Placer, El Dorado counties.

RB6sSpillReporting@waterboards.ca.gov or (530) 542-5400

Victorville Office: Mono, Inyo, Kern (East), San Bernardino, Los Angeles (North East corner) counties.

RB6vSpillReporting@waterboards.ca.gov or (760) 241-6583

Region 7 -- Colorado River Basin Regional Water Quality Control Board:

Imperial county and portions of San Bernardino, Riverside, San Diego counties.

RB7SpillReporting@waterboards.ca.gov or (760) 346-7491

Region 8 -- Santa Ana Regional Water Quality Control Board:

Orange, Riverside, San Bernardino counties.

RB8SpillReporting@waterboards.ca.gov or (951) 782-4130

Region 9 -- San Diego Regional Water Quality Control Board:

San Diego county and portions of Orange and Riverside counties.

RB9Spill_Report@waterboards.ca.gov or (619) 516-1990

End of Order 2022-0103-DWQ

California Home

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

California Integrated Water Quality System Project (CIWQS)

Facility At-A-Glance Report

[VIEW PRINTER FRIENDLY VERSION] [EXPORT THIS REPORT TO EXCEL]

SEARCH CRITERIA: [REFINE SEARCH] [NEW SEARCH] [GLOSSARY]

DRILLDOWN HISTORY: [BACK TO FACILITY LIST]
Place ID **631950**

General Information

Region	Place ID	Place Name	Place Type	Place Address	Place County
4	631950	Covina City CS	Collection_System	125 East College Covina, CA, 91723	Los Angeles

Related Parties

Party	Party Type	Party Name	Role	Classification	Relationship Start Date	Relationship End Date
637378	Person	Rafael Fajardo	Is Onsite Manager For		05/23/2023	
635615	Person	Michael Flores	Is Onsite Manager For		10/11/2022	
573830	Person	Sharon Gallant	Is Onsite Manager For		11/18/2020	03/04/2025
573830	Person	Sharon Gallant	Is Onsite Manager For		02/12/2018	11/17/2020
554494	Person	Joslyn Blakely	Is A Data Submitter For		02/03/2016	03/29/2017
554470	Person	Michele Leigh Saint	Is A Data Submitter For		02/02/2016	05/23/2023
551653	Person	Siobhan Foster	Is Onsite Manager For		06/23/2015	
547940	Person	Alejandro Gonzalez	Is Onsite Manager For		08/04/2014	03/29/2016
552095	Person	Test Cleanup	Is Onsite Manager For		07/11/2014	08/25/2014
538247	Person	Kalieh Honish	Is Onsite Manager For		01/10/2013	03/29/2016
469129	Person	Vivian Castro	Is A Data Submitter For		05/19/2008	03/29/2017
362416	Person	Paul Hertz	Is A Data Submitter For		01/30/2007	12/18/2012
131274	Person	Steve Henley	Is Onsite Manager For		12/05/2006	03/29/2016
300170	Person	Paul Hertz	Contact		04/06/2006	
11795	Organization	Covina City	Owner	City Agency	04/06/2006	

Total Related Parties: 15

Regulatory Measures

Reg Measure ID	Reg Measure Type	Region	Program	Order No.	WDID	Effective Date	Expiration Date	Status	Amended?
301141	Enrollee	4	SSOMUNILRG	2022-0103-DWQ	4SSO10379	08/24/2006	12/31/2009	Active	N

Total Reg Measures: 1

Violations

Violation ID	Occurred Date	Violation Type	(-) Violation Description	Corrective Action	Status	Classification	Source

Report displays most recent five years of violations. Refer to the Interactive Violation Report for more data.

Total Violations: 0 Priority Violations: 0

*Click the "(+/-) Violation Description" link to expand and contract the violation description.
*As of 5/20/2010, the Water Board's Enforcement Policy requires that all violations be classified as 1, 2 or 3, with class 1 being the highest. Prior to this, violations were simply classified as Yes or No. If a 123 classification has been assigned to a violation that occurred before this date, that classification data will be displayed instead of the Yes/No data.

Violation Types

Enforcement Actions

Enf Id	Enf Type	Enf Order No.	Effective Date	Status

Total Enf Actions: 0

Inspections

Inspection ID	Inspection Type	Lead Inspector	Actual End Date	Planned	Violations	Attachment

Total Inspections: 0 Last Inspection: None

The current report was generated with data as of: 06/23/2025
Regional Boards are in the process of entering backlogged data.
As a result, data may be incomplete.

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The Board is one of six boards, departments, and offices under the umbrella of the California Environmental Protection Agency.
Cal/EPA | ARB | DPR | DTSC | OEHHA | **SWRCB**

Inventory of Sewer Maintenance Equipment		
Equipment Name	**Type of Equipment**	**Quantity**
Vactor 522, 631, 2023 Dodge Ram 521	522 International/631 Freight Liner/2023 Dodge Ram 521	3
Lay Flat	Bypass Hose 2"	500 FT
Cues Camera (Push Camera)	Sewerline Inspection	1
Jet Scan Hose Reel Camera		1
Pipe Plugs	Steamer 8" - 10", 15" - 30"	3
3 Leader Hoses	Black Rodder Hose	3
Rodder Nozzle		10
Rodder Skid		7
Tiger Tail	Hose Protector	4
Lay Flat	Bypass Hose 4"	1000 FT
Fire Hose		500FT
Debris Basket		2
Manhole Hook		6
Rockbar		2
Root Cutter	Rodder Saw	1
Pole Extension		6
Pole Attachments	Scoop , Basket, Shovel, Claw	4

COVINA

PUBLIC WORKS

Sewer System

Sewer Main

- 8" and Under
- 10" - 12"
- 14" - 18"
- 21" and Over
- Unknown

- Manhole
- Cleanout
- Lift Station
- Lateral
- City Boundary

0 750 1,500 Feet

Disclaimer:
This map of the City of Covina, California has been provided for illustration purposes only. Every reasonable effort has been made to ensure the precision of the map and its data, however, no guarantee is expressed or implied. The City of Covina provides this map on an as-is basis and assumes no liability for damages arising from errors or omissions. The City of Covina disclaims all warranties, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this map before validating your decision with the appropriate City office.

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Inventory of Sewer Collection Facilities by SMZ

SUMMARY:

1. The total number of sewer manholes in the system is **2,666**

2. Total lineal feet of sewer is as follows:

a.	6-inch Sewer in the System =	1,458	feet
b.	8-inch Sewer in the System =	590,032	feet
c.	10-inch Sewer in the System =	33,008	feet
d.	12-inch Sewer in the System =	8,579	feet
e.	15-inch Sewer in the System =	1,532	feet
f.	18-inch Sewer in the System =	661	feet
g.	21-inch Sewer in the System =	1,113	feet
	Total:	636,383	feet
		120.5	**Miles**

3. The total number of lift station in the system is ~ **1**

4. The total number of siphons in the system is ~ **2**

INVENTORY BY SMZ FOLLOWS:

SMZ	MH's	Pipe Length (FT)	Siphons	Lift Stations	Discharges To
1	246	65,288.79	0	0	LA County Sanitation District
2	147	37,857.63	0	0	Receives from Azusa & Delivers to LACSD
3	327	77,650.52	0	0	Unincorporated County Area
4	3	846.87	0	0	LA County Sanitation District
5	4	1,099.78	0	0	LA County Sanitation District
6	3	581.59	0	0	LA County Sanitation District
7	6	1,523.67	0	0	LA County Sanitation District
8	3	976.35	0	0	LA County Sanitation District
9	**Not Used**				
10	**Not Used**				
11	**Not Used**				
12	**Not Used**				
13	26	5,829.33	0	0	Unincorporated County Area
14	8	2,507.20	0	0	Unincorporated County Area
15	27	6,114.13	0	0	West Covina
16	1	196.27	0	0	LA County Sanitation District
17	10	2,156.98	0	0	LA County Sanitation District
18	94	23193.377	0	0	LA County Sanitation District
19	6	1260.001	0	0	LA County Sanitation District
20	9	2203.347	0	0	LA County Sanitation District
21	12	1979.661	0	0	LA County Sanitation District
22	3	661.073	0	0	LA County Sanitation District
23	46	9266.247	0	0	LA County Sanitation District
24	93	23228.114	0	0	West Covina
25	**Not Used**				
26	**Not Used**				
27	**Not Used**				
28	5	1168.836	0	0	LA County Sanitation District
29	5	1148.536	0	0	LA County Sanitation District
30	19	3086.321	0	0	LA County Sanitation District
31	**Not Used**				
32	**Not Used**				
33	4	1246.291	0	0	LA County Sanitation District
34	4	1176	0	0	LA County Sanitation District
35	55	14431.48	0	0	LA County Sanitation District
36	102	25676.344	0	0	LA County Sanitation District
37	**Not Used**				
38	55	13364.68	0	0	LA County Sanitation District
39	5	951.826	0	0	LA County Sanitation District
40	4	733	0	0	LA County Sanitation District
41	3	835.845	0	0	LA County Sanitation District
42	3	853.657	0	0	LA County Sanitation District
43	4	1212.624	0	0	LA County Sanitation District
44	11	2127.069	0	0	LA County Sanitation District
45	8	1775.597	0	0	LA County Sanitation District
46	2	575.218	0	0	LA County Sanitation District
47	2	600.036	0	0	LA County Sanitation District
48	2	377.876	0	0	LA County Sanitation District
49	1	382.546	0	0	LA County Sanitation District

SMZ	MH's	Pipe Length (FT)	Siphons	Lift Stations	Discharges To
50	21	4561.264	0	0	LA County Sanitation District
51	6	931.936	0	0	LA County Sanitation District
52	2	620.96	0	0	LA County Sanitation District
53	11	2574.464	0	0	LA County Sanitation District
54	10	2021.623	0	0	LA County Sanitation District
55	1	150.45	0	0	LA County Sanitation District
56	4	1009.791	0	0	LA County Sanitation District
57	17	4767.976	0	0	Receives from Glendora & Delivers to LACSD
58	Not Used				
59	2	585.787	0	0	LA County Sanitation District
60	2	516.716	0	0	LA County Sanitation District
61	8	1813.644	0	0	LA County Sanitation District
62	2	530	0	0	LA County Sanitation District
63	182	41911.077	0	0	Receives from Unincorp. Co. Area & Delivers to LACSD
64	3	419.751	0	0	LA County Sanitation District
65	3	419.751	0	0	LA County Sanitation District
66	2	439.85	0	0	LA County Sanitation District
67	2	457.492	0	0	LA County Sanitation District
68	79	18206.122	0	0	LA County Sanitation District
69	7	1123.136	0	0	LA County Sanitation District
70	104	25959.738	0	0	LA County Sanitation District
71	4	826.671	0	0	LA County Sanitation District
72	4	744.593	0	0	LA County Sanitation District
73	14	3651.591	0	0	LA County Sanitation District
74	22	4764.885	0	0	LA County Sanitation District
75	193	46385.742	0	0	LA County Sanitation District
76	13	3362.888	0	0	LA County Sanitation District
77	5	1146.794	0	0	LA County Sanitation District
78	13	3604.83	0	0	LA County Sanitation District
79	36	7070.012	0	0	LA County Sanitation District
80	79	19217.472	0	0	LA County Sanitation District
81	2	663.995	0	0	LA County Sanitation District
82	12	2626.14	0	0	LA County Sanitation District
83	25	4939.294	0	0	LA County Sanitation District
84	Not Used				
85	3	590.899	0	0	LA County Sanitation District
86	12	2972.466	0	0	LA County Sanitation District
87	53	12559.054	0	0	LA County Sanitation District
88	40	10187.734	0	0	LA County Sanitation District
89	6	1104.143	0	0	LA County Sanitation District
90	16	4065.976	0	0	LA County Sanitation District
91	100	22510.724	0	0	LA County Sanitation District
92	10	2721.899	0	0	LA County Sanitation District
93	3	802.69	0	0	LA County Sanitation District
94	3	350	0	0	LA County Sanitation District
95	33	7183.848	0	0	LA County Sanitation District
96	Combined with SMZ 95				
97	11	1671.591	0	0	LA County Sanitation District
98	1	178.182	0	0	LA County Sanitation District

SMZ	MH's	Pipe Length (FT)	Siphons	Lift Stations	Discharges To
99	15	2807.712	0	0	LA County Sanitation District
100	2	241.414	0	0	LA County Sanitation District
101	3	416.249	0	0	LA County Sanitation District
102	18	3646.4	0	0	LA County Sanitation District
103	**Not Used**				LA County Sanitation District
104	10	2477.097	0	0	West Covina
105	70	16093.62	0	1	LA County Sanitation District
	2,666	636,379.92	0	1	
	Miles=	**120.5**			

City of Covina
Enhanced Monthly Sewer Maintenance Locations

Location	Frequency (D,W,M,Q)	Footage	Reason for Enhancement
867 N. Glentana	M	400	Grease
688 N. Rimsdale	M	553	Grease
221 E. San Bernardino Rd	M	333	Grease
205 E. Badillo St	W	176	Heavy Grease
211 E. Center @ Second Ave	W	500	Grease
227 N. Citrus Ave	M	99 N, 195 S, 330 E	Grease
325 Cedar @ Palm	M	335	Grease
Alley behind 702 S. Citrus Ave	M	602	Grease
702 S. Citrus Ave	M	670	Grease
647 E. Edna	W	550E	Grease
601 E. Edna	W	250E	Grease
400 S. Citrus Ave	M	400S	Grease
247 W. San Bernardino Road	M	500E	Grease
273 Arrow Hwy	M	600S	Grease

CITY OF COVINA CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2026-2030										
Project Title	**Project Location**	**Funding Source[1]**	**2025-2026**		**2026-2027**		**2027-2028**		**2028-2029**		**2029-2030**	
SEWER										
City Wide Manhole Lining Project	City-Wide	Sewer	$	175,000	$	175,000	$	175,000	$	175,000	$	175,000
Sewer Main Replacement Project	City-Wide	Sewer			$	100,000	$	100,000	$	100,000	$	100,000
Sewer Relief Line Project	City-Wide	Sewer	$	1,000,000	$	1,000,000	$	1,000,000	$	1,000,000	$	1,000,000
Total			**$**	**1,175,000**	**$**	**1,275,000**	**$**	**1,275,000**	**$**	**1,275,000**	**$**	**1,275,000**

City of Covina
Sanitary Sewer Operational Budget - Adopted Budget

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Revenues						
Special Assessments	$2,858,539.00	$2,858,539.00	$2,858,539.00	$2,910,000.00	$2,910,000.00	$2,910,000.00
Investment Earnings	$0.00	$90,000.00	$48,000.00	$60,000.00	$0.00	$10,000.00
Miscellaneous Revenue	$0.00	$0.00	$90,000.00	$161,283.23	$161,283.23	$161,283.23
Total Revenues	$2,858,539.00	$2,948,539.00	$2,996,539.00	$3,131,283.23	$3,071,283.23	$3,081,283.23
Expenditures						
Personnel Services	$1,074,864.55	$1,019,529.75	$960,015.45	$935,002.54	$906,897.98	$822,323.50
Professional & Technical	$30,000.00	$30,000.00	$20,000.00	$54,440.00	$129,000.00	$55,000.00
Prop Services/Utilities	$184,500.00	$169,500.00	$142,500.00	$142,500.00	$142,500.00	$76,500.00
Other Services/Charges	$35,250.00	$29,250.00	$28,550.00	$25,000.00	$31,500.00	$21,800.00
Supplies	$58,000.00	$58,000.00	$58,000.00	$58,000.00	$58,000.00	$54,000.00
Capital Outlay	$2,750,000.00	$1,900,000.00	$2,050,000.00	$1,199,000.00	$259,000.00	$1,550,000.00
Debt Service	$1,454,531.00	$1,026,055.00	$1,137,688.80	$1,135,050.57	$1,131,096.37	$1,130,640.79
Interdepartmental Charges	$636,565.53	$598,463.00	$708,168.06	$745,876.34	$744,237.64	$745,484.22
Other Financial Uses	$0.00	$7,064.00	$8,148.00	$0.00	$0.00	$0.00
Total Expenditures	$6,223,711.08	$4,837,861.75	$5,113,070.31	$4,294,869.45	$3,402,231.99	$4,455,748.51

1 Study Approach, Criteria, and Assumptions

1.1 Condition Assessment Approach

The 2019 Sanitary Sewer Condition Assessment Report investigates the structural and operational condition of the City's sewers and recommends repair and replacement strategies intended to improve high risk defects. The approach used to develop and prioritize high risk defects is driven by the City's commitment to manage their sewer system, prevent sanitary sewer overflows (SSOs), reduce concentrated leaks to the surrounding soil, identify and eliminate inflow and infiltration (I/I), and comply with regulatory and permitting requirements. This is achieved through the routine cleaning, inspection, maintenance, and repair of the City's highest risk sewers with long term solutions. The risk factors used in this study to accomplish these goals are based on engineering judgement and the guidelines and methodologies of NASSCO PACP and the US EPA's CMOM.

1.2 Risk Factors

During the development of the summary reports described above, each repair project was assigned a Risk Level of High, Medium, or Low. The criteria used to determine the approximate risk level was based on the engineer's opinion of how likely the sewer was to fail in the foreseeable future, the likeliness that a failure would cause an SSO, and how difficult it would be for the City to perform any necessary repairs in an emergency.

High – High Risk sewers included those that appeared very likely to fail and/or cause an SSO in the immediate future. High Risk factors included repairs that would be difficult to access or perform in an emergency, sewers in busy roadways, large diameter sewers, sewers with heavy flow, sewers that are known to be very deep, sewers that had collapsed or were at immediate risk of collapse, sewers with breaks, holes, and cracks with evidence of exfiltration, and sewers that appeared to be deteriorated beyond their useful life.

Medium - Medium Risk sewers included those that were less likely to fail or did not appear to need repairs in the immediate future, but had severe defects that were likely to get worse if they were not repaired within a reasonable time frame. These factors included sewers that may have triggered high defect scores (like breaks, holes, large separations, deformations, etc.), but appeared to be stable, accessible during emergency repairs, did not show evidence of subsiding soil or deep voids, and appeared to be above the ordinary flow line.

Low – Low risk sewers included those that appeared relatively stable but required repair(s) or replacement to prevent further deterioration to a higher-level risk in the foreseeable future.

High Risk Grade 5 defects were considered to have failed or were in immediate risk of failure and were recommended for repair or replacement as quickly as possible (i.e. Year 1). Medium and Low Risk Grade 5 defects were recommended for repair and replacement along with High and Medium Risk Grade 4 defects, but after High Risk Grade 5 defects (i.e. Years 2 and 3). All Grade 3 defects and Low Risk Grade 4 defects were recommended for repair or replacement after other higher risk repairs. However, it is recommended that these defects be cleaned and re-inspected at an interval not to exceed 10-years.

Although the engineering analysis does not include a condition assessment of manholes (MACP), if a defect in the manhole was observed during the review of the CCTV videos, its respective recommended repair was included along with any sewer repairs observed during that inspection.

1.3 Findings

Defects

Tables will summarize the structural and maintenance condition of each sewer based on NASSCO PACP methodologies followed by a detailed engineering analysis. Most of the system was noted to be in good to fair structural condition. Of the remaining system, the most common high-risk structural defects were those associated with:

- Breaks and holes
- Repeating cracks and fractures, especially along the hinges
- Construction defects – especially sags and large offset joints

Similarly, the most common high-risk defects were those associated with:

- Roots (which lead to structural damage)
- The buildup of grease, calcium, gravel, and other settled and encrusted debris

After reviewing the CCTV inspection videos and reports, a draft list of projects was developed to address the City's highest risk structural and maintenance defects. These projects were exported to the Summary Reports in Appendix B and linked to an ArcMap GIS shapefile, then delivered to the City on external hard drive. The summary reports include a description of the defects, photographs of the defects, the location that it occurs along the sewer, an aerial image showing potential construction challenges, and recommended repair and replacement strategies.

1.4 CCTV Study and Approach

Empire's field crews conducted a detailed CCTV inspection of the City's sewers using POSM application software to grade their findings according to NASSCO PACP standards[1]. The two major categories included in this pipeline assessment were structural and maintenance (operational) defects. Defects in the structural group were comprised of damages and failures to the physical features of the asset, including, but not limited to cracks, fractures, breaks, corrosion, and holes. Operation and Maintenance defects were those related to capacity and function of the asset, including corrosion, accessibility and flow constraints (i.e. bends, reducers, protruding objects) and the buildup of settled or deposited debris, including roots, dirt, construction materials, and other foreign objects. These defects were assigned a severity grade by Empire's certified inspectors based on NASSCO PACP standards as summarized in Table 4-1 below.

[1] NASSCO PACP is a condition assessment methodology that standardizes the approach for grading defects and noting construction features in sanitary sewer and storm drain pipes.

Table 4-1 PACP Pipeline Condition Grading and Current Status

Condition Grading	Covina Pipe/Segment Status	Definition
Grade 5	**209**	Very Poor; has failed or will fail within 5-years
Grade 4	**272**	Poor; will likely fail in 5 to 10-years
Grade 3	**337**	Fair; moderate defects that will continue to deteriorate with a chance of failure in 10 to 20-years
Grade 2		Good; defects have not begun to fail and are unlikely to fail within 20-years
Grade 1		Excellent; minor defect that are unlikely to fail in the foreseeable future
Grade 0		No notable defects

Wherever sewers contained defects (i.e. holes, heavy debris, collapse, severe distortion, intruding laterals, severe sags, obstacles, etc.) that caused the premature termination of the CCTV inspection, the defect was noted, the survey was stopped, and a reverse run was attempted. Wherever reverse runs were not possible, the defect was noted and the session was terminated. The PACP grades were then used to prepare the appropriate sections of the condition assessment report. The final reports, videos, photographs, and tables were then saved to an external hard drive along with electronic copies of the final engineering report, linked to the City's GIS, and submitted in both paper and digital format.

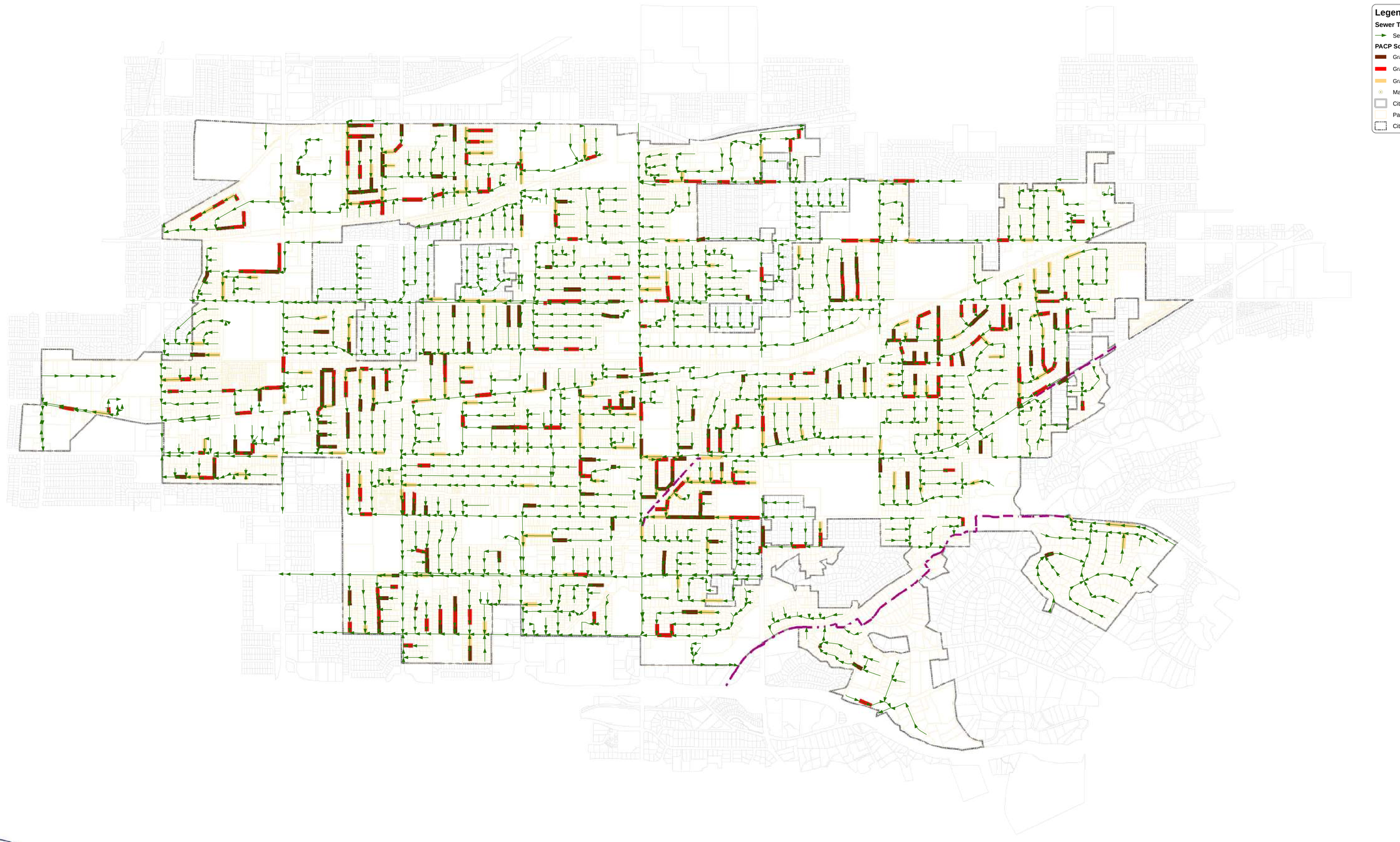
2 Reference Documents

2.1 References

The 2019 Condition Assessment Report is general in nature and is based on the best information available at the time it was prepared. The following sources of information were used to support this study:

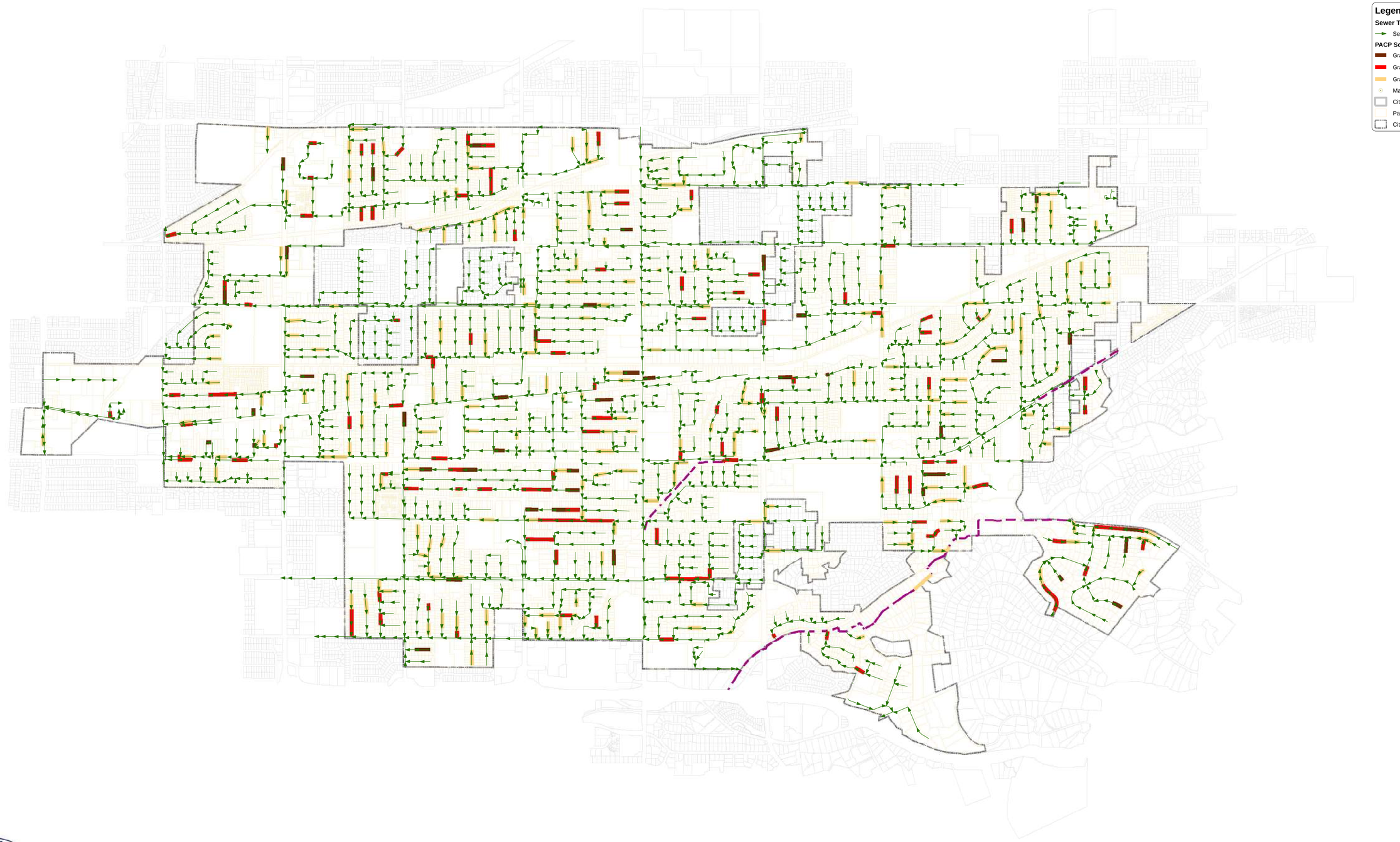
1. **NASSCO PACP Condition Grading System Code Matrix, Version 6.0.1**, NASSCO, September 2016
2. **Guide for Evaluating Capacity, Management, Operation, and Maintenance Programs at Sanitary Sewer Collection Systems**, United States Environmental Protection Agency (www.epa.gov), January 2005
3. **Standard Plans for Public Works Construction,** 2012
4. **Standard Plans US Customary Units**, State of California, Department of Transportation, 2018

CITY OF COVINA
SEWER STRUCTURAL DEFECTS



EMPIRE PIPE CLEANING & EQUIPMENT INC.
714.639.8352

CITY OF COVINA
SEWER MAINTENANCE DEFECTS



EMPIRE PIPE CLEANING & EQUIPMENT INC.
714.639.8552

SPILL EMERGENCY RESPONSE PLAN
(SERP)

INTRODUCTION

City of Covina provides wastewater disposal needs of approximately 48,728 people within the eastern San Gabriel Valley area of Los Angeles County per the 2023 United States Census. The community sewers receive and convey approximately 10.3 mgd (million gallons per day) of wastewater. This waste flow goes to the regional trunk sewers and wastewater treatment plant. The City service area covers 7.0 square miles and its wastewater collection system consists of 121 miles of community sewer facilities, with 14.3 miles of regional trunk sewers (owned and operated by CSD of Los Angeles County) also located within the City area.

The primary goal of the City's sewer maintenance program has been and remains the protection of public health, safety and the environment. As a matter of State and Federal regulations, spills are prohibited, and moreover, are inconsistent with the City's goal of providing the highest level of sewer service to the public. The City places high priority on capacity assurance, repair and replacement, and proper operation and maintenance of its sewerage system. While the City desires to completely eliminate spills, it is also understood that manmade systems do fail. Regardless of the level of scrutiny and control provided, spills will, on occasion, occur.

Therefore, when a spill event does occur, this response plan encompasses measures necessary to minimize public health and environmental impacts. To accomplish this, the City operates a two-pronged response to spills that directs efforts to stop the spill simultaneously with efforts to contain and then recover the wastewater discharged. Quick response to emergency situations can prevent spills from reaching the water of the United States.

The City is responsible for response to, and reporting of, all spills caused by problems within the City's sanitary sewer system. Under certain emergency circumstances, the City may also provide assistance to the CSD and sewering entities within the surrounding area during an overflow response situation.

SPILL RESPONSE GOALS

1. The City's goals and actions regarding spill response are stated in Chapter 1 of the SSMP.

NOTIFICATION, INVESTIGATION AND MOBILIZATION

1. The City's chain of communication and reporting are stated in Chapter 2 of the SSMP.

2. The following occurs upon receiving notification of a spill:

- The notification is logged on a form (See Attachment K-1) and assigned for follow- up actions.

- Dispatch of Personnel to Investigate - For spills reported during the workday, a supervisor or other trained representative is immediately dispatched to investigate; during non-working hours, an on-duty employee or supervisor is dispatched.

- Dispatch of Staff and Equipment - When the initial investigation report indicates that a spill has occurred from the City's sewer system, both equipment and personnel are mobilized and dispatched immediately to the spill site. During non- workday hours, staff members are contacted and directed to report to their mobilization site for instructions.

- Notification for Outside Support – When the initial investigation determines that additional 'Outside Support' resources will be necessary to accomplish the containment and clean-up, the DPW is notified and informed of the situation and the perceived needs.

- Notification of Sewer Agencies - When the initial investigation indicates that a spill has occurred from another agency's sewer or may have resulted from blockage in another agency's sewer, the potentially responsible agency is immediately notified. If the additional on-site investigation indicates that the spill is the responsibility of the other agency, then the response efforts are turned over to that agency, with assistance from the City, if necessary and requested. Regardless of cause, once the spill response has occurred, the primary objective is to minimize the risk to human health and to the environment (i.e Waters of the United States).

- Notification of Management Personnel - Appropriate management personnel are notified (if they have not already been notified) and any personnel necessary for office support of the field response are mobilized.

RESPONSE

The spill response is directed in the field by supervisors and/or managers who are trained and experienced in responding to spills, with additional operations, maintenance, engineering and agency support staff available as needed for public notification, protection, resource supply, expense authorization and tracking, and coordination of available support resources.

The individual steps involved in responding to a spill event include:

1. Corrective Action and Site Control

2. Containment and Recovery
3. Cleanup
4. Sampling
5. Notification and Reporting
6. Post-Cleanup Activities

1. Corrective Action and Site Control

Upon arriving at the spill location, concurrent actions taken by the various crews are:

- Prevent Public Access - Access to the immediate area of the spill is restricted to minimize potential impacts to public health by redirecting pedestrian and automobile traffic away from the spill through the use of traffic cones, plastic tape, barricades, and/or local law enforcement.

  The extent of the spill and its potential impacts to the public health are assessed by City personnel. This process involves determining if any private property owners/residents may be exposed to raw sewage, making direct contact with those parties who have been or may be directly affected by the spill, advising those individuals of the potential health hazards associated with contact with raw sewage, and identifying prudent measures to be taken by private property owners/residents, such as vacating the property/area, to prevent contact with the spill.

  Simultaneous efforts include determining the path and final destination of the sewage spill and potential exposure to the public. If wastewater from the spill is ponding in a location that can be isolated, then set up barricades to prevent public access. Traffic control is set up to prevent vehicles from entering locations where the spill has contaminated public or private travel ways. City personnel are instructed to direct pedestrians and automobile traffic away from the spill path and final destination of the spill. All involved persons must cooperate with local law enforcement and public works officials to ensure that public exposure to the spill is minimized and to ensure spill site security.

- Prevent Wastewater Entry to Storm Drain System - When possible, contain and recover the spill in the immediate vicinity of the spill before it enters a storm drain catch basin. Measures to effect such containment include damming the spill path with sandbags in the street gutter and recovering the impounded water with a vacuum truck or jet vactor, or using sandbags to divert the spill back into a nearby sewer manhole.

- Stop Spill - The cause of the spill is identified and necessary corrective action is taken to stop the spill and/or correct the condition that caused the spill if the spill has already stopped.

  Typical corrective actions to stop a spill include:

- clearing a pipe blockage with a jet vactor or rodding machine,
- removing debris from a manhole,
- upstream flow diversion,
- bypass of wastewater around the blockage using vacuum trucks or pumps
- bypass and repair of a damaged force main.

Bypass pumping is typically accomplished by the use of portable pumps and hoses to convey flow around the blocked or damaged sewer, the inoperative pumping plant or the damaged force main. The SO&M team maintains an Spill Response Trailer, which is equipped with portable pumps and hoses of various sizes (designed to bypass flows of up to 450 gallons per minute), sandbags, fittings, and tools to facilitate pumped bypass. When possible, diversions are used to redirect a portion or all of the wastewater around the affected area in the system. Maintaining accurate and complete sewerage system maps is essential to expeditiously accomplish wastewater diversion during an emergency response.

- Pumping Plants - Emergency Procedure Operating Manuals for pumping plants (Lift Stations) are available in the DPW as references for operations, maintenance, engineering, supervisory, and management staff. The manuals provide comprehensive information on the proper response to all types of pumping plant failures, potential overflows and force main leaks and failures. Available information includes proper response to power failure, high wet well level, telemetry system failure, control system failure, procedures to bypass the plant, and emergency overflow information including low manhole location, storage time in the tributary sewer system, containment location and estimated travel time to the containment location.

2. Containment and Recovery

Containment and recovery of a spill should occur as close as possible to the site of the spill, preferably in the street curb and gutter, to minimize the length of the storm drain system affected by the wastewater. When a storm drain system is nearby, the spill may enter the storm drain system prior to arrival of the first responding personnel. In these cases, engineering, supervisory and/or management staff identify the most practical containment location in the storm drain system downstream of the spill. In selecting the best containment location, staff must consider many factors, including:

- time the spill started,
- spill route through the storm drain system,
- time needed to install a containment dam,
- travel time for the spill to reach the containment location,
- safe access to the containment location for personnel and equipment, and
- availability of a nearby sewer with sufficient capacity into which recovered wastewater can be returned.

Access and safety considerations generally require establishment of containment in open storm drain channels. Containment in buried storm drains pipes upstream of any open

channels is preferable when possible. However, the physical difficulty of deploying personnel and materials through a manhole into a buried storm drain pipe to construct a containment dam, the dimensions of the storm drain itself, and/or the safety procedures and authorization needed to enter confined space generally preclude rapid and practical establishment of containment within a buried storm drain pipe. City staff can usually and safely enter the storm drain system to establish containment during dry weather conditions only. A containment location close to the spill location is only possible when a containment dam can be deployed very quickly after the start of an spill.

Once a suitable containment location is identified, the crew responsible for containment:

- deploys a sandbag containment dam or otherwise prevents the movement of the spill and contaminated street runoff further downstream in the storm drain system, and
- deploys the vacuum trucks or portable pumps and piping necessary to return the contained wastewater, dry weather runoff, and clean up water back to the sewer system.

3. Cleanup

After the spill has been stopped, the following steps are taken:

- Recover Locally Impounded Wastewater - All locally impounded wastewater is recovered with a vacuum truck or jet vactor and returned to the sewer system
- Collect Wastewater Debris - All visible debris of wastewater origin from the spill
  location(s), street(s), curb and gutters, and the spill runoff path is physically removed.
- Flush Affected Area - Spill location(s), street(s), curb and gutters, and the runoff path are flushed with lightly chlorinated potable water, typically delivered by a vacuum truck or water truck. The flush water is also recovered and returned to the sewer system.
- Flush Storm Drain and Conduct Dye Study - Additional potable water is used to flush the spill runoff path within the storm drain system. When appropriate, this flush water is marked with a nontoxic, visible dye. Arrival of the dye at the containment location establishes the actual travel time to the containment location. Recovery of the dye confirms completion of spilled wastewater and flush water recovery.
- Complete Cleanup - All sandbags and other containment are removed to complete the cleanup in the storm drain system. If spilled wastewater reaches natural watercourses or other areas accessible to the public, input is solicited from the responsible jurisdiction regarding additional measures which may be necessary or appropriate for a complete cleanup. Additional cleanup measures are completed as directed.

Private properties impacted by spills or backups from problems within the City's sewer system should be cleaned up by a professional restoration company dispatched by the City. The City may offer residents meals, lodging, and reasonable expenses when they are temporarily displaced by private property restoration operations. Claims for property damage are handled by the City's Claims and Insurance Coordinator.

4. Receiving Water Sampling

Bacterial test samples of spills should be collected by the first responder, whenever possible. If it is probable that a spill may reach receiving waters, samples should also be taken of the receiving waters to evaluate the potential impact on the receiving water quality. Samples should be drawn from the location(s) most likely to be impacted by the spill and also from a receiving waters location or locations that can be used to establish background water quality. Advance coordination with a certified laboratory for pre- arrangement of sampling supplies, notification protocol for urgent services, and training as may be required, will facilitate emergency sample delivery so that bacterial testing can begin immediately when needed. Delivered samples are analyzed for total coliform, fecal coliform, and enterococcus and other constituents that may be appropriate based on the nature of the receiving water and the spilled wastewater. Because it takes approximately 24 hours for the bacterial analyses, a second round of sampling is conducted within 24 hours of the first unless full containment and recovery of the spill can be confirmed. If sample results indicate elevated bacterial levels in receiving waters, sampling is continued until results indicate a return to background levels.

5. Notification and Reporting

Sewering entities are required to report to various regulatory agencies, including the appropriate Regional Water Quality Control Board, the County Department of Health Services, and the State Office of Emergency Services. The spill categories are described below:

Category 1 – A Category 1 spill is a spill of any volume of sewage from or caused by a sanitary sewer system regulated under this General Order that results in a discharge to:

- A surface water, including a surface water body that contains no flow or volume of water; or
- A drainage conveyance system that discharges to surface waters when the sewage is not fully captured and returned to the sanitary sewer system or disposed of properly.

Any spill volume not recovered from a drainage conveyance system is considered a discharge to surface water, unless the drainage conveyance system discharges to a dedicated stormwater infiltration basin or facility. A spill from an Enrollee - owned and/or operated lateral that discharges to a surface water is a Category 1 spill; the Enrollee shall report all Category 1 spills per section 3.1 of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of the General Order.

Category 2 – A Category 2 spill is a spill of 1,000 gallons or greater, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water. A spill of 1,000 gallons or greater that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system, is a Category 2 spill.

Category 3 – A Category 3 spill is a spill of equal to or greater than 50 gallons and less than 1,000 gallons, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water.

A spill of equal to or greater than 50 gallons and less than 1,000 gallons, that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system is a Category 3 spill.

Category 4 – A Category 4 spill is a spill of less than 50 gallons, from or caused by a sanitary sewer system regulated under this General Order that does not discharge to a surface water.

A spill of less than 50 gallons that spills out of a lateral and is caused by a failure or blockage in the sanitary sewer system is a Category 4 spill.

Section 4 of the SSMP contains a flow chart which is used to determine the notification and reporting procedures that apply to a given spill incident. The SSMP also contains all of the appropriate contacts for reporting. A City's manager, typically the Sewerage System Manager, makes the notifications. When required, telephone notification should be made as soon as possible without substantially impeding response activities and always within 24 hours of the incident occurrence. The following information shall be provided, if available, when reporting a spill by telephone:

- name of person reporting,
- name of agency,
- location of spill,

whether the spill has entered or will enter receiving waters (rivers, lakes, stormdrains, or ocean) of the State or the United States,

- date and time spill began and ended,
- estimated volume of spill,
- cause of spill,
- corrective actions taken,
- estimated time of repair, and
- agencies involved in repair and clean-up.

All spill, regardless of quantity, which reach receiving waters, impact groundwater, or endanger public health or the environment require immediate telephone notification of the County Department of Health Services, which is responsible for beach postings and closures and other forms of public notification deemed necessary to protect the public health.

Written notification of the spill, when required, must be submitted within the required time period to the Regional Water Quality Control Board (RWQCB), typically within 30- days of an spill and within 3 days if the incident has or may endangered public health or the environment. Written reports should be submitted to the local RWQCB for spills occurring within their jurisdiction. To satisfy this requirement, the City may chose to submit a brief written confirmation of the reported spill to the appropriate RWQCB within the time frame required. A follow-up, detailed written report, pursuant to the guideline as contained in Attachment K-2, will meet the statutory provisions of the State Water Code. This detailed report usually requires three to four weeks to complete. Copies of the detailed report is sent to those agencies which were initially noticed, unless otherwise notified.

6. Post-Cleanup Activities

Once cleanup of an spill is complete, the incident must be reviewed and any appropriate measures to prevent recurrence must be implemented. Follow-up CCTV inspection is performed when a spill was caused by a blockage to verify complete removal of the material causing the blockage. If the spill was avoidable by preventative maintenance, then maintenance activities are added or adjusted as necessary. An example is to increase the frequency of line cleaning where heavy grease build-up has caused a spill to occur, while source control efforts are reviewed. If the spill was caused by factors generally outside the City's control, such as vandalism, steps are still taken to minimize recurrence such as strengthening security by locking down manhole covers, increasing area surveillance, and

requesting neighborhood assistance in reporting vandalism and unauthorized dumping.

Regardless of the size or type of spill, all spills are investigated thoroughly. Following the investigation, the information as noted on Attachment K-2 is documented and included as part of the City's internal spill records.

Policies and procedures are upgraded as appropriate to prevent recurrence of accidental spills due to procedural errors by City's staff and contractors. As part of their training, all involved employee's must thoroughly familiarize themselves with these emergency procedures. City's personnel administering contract sewer repair, rehabilitation and replacement projects must rigidly enforce contract provisions. Especially important is enforcing contractors' approved *Emergency Spill Response Plan* requirements (see Attachment K-3 for guidelines) intended to prevent and limit the impact of accidental spills.

An approved *Overflow Action Plan*, which is activated if an overflow from a contract activity enters a storm drain, should be incorporated into the contract documents of all sewer repair, rehabilitation, or replacement contracts involving sewage bypass operations. When successful execution of an *Overflow Action Plan* requires pre-deployment of containment or pumping equipment, City's personnel administering the contract must ensure the necessary pre-deployment measures are taken. Guidelines for the preparation of an *Emergency Spill Response Plan* and an *Overflow Response Plan* are included as Attachment K-3.

EMERGENCY RESPONSE PERSONNEL AND EQUIPMENT

Personnel

The City has *the necessary* personnel to respond to *almost any* local emergency, including *power failure, mechanical and electrical equipment breakdown, sewer blockage, pipe failure, and vandalism.* The urgency and seriousness of any spill results in the full commitment and availability of all staff in the PWD to respond. Additional City's personnel are utilized for specialized assistance as needed. Contractors with emergency response capabilities are also used to assist in emergencies as needed.

An emergency contact list is maintained which includes the home phone number of all employees in the PWD. All supervisors and managers in the PWD are assigned cell phones and/or pagers and are accessible 24-hours a day. A table of organization for the spill responses and each supporting unit or group are included in Chapter 2 of the SSMP.

A list of pre-qualified emergency response contractors is maintained. Contractors can be retained to perform emergency repair work on a time and materials basis under the emergency authority granted by the CMC Section 2.20.080, entitled "Bidding-Required-Exceptions", and Section 2.40.060, entitled "Emergency services director and assistant director-Powers and duties". This emergency authority is granted for each qualifying incident and is described in the CMC.

Emergency Equipment

- In addition to the normal compliment of equipment utilized by the PWD for maintenance and repair of the sewerage system, specific items are maintained for use during emergency conditions. Such equipment includes:

    - jet vactor and rodding machines to clear pipe blockages
    - portable engine driven electrical generators for use at pumping plants during power outages
    - vacuum tankers to transport flow around blockages or to remove wastewater from a containment location in a street or storm drain
    - submersible pumps for use as emergency pumps to bypass wastewater around a pipe blockage or a malfunctioning pumping plant
    - pre-filled sand bags, flat bed and crane trucks for use in establishing containment dams
    - front loaders for emergency earth moving operations
    - portable engine driven centrifugal pumps (trash pumps) to bypass wastewater around pipe blockages and remove wastewater from storm drain channel containment locations
    - hoses and lightweight quick-coupling piping in various sizes for use in bypass pumping
    - pipe repair clamps, inflatable sewer plugs, and other miscellaneous pipe repair

parts
- water trucks and bottled chlorine solution for use in clean up operations
- portable lights, air compressors, centrifugal blowers, and other miscellaneous equipment
- Protective clothing and supplies for safe use by personnel

A current listing of emergency equipment available from the Sewerage System maintenance yards is included as Appendix E.

TRAINING

Training of City personnel in the goals and procedures of this SERP is accomplished in annual emergency response classroom training. A checklist used by staff to check off and record information regarding the various procedures completed during a spill response is utilized during the training process. The checklist is included as Attachment K-11. Secondly, on-the-job training is administered to subordinate staff, by experienced supervisors and lead workers, during and following actual spill events to further reinforce the annual training and to analyze event specific issues.

NOTIFICATION REPORTING FORM

Time:_____a.m./p.m. Date: _____ Report taken by: _____

Location of Problem: _____

(Repeat for clear understanding)

Nature and Details of Problem: _____

(Repeat for clear understanding)

Reporting Party: _____ Telephone No. _____

Address: _____

Assigned to: _____ Assigned by: _____ Time assigned: _____

Field Report (for responder use)

Time arrived at site: _____ Time spill stopped:_____
Duration of spill: _____ Estimate of spill volume: _____
U/S MH # _____ D/S MH # _____ Pipe size/length: _____
Findings: _____

Samples taken by: _____ Location of samples taken: _____

Describe cause of spill:

Describe cleanup method(s):

Describe receiving water affected & location:

Were photographs taken? _____Yes _____No

Describe any property damaged and affected area:

Signs posted? _____Yes _____No Barricaded? _____Yes _____No

Neighbors notified:

Individuals and Regulators Notified & Times:

Follow-up measures:

Detailed sketch of affected area:

My signature indicates responsibility for content and accuracy of above information: _____

NOTIFICATION and REPORTING PROCEDURES for SPILLS

Category 1 - Spill of any volume of sewage from or caused by a sanitary sewer system that results in a discharge to surface water or to a drainage conveyance system that discharges to surface water.:

- Initial notifications to be made ASAP per agency procedure described in Table 6.1.7 (verbal, phone, fax, or E-mail)

  Draft Spill Report for Category 1 Spills

  Within three (3) business days of the Enrollee's knowledge of a Category 1 spill, the Enrollee shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database. The Draft Spill Report must, at minimum, include the following items:

  1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
  2. Spill location name;
  3. Date and time the Enrollee was notified of, or self-discovered, the spill;
  4. Operator arrival time;
  5. Estimated spill start date and time;
  6. Date and time the Enrollee notified the California Office of Emergency Services, and the assigned control number;
  7. Description, photographs, and GPS coordinates of the system location where the spill originated;
     - If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
  8. Estimated total spill volume exiting the system;
  9. Description and photographs of the extent of the spill and spill boundaries;
  10. Did the spill reach a drainage conveyance system? If Yes:
      - Description of the drainage conveyance system transporting the spill;
      - Photographs of the drainage conveyance system entry location(s);
      - Estimated spill volume fully recovered from the drainage conveyance system;
      - Estimated spill volume remaining within the drainage conveyance system;
  11. Description and photographs of all discharge point(s) into the surface water;
  12. Estimated spill volume that discharged to surface waters; and
  13. Estimated total spill volume recovered

Certified Spill Report for Category 1 Spills

Within 15 calendar days of the spill end date, the Enrollee shall submit a Certified Spill Report for Category 1 spills, to the online CIWQS Sanitary Sewer System Database. Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number. The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per the previous section (Draft Spill Report for Category 1 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;

2. Spill end date and time;

3. Description of how the spill volume estimations were calculated, including at a minimum:

4. The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

5. The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;

6. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

7. System failure location (for example, main, lateral, pump station, etc.);

8. Description of the pipe material, and estimated age of the pipe material, at the failure

    - Location;
    - Description of the impact of the spill;
    - Whether or not the spill was associated with a storm event;
    - Description of spill response activities including description of immediate spill containment and cleanup efforts;

Spill Technical Report for Individual Category 1 Spill in which 50,000 Gallons or Greater Discharged into a Surface Water

For any spill in which 50,000 gallons or greater discharged into a surface water, within 45 calendar days of the spill end date, the Enrollee shall submit a Spill Technical Report to the online CIWQS Sanitary Sewer System Database. The Spill Technical Report, at minimum, must include the following information:

1. Spill causes and circumstances, including at minimum:

    - Complete and detailed explanation of how and when the spill was discovered;

    - Photographs illustrating the spill origin, the extent and reach of the spill, drainage conveyance system entrance and exit, receiving water, and post-cleanup site conditions;

    - Diagram showing the spill failure point, appearance point(s), the spill flow path, and ultimate destinations;

    - Detailed description of the methodology employed, and available data used to calculate the discharge volume and, if applicable, the recovered spill volume;

- Detailed description of the spill cause(s);
- Description of the pipe material, and estimated age of the pipe material, at the failure location;
- Description of the impact of the spill;
- Copy of original field crew records used to document the spill; and
- Historical maintenance records for the failure location.

2. Enrollee's response to the spill:
   - Chronological narrative description of all actions taken by the Enrollee to terminate the spill;
   - Explanation of how the Sewer System Management Plan Spill Emergency
   - Response Plan was implemented to respond to and mitigate the spill; and
   - Final corrective action(s) completed and a schedule for planned corrective actions, including:
     - Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable,
     - Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences, and
     - Necessary modifications to the Emergency Spill Response Plan to incorporate lessons learned in responding to and mitigating the spill.
3. Water Quality Monitoring, including at minimum:
   - Description of all water quality sampling activities conducted;
   - List of pollutant and parameters monitored, sampled and analyzed; as required in section 2.3 (Receiving Water Monitoring) of the General Order;
   - Laboratory results, including laboratory reports;
   - Detailed location map illustrating all water quality sampling points; and
   - Other regulatory agencies receiving sample results (if applicable).
4. Evaluation of spill impact(s), including a description of short-term and long-term impact(s) to beneficial uses of the surface water.

Amended Certified Spill Reports for Individual Category 1 Spills

The Enrollee shall update or add additional information to a Certified Spill Report within 90 calendar days of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The Enrollee shall certify the amended report.

After 90 calendar days, the Enrollee shall contact the State Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

Category 2 – Spill of 1,000 gallons or greater, from or caused by a sanitary sewer system that does not

discharge to surface water.

- Initial notifications per agency procedures as described in Table 6.1.7 (verbal, phone, fax or E-mail)

Draft Spill Report for Category 2 Spills

Within three (3) business days of the Enrollee’s knowledge of a Category 2 spill, the Enrollee shall submit a Draft Spill Report to the online CIWQS Sanitary Sewer System Database. The Draft Spill Report must, at minimum, include the following items:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill-specific questions;
2. Spill location name;
3. Date and time the Enrollee was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Date and time the Enrollee notified the California Office of Emergency Services, and the assigned control number;
7. Description, photographs, and GPS coordinates of the system location where the spill originated;
    - If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
8. Estimated total spill volume exiting the system;
9. Description and photographs of the extent of the spill and spill boundaries;
10. Did the spill reach a drainage conveyance system? If Yes:
    - Description of the drainage conveyance system transporting the spill;
    - Photographs of the drainage conveyance system entry location(s);
    - Estimated spill volume fully recovered from the drainage conveyance system;
    - Estimated spill volume remaining within the drainage conveyance system;
    - Estimated spill volume discharged to a groundwater infiltration basin or facility, if applicable; and
11. Estimated total spill volume recovered.

Certified Spill Report for Category 2 Spills

Within 15 calendar days of the spill end date, the Enrollee shall submit a Certified Spill Report for the Category 2 spill, to the online CIWQS Sanitary Sewer System Database (https://ciwqs.waterboards.ca.gov). Upon completion of the Certified Spill Report, the online CIWQS Sanitary Sewer System Database will issue a final spill event identification number.

The Certified Spill Report must, at minimum, include the following mandatory information in addition to all information in the Draft Spill Report per the previous section (Draft Spill Report for Category 2 Spills) above:

1. Description of the spill event destination(s), including GPS coordinates if available, that represent the full spread and reach of the spill;

2. Spill end date and time;

3. Description of how the spill volume estimations were calculated, including at a minimum:

    - The methodology, assumptions and type of data relied upon, such as supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

    - The methodology(ies), assumptions and type of data relied upon for estimations of the spill start time and the spill end time;

4. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

5. System failure location (for example, main, pump station, etc.);

6. Description of the pipe/infrastructure material, and estimated age of the pipe material, at the failure location;

7. Description of the impact of the spill;

8. Whether or not the spill was associated with a storm event;

9. Description of spill response activities including description of immediate spill containment and cleanup efforts;

10. Description of spill corrective action, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of major milestones for those steps;

11. Spill response completion date;

12. Detailed narrative of investigation and investigation findings of cause of spill;

13. Reasons for an ongoing investigation (as applicable) and the expected date of completion; and

14. Whether or not the spill was located within 1,000 feet of a municipal surface water intake.

Amended Certified Spill Reports for Individual Category 2 Spills

The Enrollee shall update or add additional information to a Certified Spill Report within 90 calendar days of the spill end date by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database.

The Enrollee shall certify the amended report. After 90 calendar days, the Enrollee shall contact the State

Water Board at SanitarySewer@waterboards.ca.gov to request to amend a Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the Amended Spill Report due date.

Category 3 - Spill of equal to or greater than 50 gallons and less than 1,000 gallons that does not discharge to surface water.

Monthly Certified Spill Reporting for Category 3 Spills

The Enrollee shall report and certify all Category 3 spills to the online CIWQS Sanitary Sewer System Database within 30 calendar days after the end of the month in which the spills occurred. After the Legally Responsible Official certifies the spills, the online CIWQS Sanitary Sewer System Database will issue a spill event identification number for each spill. The monthly reporting of all Category 3 spills must include the following items for each spill:

1. Contact information: Name and telephone number of Enrollee contact person to respond to spill specific questions;
2. Spill location name;
3. Date and time the Enrollee was notified of, or self-discovered, the spill;
4. Operator arrival time;
5. Estimated spill start date and time;
6. Description, photographs, and GPS coordinates where the spill originated:
    - If a single spill event results in multiple appearance points, provide GPS coordinates for the appearance point closest to the failure point and describe each additional appearance point in the spill appearance point explanation field;
7. Estimated total spill volume exiting the system;
8. Description and photographs of the extent of the spill and spill boundaries;
9. Did the spill reach a drainage conveyance system? If Yes:
    - Description of the drainage conveyance system transporting the spill;
    - Photographs of the drainage conveyance system entry locations(s);
    - Estimated spill volume fully recovered from the drainage conveyance system; and
    - Estimated spill volume discharged to a groundwater infiltration basis or facility, if applicable.
10. Estimated total spill volume recovered;
11. Description of the spill event destination(s), including GPS coordinates, if available, that represent the full spread and reaches of the spill;
12. Spill end date and time;

13. Description of how the spill volume estimations were calculated, including, at minimum:

    - The methodology and type of data relied upon, including supervisory control and data acquisition (SCADA) records, flow monitoring or other telemetry information used to estimate the volume of the spill discharged, and the volume of the spill recovered (if any volume of the spill was recovered), and

    - The methodology and type of data relied upon to estimate the spill start time, ongoing spill rate at time of arrival (if applicable), and the spill end time;

14. Spill cause(s) (for example, root intrusion, grease deposition, etc.);

15. System failure location (for example, main, pump station, etc.);

16. Description of the pipe/infrastructure material, and estimated age of the pipe/infrastructure material, at the failure location;

17. Description of the impact of the spill;

18. Whether or not the spill was associated with a storm event;

19. Description of spill response activities including description of immediate spill containment and cleanup efforts;

20. Description of spill corrective actions, including steps planned or taken to reduce, eliminate, and prevent reoccurrence of the spill, and a schedule of the major milestones for those steps; including, at minimum:

    - Local regulatory enforcement action taken against an illicit discharge in response to this spill, as applicable, and

    - Identifiable system modifications, and operation and maintenance program modifications needed to prevent repeated spill occurrences at the same spill event location, including:

        • Adjusted schedule/method of preventive maintenance,

        • Planned rehabilitation or replacement of sanitary sewer asset,

        • Inspected, repaired asset(s), or replaced defective asset(s),

        • Capital improvements,

        • Documentation verifying immediately implemented system modifications and operating/maintenance modifications,

        • Description of spill response activities,

        • Spill response completion date, and

        • Ongoing investigation efforts, and expected completion date of investigation to determine the full cause of spill;

21. Detailed narrative of investigation and investigation findings of cause of spill.

Amended Certified Spill Reports for Category 3 Spills

Within 90 calendar days of the certified Spill Report due date, the Enrollee may update or add additional

information to a certified Spill Report by amending the report or by adding an attachment to the Spill Report in the online CIWQS Sanitary Sewer System Database. The Enrollee shall certify the amended report.

After 90 calendar days, the Legally Responsible Official shall contact the State Water Board a SanitarySewer@waterboards.ca.gov to request to amend a certified Spill Report. The Legally Responsible Official shall submit justification for why the additional information was not reported within the 90-day timeframe for amending the certified Spill Report, as provided above.

Category 4 - Less than 50 gallons, from or caused by a sanitary sewer system that does not discharge to surface water.

Monthly Certified Spill Reporting for Category 4 Spills

The Enrollee shall report and certify the estimated total spill volume exiting the sanitary sewer system, and the total number of all Category 4 spills to the online CIWQS Sanitary Sewer System Database, within 30 calendar days after the end of the month in which the spills occurred.

Annual Certified Spill Reporting of Category 4 and/or Lateral Spills

For all Category 4 spills and spills from its owned and/or operated laterals that are caused by a failure or blockage in the lateral and that do not discharge to a surface water, the Enrollee shall:

o The Enrollee shall provide records upon request by State Water Board or Regional Water Board staff.

o Annually upload and certify a report, in an appropriate digital format, of all recordkeeping of spills to the online CIWQS Sanitary Sewer System Database, by February 1st after the end of the calendar year in which the spills occurred.

A spill from an Enrollee-owned and/or operated lateral that discharges to a surface water is a Category 1 spill; the Enrollee shall report all Category 1 spills per section 3.1 of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of the General Order.

Monthly Certification of "No Spills" or "Category 4 Spills" and/or "Non-Category 1 Lateral Spills":

If either (1) no spills occur during a calendar month or (2) only Category 4, occur during a calendar month, the Enrollee shall certify, within 30 calendar days after the end of each calendar month, either a "No-Spill" certification statement, or a "Category 4 Spills" and/or "Non-Category 1 Lateral Spills" certification statement, in the online CIWQS Sanitary Sewer System Database, certifying that there were either no spills, or Category 4 and/or Non-Category 1 Lateral Spills that will be reported annually for the designated month.

If a spill starts in one calendar month and ends in a subsequent calendar month, and the Enrollee has no further spills of any category, in the subsequent calendar month, the Enrollee shall certify "no-spills" for the subsequent calendar month. If the Enrollee has no spills from its systems during a calendar month, but the Enrollee voluntarily reported a spill from a private lateral or a private system, the Enrollee shall certify "no-spills" for that calendar month.

Private Lateral Sewage Discharge (Reporting Optional):

If reporting, report within 30 days past the end of the month in which the spill occurred. Enter the spill into CIWQS as a "Private Lateral Sewage Discharge" and identify responsible party, if known (not LACPW). Must be certified by LRO using CIWQS.

EMERGENCY SPILL RESPONSE PLAN and OVERFLOW ACTION PLAN

Outline for a Contractor’s Emergency Spill Response Plan:

- Identification of Project, Sewer owner, Contractor and Location of affected sewer(s)
- Description of Installation criteria, procedures, layout (with diagrams) and operations.
- Description of Spill prevention and protection measures/actions.
- Spill control (discharge) actions/measures, to minimize impacts.
- Remediation (Clean-up) measures.
- Emergency Materials and Equipment Onsite
- Emergency Equipment specifications that meet the potential spill risk
- Emergency Phone Numbers

Outline for a Overflow Action Plan [Where receiving waters are or will be affected]:

- Identification of Project, Sewer owner, Contractor and Location of affected sewer(s)
- Identification of affected drainage course/piping owner, proximity and emergency contacts
- Map of drainage path, access and containment points, with relevant photographs
- Identification of closest sewer to the containment point(s)
- Travel time to the containment point
- Emergency support resources and contacts
- Equipment and Materials necessary for containment and for Clean-up
- Require notification contacts

SPILL RESPONSE CHECKLIST				
General Information				
Sewer location:				
Date & time of report:		Caller:		Phone:
Person receiving report				Phone:
Time spill started:	Where:			Noticed:
Spill response checklist completed by:				
Initial Response	Yes	No	N/A	Comments:
A. Initial on-scene response within 60 min.:(time)				
B. Sanitation District's responsible?				
C. Responsible agency contacted: (name/time)				
D. Manhole still overflowing (approx. flow rate)				
E. Containment to prevent spill into storm drain				
F. Public excluded from affected area				
Gravity Sewer	Yes	No	N/A	Comments
A. Cause				
B. Corrective action to stop spill				
Used jetter to remove blockage				
Removed blockage by man entry				
Removed wastewater with vac.trk.(loads)				
Set up pumped bypass system				
C. Time spill stopped				
Pump STA./Force Main Spills	Yes	No	N/A	Comments
A. Cause				
B. Corrective action to stop spill				
Utility power restored (time)				
Portable generator to respond				
Portable/on-site generator operating (time)				
Bypass pumps installed				

SPILL RESPONSE CHECKLIST				
Force main bypassed				
C. Time spill stopped				
Containment	Yes	No	N/A	Comments
A. Containment established in stormdrain				
Location				
Time				
B. Pumping start time				
C. Pumping stop time				
D. Spill contained				
Clean-up	Yes	No	N/A	Comments
A. Area washed down & debris removed				
B. Wash water recovered				
C. Restoration company contacted				
D. Stormdrain flushed				
Time				
Volume of water used				
Dye used				
Sampling	Yes	No	N/A	Comments
A. Spill sample				
B. U/S D/S receiving water samples				
C. Samples analyzed				
D. Receiving water locations resampled				
Reporting	Yes	No	N/A	Comments
A. Department head notified				
B. Appropriate regulatory agencies notified				

CITY OF COVINA

SEWER SYSTEM MASTER PLAN UPDATE

Submitted to

City of Covina
125 East College Street
Covina, California 91723-2199

Submitted by

Willdan Engineering
13191 Crossroads Pkwy No., Suite 405
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FINAL SUBMITTAL

August2020

Plans Prepared under the Supervision of

Tyrone Peter **RCE 81888**

Date

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Executive Summary

The purpose of this report is to determine the deficiencies in the existing mainline sewer system within the City of Covina, recommend alternatives to eliminate the deficiencies, prioritize the deficient reaches, and provide the City with a basis on which to build a future infrastructure management system.

The City of Covina encompasses a total area of 7 square miles and is essentially developed. It consists of a community of approximately 48,000 residents that contains a mixed development of residential, commercial, and industrial areas. The City owns the local sewer system consisting of approximately 120 miles of gravity flow sewer pipelines that is maintained by the City. The City's sewer system is connected at various locations to trunk sewers and pipelines owned, operated, and maintained by the County of Los Angeles Sanitation District.

The City's sewer system was modeled using InfoSewer® 7.6 by Innovyze. Of the 120 miles, approximately 1.46 miles or 1.22% of the existing system were identified as being deficient (greater than 64% full for pipes smaller than 15" or greater than 75% full for pipes 15" or larger) based on the computer model. The deficient sewer reaches are located throughout the City within Tributary Areas 1, 3, 4, 13, 15, 36, and 75, however, the most severe deficiencies occur in Tributary Area No. 75. Please refer to Exhibit 1 in Appendix B for a map indicating the deficient site locations. The costs to repair the deficient reaches is estimated to be $2.76 million. However, a schedule for the repair of the deficient reaches has not been prepared at this time, until additional flow monitoring is performed, and funding becomes available to make the repairs.

In the event of significant changes to the General Plan upon which this study was based, the model should be updated to reflect the consequences of such changes. The model should also be updated to reflect the construction of new relief facilities and/or the construction of new sewer lines.

Introduction

The City of Covina is a community of approximately 48,000 residents that contains a mixed development of residential, commercial, and industrial areas. Covina is a low-density community of which slightly over 45% of the city is housing. In recent years development within the City has intensified, creating greater demands on public facilities including the City's sewer system. The City owns the local sewer system consisting of approximately 120 miles of gravity flow sewer pipelines that is maintained by the City. The City's sewer system is connected at various locations to trunk sewers and pipelines owned, operated, and maintained by the County of Los Angeles Sanitation Districts. In 2002, a Sewer Master Plan (SMP) was prepared which analyzed the City's sewer system for existing and planned build out conditions. The 2002 SMP determined segments of the system that were deficient and recommended improvements to correct the deficiencies. The purpose of this report is to update the 2002 SMP to reflect improvements which have been constructed, identify the capability of the City's sewer system to serve projected development based on updated zoning information, to identify system deficiencies, prioritize the deficient segments, and to recommend necessary system improvements.

Study Approach

The preparation of the Sewer Master Plan Update involved various tasks. The sequence of tasks used in this study was the following:

1. Update information for the existing sewer system (i.e., pipe size, slope, elevations). Record drawings for projects constructed since the 2002 SMP were researched and the information was input into the computer models.
2. Update information for the land usage for the study. The City provided the City of Covina Zoning map dated 3/2/2015 and the Covina Town Center Specific Plan dated October 17, 2019. (see Exhibits 2 and 3).
3. Update the computer modelling of the complete City sewer system. The 2002 SMP modeled the system using Pizer Hydra Ver. 6.1. This program is no longer supported and the modelling was updated to use InfoSewer® 7.6 by Innovyze. This program is GIS based and is therefore a more useful tool.
4. Analysis of the system capacity and determination of system deficiencies (see Exhibit 1).
5. Development of recommendations for system improvements to correct deficiencies.
6. Preparation of cost estimate for the recommended improvements.
7. Preparation of the Sewer Master Plan Update report.

Summary of Findings

Approximately 120 miles of sewer were modeled. Of the 120 miles, approximately 1.46 miles of the system were identified as being deficient. See Exhibit 1 for the deficient sites.

The overloaded sewers are scattered throughout the City, with the most severe occurring in Tributary Area No. 75. This sewer system was previously identified as deficient in the previous SMP and the improvements have not been constructed.

The recommended deficiency correction projects are estimated to cost $2,751,773. This cost is based on 2020 anticipated construction costs and include engineering, contract administration, inspection, survey, and contingency costs.

The City system consists of vitrified clay pipe (VCP) and was built from the 1940's to present. The oldest section of the system being the Old Downtown Area. With an anticipated life span for VCP of over 100 years, no collapse of existing lines due to age deterioration is expected for several decades. The 2002 SMP included Exhibit No. 2 showing the system year of construction.

Summary of Recommendations

Initial deficiency correction projects should be concentrated in Tributary Area No. 75. The estimated cost for proposed improvements for Area No. 75 is $982,294.

After major deficiencies in Tributary Area No. 75 are corrected, Areas No. 36, 3, 1, 13, 15 and 4 should be corrected. These systems are overloaded.

- The estimated cost for proposed improvements for Area No. 36 is $406,634.
- The estimated cost for proposed improvements for Area No. 3 is $755,946.
- The estimated cost for proposed improvements for Area No. 1 is $106,488.
- The estimated cost for proposed improvements for Area No. 13 is $109,080.
- The estimated cost for proposed improvements for Area No. 15 is $102,290.
- The estimated cost for proposed improvements for Area No. 4 is $289,042.

The deficiencies in Areas No. 36, 3, 1, 13, 15 and 4 are somewhat flexible in priority timing, however, should not be overlooked and could be added to any year to match City's budgets. The estimated cost for proposed improvements in these remaining areas is $1,769,479.

In the event of significant changes to the General Plan upon which this study was based, the model should be updated to reflect the consequences of such changes. The model should also be updated to reflect the construction of new relief facilities and/or the construction of new sewer lines.

Analysis of Existing Sewer System

The existing sewers within the study area are shown in Exhibit No. 1 The existing sewer system for the City of Covina consists primarily of 8-inch vitrified clay pipe (VCP) collector sewers. The City's sewer system also includes relatively short lengths of 10- and 12-inch VCP pipes. These lines eventually discharge to a number of trunk sewers owned by Los Angeles County Sanitation District.

The sewer system network consisting of 120 miles of sewer mains was divided into 105 drainage areas for input into the computer model. The input data consisted of a numerical designation for each manhole and length of sewer between the manholes, the flow line elevations, the slope of the line, and flow line and rim elevation of each manhole. This information was carried forward from the 2002 SMP and updated for projects constructed after 2002.

Computation of Wastewater Inflows

Once the schematic of the sewer system network was established, data was compiled on the tributary drainage basins, land use, and other factors that affect the volume of wastewater generated. The tributary drainage areas defined in the 2002 SMP were utilized in the current analysis and updated as necessary.

Next, it was necessary to compute the area of each type of land use; e.g., low-density residential, medium-density residential, high-density residential, commercial, industrial, etc., within each drainage boundary. The unit flow coefficients (see Table 1) were then applied to the computed area of land use within each drainage district. The unit flow coefficients, when applied to the land use areas, provide peak flow rates for each particular land use category. The wastewater inflows calculated for the various land use categories within the drainage districts were then accumulated to provide the calculated peak flow for the entire drainage district. The accumulation of estimated wastewater flow is accomplished totally within the computer program.

Table 1 Peak Flow Rates

Zone	Cu. Ft. per sec. per acre	Gallons per day per acre
R-1	0.004	2585
R-2	0.008	5170
R-3	0.012	7755
R-4	0.016	10341
C-1 – C-4	0.021	13572
M-1 – M-4	0.021	13572
Park	0.004	2585
School	0.015	9694

Flow Monitoring

The 2002 SMP obtained flow monitoring data to compare with the preliminary calculated flows that were generated by the computer program. The sites that were composed of commercial development were found to have higher flows than expected. The unit flow coefficient for commercial zones C-1 – C-4 was revised to 0.021. This is the same as zones M-1 – M-4. See Table 1 for final Peak flow rates. All other land use zones flow rates were found to meet expected flow rates. The flow rate coefficients from the 2002 SMP were not changed for this report.

Deficiency Criteria

The City's sewer system was modeled using InfoSewer® 7.6 by Innovyze. The program is designed to provide analysis of both the existing sewer system and the design of any new sewer lines.

In designing or evaluating a wastewater collection system, the engineer must establish certain criteria upon which to base the design. These include such things as available pipe sizes, minimum slope, minimum cover, friction factors, etc. Many of the design assumptions are unnecessary in the analysis of a collection system when the pipe already exists and its diameter, slope, and cover are fixed.

Design criteria are established to ensure that the wastewater collection system can operate effectively under all flow conditions. Each pipe segment must be capable of carrying the peak flows without surcharging the system. Surcharging is defined as exceeding the capacity of the pipe. Capacity is discussed in detail in the paragraphs below.

In the analysis of an existing sewer system, the InfoSewer®program compares the capacity of each pipe in the system with the peak wastewater flow projected for that particular link.

If the existing pipe size is surcharged, the InfoSewer®program automatically increases the pipe diameter to the next largest standard pipe size that will carry the design flow without being surcharged. At a minimum, all pipes should be 8 inches or larger in diameter and the velocity of flow in the pipe should be greater than 2 feet per second (ft/s). This velocity will prevent deposition of solids in the sewer and help to re-suspend any materials that may have already settled in the pipe. The minimum corresponding slopes to maintain 2 ft/s for varies pipe sizes are shown in Table 2

Table 2
Minimum Sewer Slopes ft/ft

Sewer Size	Slope
8”	0.0028
10”	0.0021
12”	0.0016
15”	0.0012
18”	0.0010

It is important to note that the slopes listed above assume the depth of flow in the pipe is 64 percent full. If there is insufficient flow to create this condition, greater slopes than those shown may be required.

The design and analysis of gravity sewer pipes is typically based upon determining the capacity of the pipe using the depth of flow (d) to pipe diameter (D) ratio. This is referred to as the d/D ratio.. Common design criteria for proposed new sewer design is to have a maximum d/D ratio of 0.50 for pipes up to and including15-inch diameter and d/D of 0.75 for pipes larger than 15-inch diameter. Existing wastewater systems are allowed to flow fuller (have less residual capacity) because development and redevelopment has occurred or is foreseeable in the near future, which reduces the margin of error in predicting sewage flows. This report utilizes the same criteria as the 2002 SMP for hydraulic capacity. The hydraulic design criteria established in the 2002 SMP for existing sewer pipes classified pipes with a diameter less than 15-inches as “over capacity” if the d/D ratio was determined to be greater than 0.64. This d/D ratio was arrived at by taking 75 percent of the depth to diameter ratio at a pipe maximum stable flow capacity. Circular pipes are hydraulically stable up to a d/D value of 0.85. When pipes flow at a depth greater than 85% full they are hydraulically unstable. Therefore, “over capacity” pipes have a d/D value exceeding 75% x 0.85 = 0.64. This results in approximately 35 percent of the pipe’s full flow capacity being reserved for inflow, infiltration and hydraulic stability. For pipes with a diameter of 15-inches or greater, the pipe capacity is d/D = 0.75. This criteria is shown in the Tables 3 and 4 below and in Exhibits 4 and 5.

Table 3
New Sewer Pipe Capacity d/D Ratio

Sewer Size	d/D
15” and smaller	0.50
>15”	0.75

Table 4
Existing Sewer Pipe Capacity d/D Ratio

Sewer Size	d/D
<15”	0.64
15” and larger	0.75

The extra pipeline capacity allows for the possibility that actual wastewater flows may be slightly higher than anticipated, especially during the hours when instantaneous or intermittent peaks may occur. These peaks are generally observed between the hours of 6:00 a.m. and 8:00 a.m. Monday thru Friday and between the hours of 9:00 a.m. and 11:00 a.m. Saturday and Sunday. They may also be observed during rainfall events due to inflow. Additionally, the area above the water surface helps to keep the sewage aerated, reducing the possibility of septic conditions and odors.

Exhibit 1 shows the pipes that are deficient per the 0.64 criteria and also shows the pipes that are deficient per the 0.50 criteria. Only the pipes that exceed the 0.64 criteria are recommended for correction projects.

The design capacity of a gravity pipeline is the calculated capacity of the pipeline based on the Manning formula:

$Q=1.486\ A\ R^{2/3}\ S^{1/2}\ /n$ where, Q = flow in cubic feet per second
R = hydraulic radius in feet = A/ P
A = cross-sectional area of the pipe flow in square feet
P = wetted perimeter in feet
S = slope of the pipe in feet of rise per foot of length
n = Manning's friction factor

Sewer system capacity is established using a Manning's friction factor of 0.013 for vitrified clay pipe.

Recommended Deficiency Correction Project

General

Numerous alternatives were studied in developing the recommended schedule of deficiency correction projects. Construction of a parallel sewer facility to carry the excess sewage flow is an obvious solution to most of the deficiencies; however, this solution is not necessarily the most economical or practical approach. In some instances the construction of a single relief sewer line can be planned in such a way that it will relieve several main sewer lines thereby avoiding the construction of parallel facilities and the duplicate cost. In other instances, the replacement of the existing sewer with a larger size may be the preferred alternative. The decision as to which correction alternative to construct is usually best made during the design phase.

The engineer's estimate (see Appendix A) was prepared based on the cost to remove and replace the existing sewer with a larger size, as this is the most conservative cost approach.

It is suggested that where the depth of flow exceeds the design criteria of 0.64 d/D (0.75 for pipes 15" and larger), but does not exceed the maximum stable flow capacity of 0.85 d/D,

that consideration be given to allowing these sewers to flow in a slightly overloaded condition in lieu of building a costly relief facility. This overloading occurs only during peak flow conditions that are short in duration. The City should monitor these sewers such that, if a problem occurs in the future, it may be corrected at that time.

Recommended Sewer System Improvements

Presented in Table 5 is a brief summary of the measures recommended to correct the deficiencies shown on Exhibit 1. The criteria for recommending and prioritizing relief facilities are as follows:

1. Sewers with critical deficiencies of d/D > 0.85, are recommended for correction measures. Sewers meeting these criteria are ranked highest.

2. Sewers with critical deficiencies of 0.64 < d/D < 0.85 (0.75 < d/D < 0.85 for pipes 15" and larger) are recommended for correction measures. Sewers meeting these criteria are ranked lower.

3. Sewers with non-critical deficiencies of d/D < 0.64 (d/D < 0.75 for pipes 15" and larger) are not recommended for correction measures. These sewers are not ranked.

It should be pointed out that the recommended relief facilities as presented here are general in nature and should not be considered as absolutes for final design. Rather, they should be considered more as a general design concept. Further refinement and analysis will be necessary before initiation of the final design of improvements for each of the relief facilities.

Table 5
Priority Ranking of Summary of Deficiency Correction Measures

Priority Racking	Tributary Area	Description of Correction Measures To Relieve Deficient Sewers	Cost
1	75	Replace existing 8-inch line with new 12-inch line **(Relief Facility 1)**	$982,294
2	36	Replace existing 8-inch line with new 12-inch and 15-inch lines **(Relief Facility 2)**	$406,634
3	3	Replace existing 8-inch and 12-inch line with new 10-inch, and 15-inch line **(Relief Facility 3)**	$755,946
4	1	Replace existing 8-inch line with new 18-inch line **(Relief Facility. 4)**	$106,488
5	13	Replace existing 8-inch line with new 10-inch line **(Relief Facility 5)**	$109,080
6	15	Replace existing 8-inch line with new 12-inch line **(Relief Facility 6)**	$102,290
7	4	Replace existing 8-inch line with new 12-inch line **(Relief Facility 7)**	$289,042

Sewer System Improvements Costs

The unit prices shown in the Engineer's Estimate (see Appendix A) represent the anticipated construction cost utilizing 2020 cost data. Bid prices received on jobs of similar nature in Southern California area were one source of information used to derive the cost figure. In addition, manufacturers, suppliers of material and equipment, and local contractors were consulted on various cost items. The unit prices do not include right-of-way acquisition or legal costs. An additional 35% of construction cost is added to cover the cost of design engineering, contract administration, inspection, survey and contingency cost.

The Engineer's Estimate does not include an adjustment for inflation. Construction costs can be expected to fluctuate as corresponding changes occur in the national or local economy. One available indicator of these changes is the Engineering News-Record Construction Cost Index for the Los Angeles metropolitan area. This index is compiled from actual construction cost data for materials and labor and is reported in Engineering News-Record magazine. It is suggested that this index be used to update the unit prices presented in the Appendix and in adjusting the estimate from the date of the initial estimates.

Financing of Improvements

General

Funding and financing considerations are often the deciding factor in the scope and implementation of a project. There are numerous methods which could be used to finance the implementation of a sewer system capital improvement plan (CIP), and the ongoing operations and maintenance activities, and these methods can be combined if needed. These methods include the following:

1. New or increased sewer rates
2. The formation of an assessment district
3. The formation of a Community Facilities District (CFD)
4. City-wide special taxes
5. State Assistance Programs
6. Federal Assistance Programs

In the discussion that follows, the suitability of the aforementioned funding options for a sewer system CIP are briefly discussed. In evaluating specific funding programs, services of financial and legal experts in such issues are recommended.

Methods of Financing

1. New or increased sewer rates:

   When compared with other funding and financing options, the establishment of new or increased sewer rates is often the most attractive. This is because Proposition 218 reserves a special method for creating water, sewer and refuse fees that does not require approval by registered voters or fee-payers. Instead, the public agency is required to perform a detailed study demonstrating (i) a nexus between the new or increased fee and the services and facilities to be funded, and (ii) a roughly proportional relationship between the fee charged and the benefits received. A public hearing is required, but the public agency may establish the new or increased fees with a simple majority vote of the governing body.

2. Formation of an assessment district:

   For projects that specifically benefit a smaller area, the City may opt to form an assessment district. Special assessments are liens that are placed on the benefitting properties. They may be paid up-front or financed through municipal bonds. Assessment liens are secured by the underlying land and are not an obligation of the City. They require a 50% majority approval of the assessed properties with each ballot weighted by assessment amount.

3. Formation of a Community Facilities District (CFD):

   For projects that are needed for new development, a CFD is often the preferred tool. Establishing a CFD requires approval by two-thirds of registered voters within the proposed district, but most CFDs are formed on land that contains no registered voters with 100% approval of the owners of the underlying property. In those cases, they are used more often than assessment districts because of their flexibility and ability to create escalating special taxes.

4. City-Wide Special Taxes:

   If the City intends to make improvements that benefit the entire City, special tax measures may be voted on during a regularly scheduled election by registered voters within the City. The City may either authorize a General Obligation bond (GO Bond) and charge property within the City as a percentage of its assessed value or establish a special tax that charges flat rates to parcels of property based on property characteristics (a “Parcel Tax”). Parcel Taxes have the advantage of being used for both facilities and services.

5. State Assistance Programs:

   Under the rules and regulations of the Federal Water Pollution Control Act (Clean Water Act or CWA) and the Federal Safe Drinking Water Act (SDWA), the State has enacted the Clean Water State Revolving Fund (CWSRF) and the Drinking Water Revolving Fund (DWSRF), respectively. These programs are funded by Federal grants, State funds and Revenue bonds. The CWSRF Loan Program provides low-interest loan funding for construction of publicly-owned wastewater treatment facilities,

sewers, sewer interceptors, water recycling facilities, as well as implementation of non-point source (NPS) projects or programs. There are different types of funding assistance available under these programs.
www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/

The Department of Water Resources administers the State bond law programs for Water supply/Water quality, Water conservation, Flood management and Regional water management. www.grantsloans.water.ca.gov

The State Water Resources Control Board administers the State revolving fund loans, Water recycling grants & loans, Small community grants, Agricultural drainage loans, Agricultural drainage management loans, Clean beaches initiative grants, Agricultural water quality grants, Areas of special biological significance (ASBS) grants, Storm water grants, and Santa Monica Bay restoration commission grants. www.waterboards.ca.gov

The State Department of Public Health administers the DWSRF, Proposition 84 funding for public water systems, and Proposition 50 for the water security, clean drinking water, coastal and beach protection act of 2002 loans. www.cdph.ca.gov

Various types of infrastructure improvement/construction loans can be arranged through the California Infrastructure and Economic Development Bank (IBank).
www.ibank.ca.gov

Limited amounts of public works grant funds have been available to agencies from the State Office of Economic Development. Use of such grant funds must result in the creation of new, permanent jobs in the private sector. In order to ensure that the funds are ultimately assisting those in most need, projects eligible for consideration must be those in areas designated eligible for HUD Urban Development Action Grants (UDAG), EDA Sudden or Long-term Economic Deterioration, or EDA Designated Special Impact Area.

6. Federal Assistance Programs:

There are, and have been, a series of federal grant and loan programs which may be applicable to public infrastructure projects. However, the qualification criteria for such programs vary from time to time and their funding or continuation is subject to congressional appropriations. Therefore, such programs should not be considered as a likely source of funds unless a funding commitment letter has been received.

Historically, federal programs administered by the Economic Development Administration (EDA) provide financial and technical assistance to aid the economic development of areas with high unemployment or low family income levels. Communities must make long-range plans for economic growth in order to be eligible for EDA financial assistance, in the form of grants and loans for public works and development that generates jobs and economic opportunity. Typical public works projects include construction of roads, water and sewer lines, and public facilities. To determine the status requires timely monitoring.

Under the rules and regulations of the Housing and Community Development Act of 1974, the Community Development Block Grant (CDBG) program can fund housing and community development needs. This includes part or all of the improvements necessary to upgrade existing sewer facilities. Those qualifying geographic areas within the City that have the greatest overall deficiency in physical infrastructure receive the highest priority according to CDBG criteria. When the sewer system has a defined deficiency, then it is appropriate to use CDBG funds to meet health and safety standards as well as to encourage up-grading of abutting housing and physical environment.

The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. Communities receiving CDBG funds through the State may use the funds for many kinds of community development activities including, but not limited to:

- acquisition of property for public purposes;
- construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to nonprofit entities for community development activities; and
- assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises).

www.hcd.ca.gov/ca/cdbg/about/html

The United State Department of Agriculture Rural Development Program provides communities with population less than 50,000 a variety of direct-guaranteed-loans and/or grants. These include water and wastewater system improvement funding. www.rurdev.usa.gov/ca

APPENDIX A

Engineer's Estimate

APPENDIX A

Engineer's Estimate

CITY OF COVINA

SANITARY SEWER IMPROVEMENTS ENGINEER'S ESTIMATE *PROJECT: SEWER SYSTEM MASTER PLAN*		*Date:* 8/25/2020 *Prepared by:* KRK *Checked by:* C.S.			
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
AREA 1 DOWNTOWN					
1	18" VCP SEWER MAIN	262	LF	$ 240	$ 62,880
2	MANHOLE	2	EA	$ 8,000	$ 16,000
				SUBTOTAL CONSTRUCTION:	$ 78,880
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 27,608
				AREA TOTAL:	**$ 106,488**
AREA 3					
1	10" VCP SEWER MAIN	202	LF	$ 200	$ 40,400
2	15" VCP SEWER MAIN	1,772	LF	$ 230	$ 407,560
3	MANHOLE	14	EA	$ 8,000	$ 112,000
				SUBTOTAL CONSTRUCTION:	$ 559,960
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 195,986
				AREA TOTAL:	**$ 755,946**
AREA 4					
1	12" VCP SEWER MAIN	847	LF	$ 215	$ 182,105
2	MANHOLE	4	EA	$ 8,000	$ 32,000
				SUBTOTAL CONSTRUCTION:	$ 214,105
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 74,937
				AREA TOTAL:	**$ 289,042**
AREA 13					
1	10" VCP SEWER MAIN	284	LF	$ 200	$ 56,800
2	MANHOLE	3	EA	$ 8,000	$ 24,000
				SUBTOTAL CONSTRUCTION:	$ 80,800
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 28,280
				AREA TOTAL:	**$ 109,080**
AREA 15					
1	12" VCP SEWER MAIN	278	LF	$ 215	$ 59,770
2	MANHOLE	2	EA	$ 8,000	$ 16,000
				SUBTOTAL CONSTRUCTION:	$ 75,770
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 26,520
				AREA TOTAL:	**$ 102,290**
AREA 36					
1	12" VCP SEWER MAIN	826	LF	$ 215	$ 177,590
2	15" VCP SEWER MAIN	294	LF	$ 230	$ 67,620
3	MANHOLE	7	EA	$ 8,000	$ 56,000
				SUBTOTAL CONSTRUCTION:	$ 301,210
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 105,424
				AREA TOTAL:	**$ 406,634**
AREA 75					
1	12" VCP SEWER MAIN	2,975	LF	$ 215	$ 639,625
2	MANHOLE	11	EA	$ 8,000	$ 88,000
				SUBTOTAL CONSTRUCTION:	$ 727,625
				ENGINEERING, CONTRACT ADMIN, INSPECTION, SURVEY, AND CONTINGENCY:	$ 254,669
				AREA TOTAL:	**$ 982,294**
				TOTAL:	**$ 2,751,773**

Since the design professional has no control over the cost of labor, materials, equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable construction costs provided herein are to be made on the basis of his experience and qualifications. These costs opinions represent his best judgment as a design professional familiar with the construction industry. However, the design professional cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him.

APPENDIX B

Exhibits

APPENDIX B

Exhibits

LEGEND

- d/D < 0.50
- 0.50 < d/D < 0.64
- 0.64< d/D < 0.85
- 0.85 < d/D
- LACSD Sewer Main
- Area Boundary
- (1) Area Number
- 1 Relief Facility Designation
- Covina City Boundary

0 410 820 1,640 2,460 3,280

Feet 1 in = 500 ft

N W E S

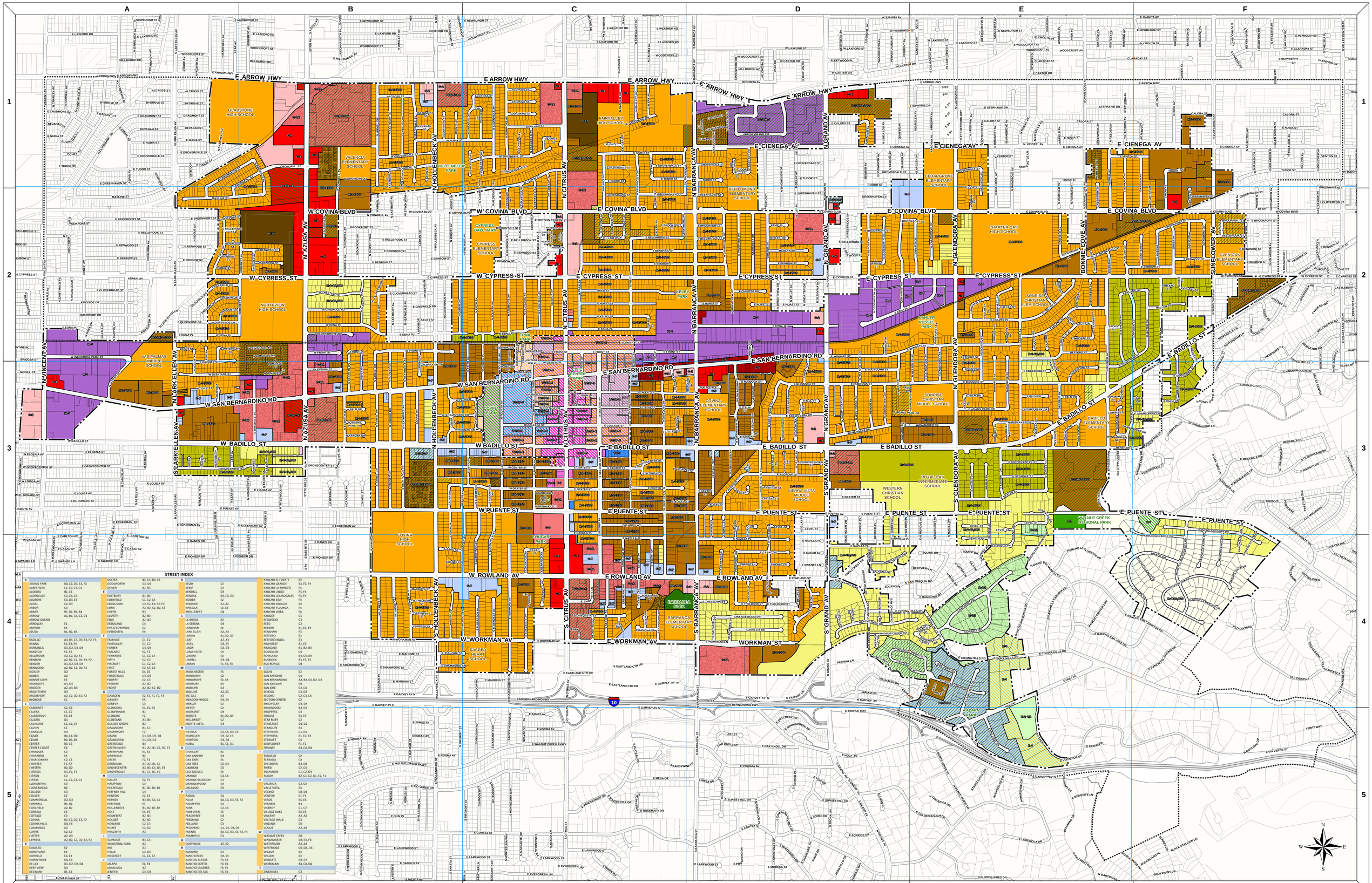
EXHIBIT 1

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)

WILLDAN

AUGUST 2020

U:\109758 - Covina SMP\1400-InfoSewer\City Deficiency Map36x60.mxd



STREET INDEX

A		DEXTER	B3, C3, D3, E3	K		RANCHO EL FUERTE	E4
ADAMS PARK	B3, C3, D3, E3, F3	DODSWORTH	D1, D2	KELBY	C2	RANCHO GRANDE	E3, F3, F4
ALBERTSON	C1, C2, C3, C4	DOVER	B2, B3	KEMP	D2	RANCHO LA MERCED	F4
ALCROSS	B1, C1	E		KENDALL	D3	RANCHO LINDO	F3, F4
ALDENVILLE	C2, C3, C4	EASTBURY	B1, B4	KENOAK	B3, C3, D3	RANCHO LOS NOGALES	F3, F4
ALDROVE	C3, D3, E3	EDENFELD	C1, C2, C4	KIDDER	D2	RANCHO SIMI	F4
ALISAL	C3, G3	EDGECOMB	D3, E2, E3, F2, F3	KINGSIDE	A2, B2	RANCHO SINALOA	E4
ARBOR	C3	EDNA	A2, B2, C2, D2, E2	KINGSLEY	E2, E3	RANCHO YUJUNGA	F4
ARMEL	B1, B2, B3, B4	EILEEN	B3	KNOLLCREST	D4	RANCHO VISTA	F4
ARROW	A1, B1, C1, C2, D1	ELSPETH	B2, B3	L		RANGER	C1
ARROW GRAND		END	A2, A3	LA BREDA	B2	REDWOOD	C3
ARROWAY	E1	ERDMLAND	C4	LA SERENA	D4	REED	C2
ASHTON	E3	EVA D EDWARDS	C2	LANGHAM	E2	REEDER	E1, E2, E3
AZUSA	B1, B2, B3	EVERGREEN	E4	LARK ELLEN	A2, A3	RENSHAW	F3
B		F		LARKIN	B1, B2, B3	RETFORD	F2
BADILLO	A3, B3, C3, D3, E3, F2, F3	FAIRVALE	C1, C2	LEAF	A2, A3	RETFORD KNOLL	E3
BANNA	E2, E3, E4	FAIRVALLEY	C1, C2	LEVEL	D3, E3	RIMHURST	E2, E3
BARRANCA	D1, D2, D3, D4	FARBER	D3, D4	LINDA	D2, D3	RIMSDALE	B1, B2, B3
BARSTOW	F2, F3	FARLAND	E2, F2	LOMA VISTA	C4	ROSELLEN	C4
BELLBROOK	A2, C2, D2, F2	FENIMORE	C1, C2, C4	LOMIRA	E3	ROWLAND	B4, C4, D4
BENNOW	A2, B2, C2, D2, F2	FIFTH	C2, C3	LOWELL	D3, D4	RUDDOCK	E3, F3, F3
BENDER	D1, D2, D3, D4	FIRCROFT	C1, C2, C4	LYMAN	F1, F2, F3	RUE ROYALE	D3
BENWOOD	A2, B2, C2, D2, F2	FIRST	C2, C3, C4	M		S	
BICKLEY	D2	FOREST HILLS	E4, E5	MANCHESTER	F3	SACHS	E2
BOBBIE	A2	FORESTDALE	D3, D4	MANDARIN	C2	SAN ANTONIO	C4
BONNIE COVE	E2	FOURTH	C2, C3	MANGROVE	F2, F3	SAN BERNARDINO	A3, B3, C3, D2, D3
BRIARGATE	D1, D4	FREDKIN	A2, B2	MARBURY	B4	SAN JOAQUIN	D4
BRIDGER	A2, A3, B3	FRONT	A2, B2, C2, D2	MARILYN	D2	SAN JOSE	C3, C4
BRIGHTVIEW	D3	G		MASLINE	A2, B2	SCHOOL	C3, D3
BROOKPORT	A2, C2, D2, E2, F2	GARSDEN	E2, E3, F1, F2, F3	MC GILL	A3	SECOND	C2, C3, C4
BYGROVE	C1	GARVEY	E5	MEADOW WOOD	D4, E4	SECTION CENTER	C2
C		GENEVA	C3	MERLOT	C2	SHADYGLEN	D3, D4
CABERNET	C2, C3	GLENDORA	E1, E2, E3	MEYER	C2	SHAMWOOD	B4, C4
CALERA	C1, C2	GLENFINNAN	B1	MIDHURST	D4	SHOPPERS	C4
CALMGROVE	E2, E3	GLENOAK	F2	MIDSTE	B1, B2, B4	SHOUSE	E3, E4
CALORA	D1	GLENTANA	A3, B3	MILLSWEET	D3	STAR RUBY	C2
CALVADOS	C1, C2, C4	GOLDEN GROVE	B2	MONTE VISTA	D3	STARCREST	D1, D2
CALVIN	C1	GRAGMONT	B1, C1	N		STARGLEN	E3
CAMELLIA	D4	GRAMMONT	F2	NAVILLA	C3, C4, D4, I4	STEPHANIE	C1, D1
CASAS	B4, C4, D4	GRAND	D1, D2, D3, D4	NEARGLEN	D3, E2, E3	STEPHONIA	E1, E2, E3
CEDAR	B2, B3, B4	GRANDVIEW	D1, D2, D3	NEWTON	D3, D4	STEWART	C4
CENTER	B3, C3	GREENDALE	B4	NUBIA	B1, C1, D1	SUNFLOWER	F1, F2
CENTER COURT	E4	GREENHAVEN	A1, A2, B1, C2, D2, F2	O		SWANEE	B4, C4, D4
CHANDLER	C2	GREENPARK	E1, E2	O MALLEY	B1	T	
CHAPARRO	E4	GROSVOLD	B2	OAK CANYON	D4	TANGELO	C2
CHARDONNAY	C2, C3	GRIER	F2, F3	OAK PARK	E4	TERRADO	C4
CHARTES	F1, F2	GRONDAHL	A1, A2, B1, C1	OAK TREE	C3, D4	THELBORN	B4, D4
CHESTER	B2, D2	GROVECENTER	A1, B1, C3, D3, E3	OAKBANK	C3	THIRD	C2, C3
CIENEGA	D1, E1, F1	GROVERDALE	B1, C1, D1, E1	OLD BADILLO	C3	TRAMORE	C1, C2, D3
CITRON	C3	H		ORANGE	C3, C4	TUDOR	B2, C1, C2, D1, E2, F1
CITRUS	C1, C2, C3, C4	HALLER	E2, F2	ORANGE BLOSSOM	C3	V	
CLEMENTINE	C3	HAMPTON	C3	ORANGEWOOD	D4	VALENCIA	C2, C3
CLOVERMEAD	B2	HEATHDALE	B1, B2, B3, B4	ORLANDO	C3	VALLE VISTA	E3
COLLEGE	C3	HEFFNER HILL	D4	P		VECINO	D3, D4
COLVER	E2	HENTON	E2, E3	PADUA	G4	VENTON	E1, F1
COMMERCIAL	D2, D3	HEPNER	B3, B4, C3, C4	PALM	B3, C3, D3, I3, F3	VERDE	E4, E5
CONNELL	B1, B2	HERITAGE	E3	PALMETTO	C4	VERNESS	B4	
COOLFIELD	A2, B2	HOLLENBECK	B1, B2, B3, B4	PARK	C2, C3	VICEROY	C1, C2
CORRIDA	E4	HOLT	E4, E5	PARK VIEW	E5	VILLAGE OAKS	E4, E5
COTTAGE	C3	HOMEREST	B2, B3	PEACHTREE	D4	VINCENT	A2, A3
COVINA	B2, C2, D2, E2, F2	HOUSER	B2, B3	PERSHING	C2	VINTAGE WALK	C3
COVINA HILLS	D4, I4	HOWARD	C2, C3	POLLARD	G3, G4	VIRGINIA	D2
CUMMINGS	D2	HURST	C2, D2	PROSPERO	D1, D2, D3, D4	VOGUE	A2, A3
CURTIS	C2, C3	HYACINTH	A3	PUENTE	B3, C3, D3, I3, F3, F4	W	
CUTTER	A2, A3	I		PUMMELO	C3	WALNUT CREEK	D4
CYPRESS	A2, B2, C2, D2, E2, F2	IDAHOME	B4, C4	Q		WAMAMAKER	D3, E3, F3
D		INDUSTRIAL PARK	A2	QUEENSIDE	A2, B2	WATERBURY	A2, A3
DAMATO	E2	IRIS	A3	R		WESTRIDGE	D2, D3, D4
DANEHURST	E3	ITALIA	C3, D3	RAMONA	G4	WILBUR	E3
DANFIELD	E2, E3	IVESCREST	E3, E2, E3	RANCHCREEK	D4, E4	WILSON	E3
DAWN RIDGE	D4, E4	J		RANCHO ALEGRE	F3, F4	WINGATE	D2, E2
DE LAY	D1, D2, D3, D4	LALAPA	E4, F4	RANCHO CORTO	F3, F4	WORKMAN	B4, C4, D4
DEEP VIEW	D4	LANALINDA	A3	RANCHO CULEBRA	F3, F4	Z	
DEVANAH	B1, C1	LENFER	D1, D3	RANCHO DEL SOL	F3, F4	ZINFANDEL	C3

ZONING
City of Covina

AGRICULTURAL AND RESIDENTIAL ZONES
- A-1 Single Family - one acre minimum
- A-2 Single Family - two acre minimum

ESTATE ZONES
- E-1/2 Single Family - 1/2 acre minimum
- E-1 Single Family - one acre minimum
- E-2 1/2 Single Family - 2-1/2 acre minimum

SINGLE FAMILY RESIDENTIAL ZONES
- R-1 (PCD) Planned Community Development
- R-1-20,000 20,000 sq. ft. minimum lot size
- R-1-10,000 10,000 sq. ft. minimum lot size
- R-1-8500 8,500 sq. ft. minimum lot size
- R-1-7500 7,500 sq. ft. minimum lot size

MULTIPLE FAMILY ZONE
- RD Required lot area per dwelling unit show as a numerical suffix

OTHER ZONES
- R-TP Trailers and Mobile Home Parks
- R-R Residential Recreation
- C-R Commercial Recreation

TOWN CENTER ZONES
- TC-P Medical and Professional Office
- TC-C Commercial

COMMERCIAL ZONES
- C-P Administrative and Professional Office
- C-1 Neighborhood Stores
- C-2 Neighborhood Shopping Center
- C-3 Central Business
- C-3A Commercial Zone (Regional or Community Shopping Center)
- C-4 Commercial Zone (Highway)
- C-5 Specified Highway

TOWN CENTER SPECIFIC PLAN
- TCSP-1 Health Services
- TCSP-2 Residential
- TCSP-3 Institutional Uses
- TCSP-4 Mixed-Use
- TCSP-5 Retail and Service Core
- TCSP-6 Parks and Open Space
- TCSP-5/PK

INDUSTRIAL ZONES
- M-1 Light Manufacturing

OVERLAY ZONES
- S Outdoor Advertising
- PCD Planned Community Development

- City Boundary
- Town Center Specific Plan Boundary
- Plan Area Boundary

0 0.125 0.25 0.5 0.75 1 Miles

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

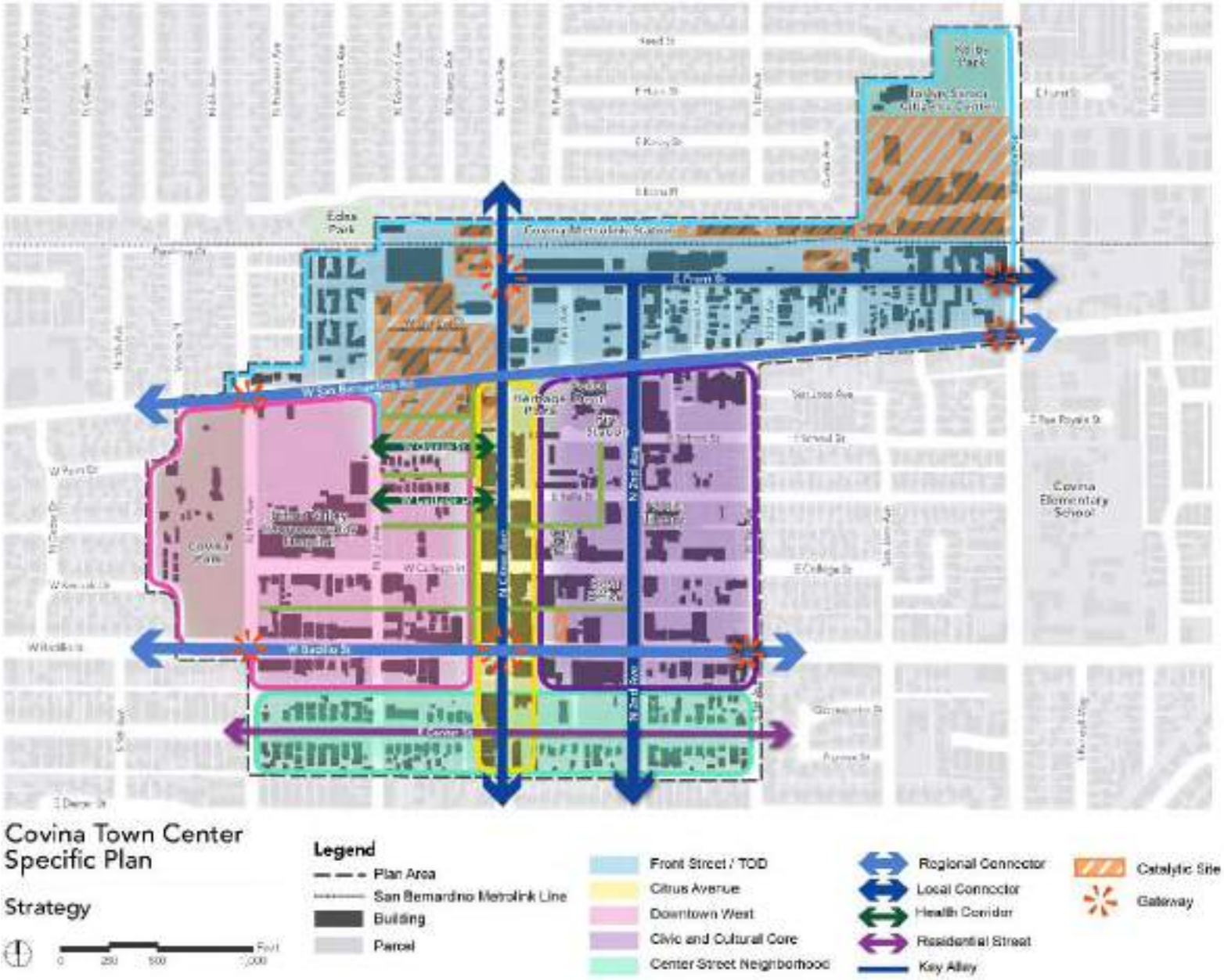
3/2/15

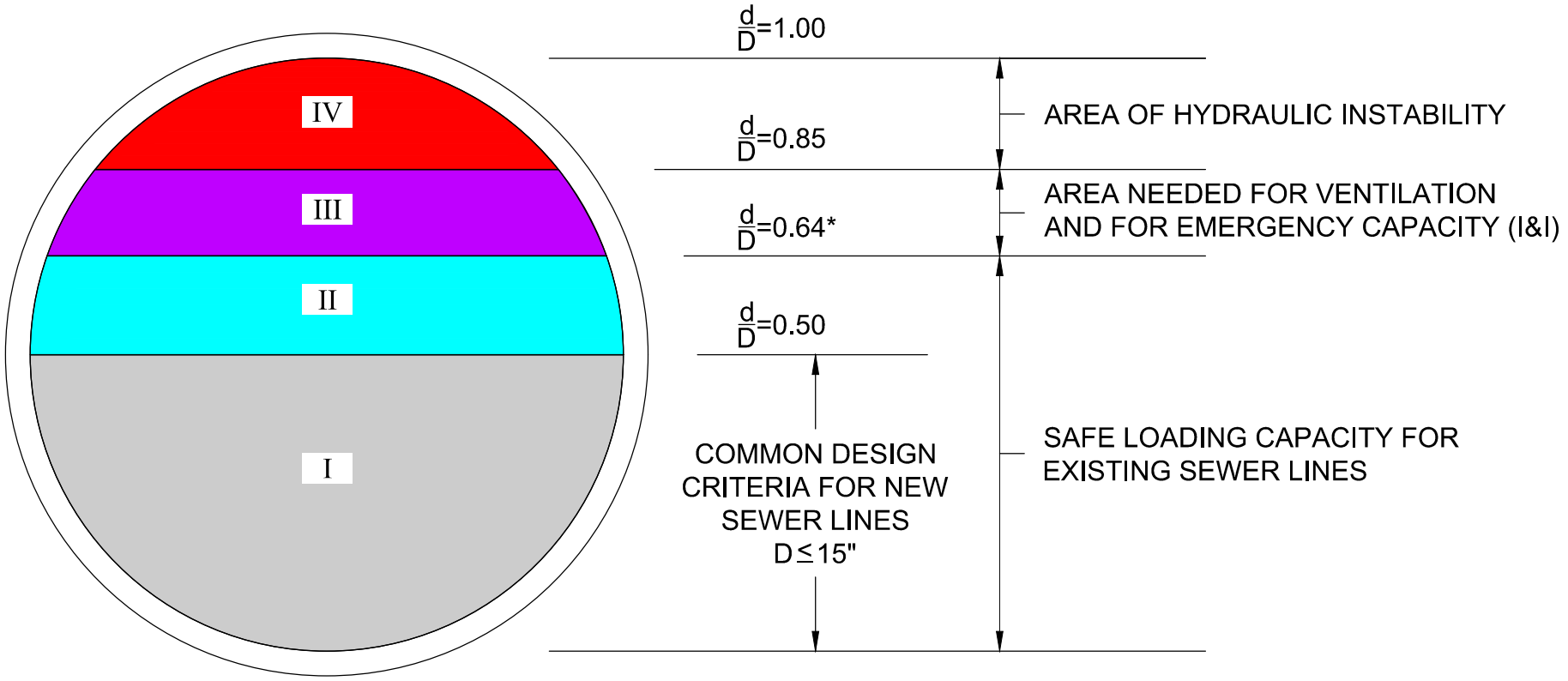
CITY OF COVINA INFORMATION TECHNOLOGY

EXHIBIT 2

TOWN CENTER DISTRICTS

Figure 2-1



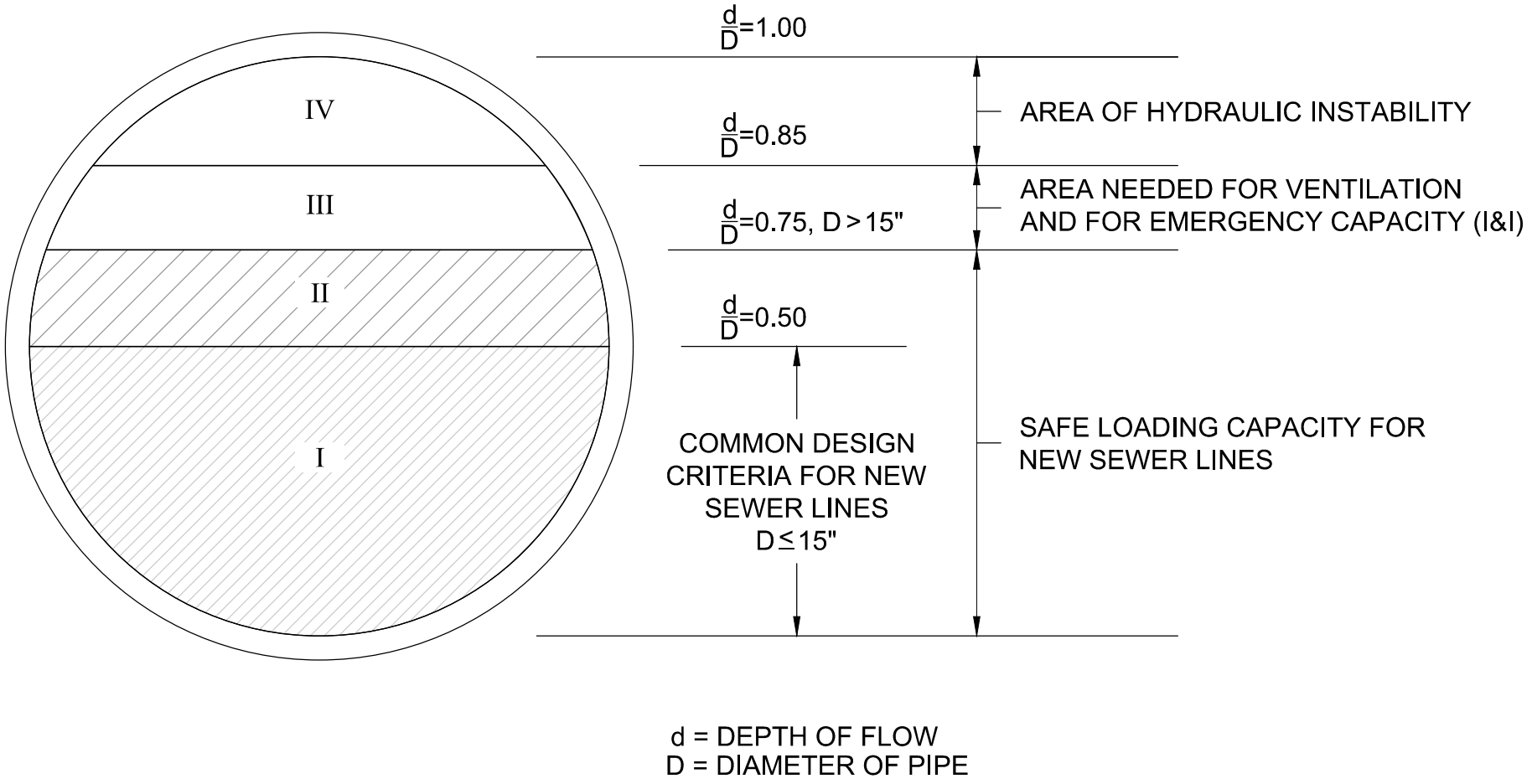


d = DEPTH OF FLOW
D = DIAMETER OF PIPE
* $\frac{d}{D}$ = 0.75, FOR D ≥ 15"

EXHIBIT 4

CITY OF COVINA
SEWER MASTER PLAN
EXISTING SEWER PIPE CAPACITY CONDITIONS

WILLDAN



d = DEPTH OF FLOW
D = DIAMETER OF PIPE

EXHIBIT 5

CITY OF COVINA
SEWER MASTER PLAN
PROPOSED SEWER PIPE CAPACITY CONDITIONS

WILLDAN

CITY OF COVINA

SEWER SYSTEM MASTER PLAN UPDATE

APPENDIX C

Submitted to

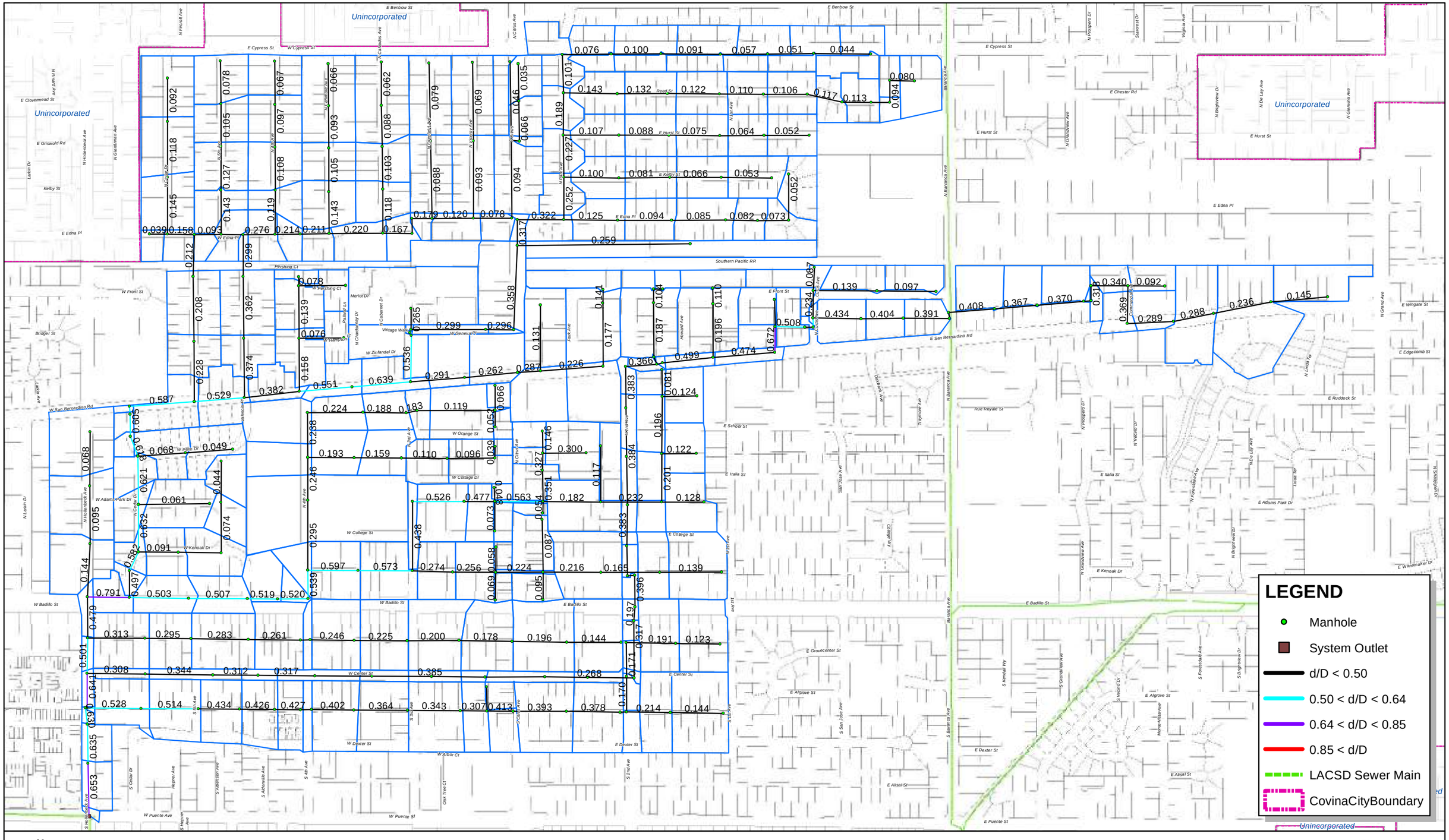
City of Covina
125 East College Street
Covina, California 91723-2199

Submitted by

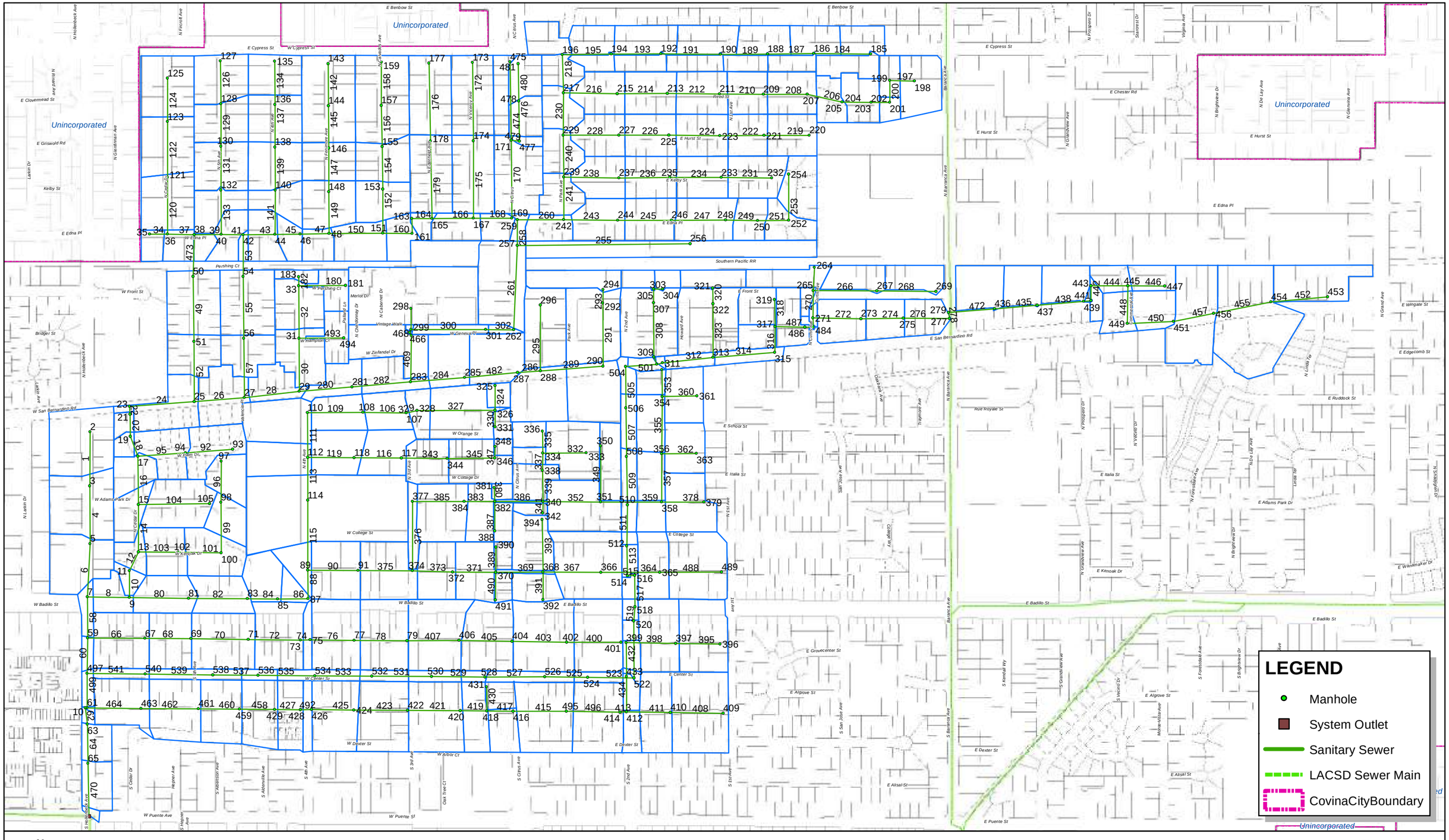
Willdan Engineering
13191 Crossroads Pkwy No., Suite 405
Industry, California 91746
(562) 908-6200

FINAL SUBMITTAL

August 2020



CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 1


Unincorporated
Unincorporated
Unincorporated
E Benbow St
E Cypress St
W Cypress St
E Clovemead St
E Griswold Rd
E Edna Pl
W Edna Pl
E Kelby St
E Hurst St
E Chester Rd
E Edna Pl
Southern Pacific RR
W Front St
E Front St
Bridger St
W Pershing Ct
Merlot Dr
N Cabernet Dr
Palomino Ln
N Chardonnay Dr
Vintage Walk
W Hampton Ct
W Zinfandel Dr
W Geneva Rd
Park Ave
N 2nd Ave
Havana Ave
N Citrus Ave
Sunkist Ave
E San Bernardino Rd
W San Bernardino Rd
E Ruddock St
E Edgecomb St
E Wingate St
E School St
W Orange St
W Adams Park Dr
W College St
E College St
E Italia St
E Adams Park Dr
W Badillo St
E Badillo St
E Kenoak Dr
E Wainwaker Dr
W Center St
E Center St
E Grovecenter St
E Algrove St
E Dexter St
W Dexter St
W Arbor Ct
W Puente St
E Puente St
E Alisal St
Rue Royale St
N Barranca Ave
N Glendora Ave
N Grandview Ave
N Brightview Dr
N Lea Ave
N Virginia Ave
N Prospero Dr
Starcrest Dr
N Holdenbeck Ave
N Fircroft Ave
N Glenhaven Ave
N Lenlin Dr
N Cedar Dr
N Vicino Dr
N Vicksy Ave
N Citrus Ave
N Valley Ave
N Parkwood Ave
N Fairchild Ave
N Park Ave
N Vicino Dr
N Lori Ave
N Forestdale Ave
N Dix Lay Ave
N Glenmeade Ave
N Prospero Dr
N Vicino Dr
N Brightview Dr
N Glendora Ave
S Kendall Wy
S Grandview Ave
S Vicino Dr
S Forestdale Ave
S Brightview Dr
Mohawk Ave
S Citrus Ave
S 1st Ave
S 2nd Ave
S 3rd Ave
S 4th Ave
S Cedar Dr
S Holdenbeck Ave
S Hepner Ave
S Aldenville Ave
S Aldenwood Ave
Oak Tree Ct
S San Jose Ave
S Barranca Ave
Trapmore Ave
Galbarry Ave
N Lenlin Dr
N Glendora Ave
N Barranca Ave
N Grand Ave
N Unias Ave
N Citrus Ave
N 1st Ave
N 2nd Ave
N 3rd Ave
N 4th Ave
N Vicksy Ave
N Park Ave
N Lori Ave
N Parkwood Ave
N Fairchild Ave
N Cedar Dr
N Valley Ave
N Glenhaven Ave
N Fircroft Ave
N Holdenbeck Ave
N Benbow St
Larkin Dr
Kelby St
Rincon St
Sunset Ave
Sunset Ave
Sunset Ave

Area 1 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	347.548	0.011	1.021	0.068	0.841	0.830	0.640	0.568	0.558
2		10	11	9	10.000	173.428	1.215	4.485	0.497	1.814	0.599	0.640	1.226	0.011
3		101	100	102	8.000	269.152	0.014	1.192	0.075	0.919	0.905	0.640	0.621	0.607
4		103	102	13	8.000	263.971	0.020	1.266	0.091	0.867	0.847	0.640	0.586	0.566
5		104	105	15	8.000	440.652	0.009	1.009	0.061	0.896	0.887	0.640	0.605	0.597
6		106	107	108	8.000	260.852	0.084	1.848	0.188	0.804	0.720	0.640	0.544	0.459
7		109	108	110	8.000	352.854	0.118	2.016	0.224	0.791	0.673	0.640	0.535	0.417
8		11	61	10	15.000	11.200	4.519	5.230	0.663	5.294	0.776	0.750	2.903	-1.616
9		111	110	112	8.000	273.385	0.125	1.971	0.238	0.747	0.622	0.640	0.505	0.380
10		113	112	114	10.000	269.673	0.242	2.317	0.246	1.346	1.104	0.640	0.910	0.668
11		115	114	89	10.000	433.697	0.354	2.635	0.295	1.383	1.029	0.640	0.935	0.581
12		116	117	118	8.000	294.177	0.068	1.906	0.159	0.920	0.852	0.640	0.622	0.554
13		119	118	112	8.000	296.119	0.110	2.323	0.193	0.995	0.885	0.640	0.673	0.563
14		12	13	11	10.000	101.003	1.213	3.683	0.582	1.400	0.188	0.640	0.947	-0.266
15		120	121	36	8.000	343.065	0.027	0.869	0.145	0.443	0.416	0.640	0.300	0.273
16		122	123	121	8.000	314.442	0.019	0.802	0.118	0.466	0.447	0.640	0.315	0.296
17		124	125	123	8.000	265.059	0.010	0.591	0.092	0.401	0.391	0.640	0.271	0.261
18		126	127	128	8.000	256.442	0.007	0.592	0.078	0.448	0.440	0.640	0.303	0.295
19		129	128	130	8.000	259.137	0.014	0.717	0.105	0.449	0.435	0.640	0.303	0.290
20		131	130	132	8.000	245.129	0.022	0.834	0.127	0.462	0.440	0.640	0.312	0.290
21		133	132	40	8.000	262.525	0.026	0.865	0.143	0.446	0.420	0.640	0.301	0.275
22		134	135	136	8.000	256.442	0.006	0.624	0.067	0.519	0.513	0.640	0.351	0.345
23		137	136	138	8.000	259.137	0.014	0.784	0.097	0.513	0.500	0.640	0.347	0.333
24		139	138	140	8.000	256.121	0.021	1.031	0.108	0.634	0.613	0.640	0.428	0.407
25		14	15	13	10.000	303.667	1.191	3.276	0.632	1.212	0.021	0.640	0.819	-0.371
26		141	140	44	8.000	262.524	0.025	1.085	0.119	0.626	0.600	0.640	0.423	0.398
27		142	143	144	8.000	253.351	0.007	0.675	0.066	0.569	0.562	0.640	0.384	0.378
28		145	144	146	8.000	248.547	0.013	0.808	0.093	0.545	0.532	0.640	0.369	0.355
29		147	146	148	8.000	253.182	0.019	0.973	0.105	0.607	0.588	0.640	0.410	0.391
30		149	148	48	8.000	251.334	0.026	0.851	0.143	0.438	0.412	0.640	0.296	0.270
31		150	151	48	8.000	339.954	0.117	2.060	0.220	0.818	0.701	0.640	0.553	0.436
32		152	153	151	8.000	269.549	0.025	1.088	0.118	0.632	0.607	0.640	0.427	0.402
33		154	155	153	8.000	235.228	0.019	1.028	0.103	0.651	0.631	0.640	0.440	0.420
34		156	157	155	8.000	266.501	0.013	0.869	0.088	0.606	0.593	0.640	0.410	0.397
35		158	159	157	8.000	253.351	0.007	0.731	0.062	0.640	0.633	0.640	0.432	0.426
36		16	17	15	10.000	312.537	1.179	3.314	0.621	1.233	0.054	0.640	0.834	-0.345
37		160	161	151	8.000	151.959	0.074	1.921	0.167	0.899	0.826	0.640	0.608	0.534
38		162	163	161	8.000	81.603	0.060	1.474	0.174	0.673	0.613	0.640	0.455	0.395
39		164	165	163	8.000	131.237	0.059	1.397	0.179	0.626	0.566	0.640	0.423	0.364
40		166	167	165	8.000	264.274	0.041	1.716	0.120	0.986	0.946	0.640	0.667	0.626
41		168	169	167	8.000	248.597	0.019	1.504	0.078	1.131	1.112	0.640	0.765	0.746
42		170	171	169	8.000	469.990	0.017	1.048	0.094	0.703	0.685	0.640	0.475	0.458
43		172	173	174	8.000	454.687	0.009	0.891	0.069	0.728	0.719	0.640	0.492	0.483
44		175	174	167	8.000	471.096	0.018	1.122	0.093	0.755	0.736	0.640	0.510	0.492

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		176	177	178	8.000	454.687	0.009	0.720	0.079	0.538	0.529	0.640	0.364	0.355
46		179	178	165	8.000	471.096	0.018	1.221	0.088	0.853	0.835	0.640	0.577	0.558
47		18	19	17	10.000	122.917	1.164	3.291	0.618	1.226	0.063	0.640	0.829	-0.335
48		180	181	33	8.000	296.483	0.010	0.768	0.078	0.580	0.570	0.640	0.392	0.382
49		182	183	33	8.000	76.950	0.004	0.728	0.043	0.804	0.801	0.640	0.544	0.540
50		184	185	186	8.000	400.659	0.005	0.868	0.044	0.954	0.949	0.640	0.645	0.640
51		187	186	188	8.000	302.659	0.007	1.093	0.051	1.081	1.073	0.640	0.730	0.723
52		189	188	190	8.000	248.464	0.009	1.175	0.057	1.082	1.072	0.640	0.731	0.722
53		191	190	192	8.000	364.774	0.013	0.806	0.091	0.551	0.539	0.640	0.373	0.360
54		193	192	194	8.000	294.991	0.016	0.869	0.100	0.560	0.544	0.640	0.378	0.362
55		195	194	196	8.000	304.466	0.018	1.468	0.076	1.121	1.103	0.640	0.757	0.740
56		197	198	199	8.000	168.892	0.012	0.885	0.080	0.654	0.643	0.640	0.442	0.431
57		20	21	19	10.000	149.034	1.162	3.366	0.605	1.263	0.100	0.640	0.854	-0.309
58		200	199	201	8.000	107.396	0.015	0.893	0.094	0.599	0.584	0.640	0.405	0.390
59		202	201	203	8.000	113.799	0.016	1.975	0.059	1.782	1.766	0.640	1.205	1.188
60		204	203	205	8.000	175.214	0.021	0.977	0.113	0.582	0.561	0.640	0.394	0.373
61		206	205	207	8.000	217.112	0.025	1.076	0.117	0.626	0.602	0.640	0.423	0.399
62		208	207	209	8.000	281.112	0.030	1.532	0.106	0.949	0.918	0.640	0.641	0.611
63		210	209	211	8.000	272.949	0.034	1.619	0.110	0.979	0.946	0.640	0.662	0.628
64		212	211	213	8.000	309.123	0.040	1.638	0.122	0.929	0.889	0.640	0.628	0.588
65		214	213	215	8.000	316.634	0.046	1.690	0.132	0.915	0.869	0.640	0.618	0.572
66		216	215	217	8.000	339.524	0.051	1.678	0.143	0.865	0.813	0.640	0.584	0.533
67		218	196	217	8.000	220.676	0.021	1.124	0.101	0.716	0.696	0.640	0.484	0.463
68		219	220	221	8.000	281.112	0.006	0.815	0.052	0.796	0.791	0.640	0.538	0.533
69		22	23	21	10.000	41.999	1.162	3.347	0.608	1.254	0.092	0.640	0.847	-0.314
70		222	221	223	8.000	272.949	0.009	0.962	0.064	0.823	0.814	0.640	0.556	0.547
71		224	223	225	8.000	309.123	0.015	1.265	0.075	0.981	0.966	0.640	0.663	0.648
72		226	225	227	8.000	316.634	0.021	1.386	0.088	0.966	0.945	0.640	0.653	0.632
73		228	227	229	8.000	339.524	0.026	1.304	0.107	0.804	0.777	0.640	0.543	0.517
74		230	217	229	8.000	249.025	0.076	1.658	0.189	0.721	0.645	0.640	0.487	0.411
75		231	232	233	8.000	311.689	0.005	0.733	0.053	0.705	0.700	0.640	0.477	0.471
76		234	233	235	8.000	309.123	0.011	1.149	0.066	0.969	0.957	0.640	0.655	0.643
77		236	235	237	8.000	316.634	0.017	1.288	0.081	0.949	0.932	0.640	0.641	0.624
78		238	237	239	8.000	339.524	0.022	1.231	0.100	0.793	0.771	0.640	0.536	0.514
79		24	25	23	10.000	408.236	1.162	3.487	0.587	1.322	0.160	0.640	0.893	-0.268
80		240	229	239	8.000	257.636	0.106	1.774	0.227	0.691	0.585	0.640	0.467	0.361
81		241	239	242	8.000	251.582	0.132	1.916	0.252	0.703	0.572	0.640	0.476	0.344
82		243	244	242	8.000	339.524	0.031	1.220	0.125	0.683	0.652	0.640	0.461	0.431
83		245	246	244	8.000	326.439	0.025	1.524	0.094	1.023	0.997	0.640	0.691	0.666
84		247	248	246	8.000	310.349	0.019	1.370	0.085	0.981	0.962	0.640	0.663	0.644
85		249	250	248	8.000	226.712	0.013	0.970	0.082	0.707	0.694	0.640	0.478	0.465
86		251	252	250	8.000	198.123	0.010	0.853	0.073	0.671	0.661	0.640	0.453	0.444
87		253	254	252	8.000	271.385	0.006	0.824	0.052	0.809	0.803	0.640	0.547	0.541
88		255	256	257	6.000	1,097.196	0.059	1.462	0.259	0.297	0.238	0.640	0.201	0.142

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89		258	259	257	8.000	143.372	0.165	1.736	0.317	0.560	0.395	0.640	0.379	0.213
90		26	27	25	10.000	319.507	1.046	3.572	0.529	1.408	0.363	0.640	0.952	-0.094
91		260	242	259	8.000	290.086	0.165	1.701	0.322	0.544	0.379	0.640	0.368	0.203
92		261	257	262	8.000	536.678	0.269	2.392	0.358	0.724	0.455	0.640	0.489	0.220
93		263	264	265	8.000	127.450	0.028	1.875	0.087	1.317	1.289	0.640	0.890	0.862
94		266	267	265	8.000	403.830	0.052	1.760	0.139	0.922	0.870	0.640	0.623	0.571
95		268	269	267	8.000	357.206	0.026	1.475	0.097	0.966	0.940	0.640	0.653	0.627
96		270	265	271	8.000	176.217	0.082	1.320	0.234	0.505	0.423	0.640	0.342	0.259
97		272	273	271	8.000	297.588	0.484	3.330	0.434	0.916	0.432	0.640	0.619	0.135
98		274	275	273	8.000	252.916	0.446	3.380	0.404	0.963	0.517	0.640	0.651	0.205
99		276	277	275	8.000	270.735	0.419	3.312	0.391	0.959	0.541	0.640	0.648	0.230
100		278	279	277	8.000	40.551	0.394	2.969	0.405	0.844	0.451	0.640	0.571	0.177
101		28	29	27	10.000	342.924	0.801	4.181	0.382	1.913	1.111	0.640	1.293	0.491
102		280	281	29	8.000	372.355	0.723	3.670	0.551	0.911	0.188	0.640	0.616	-0.107
103		282	283	281	8.000	346.556	0.709	3.011	0.639	0.711	0.002	0.640	0.480	-0.229
104		284	285	283	8.000	302.474	0.262	3.108	0.291	1.052	0.790	0.640	0.711	0.449
105		286	288	287	8.000	120.838	0.203	2.450	0.287	0.835	0.633	0.640	0.565	0.362
106		289	290	288	8.000	404.616	0.123	2.072	0.226	0.809	0.687	0.640	0.547	0.424
107		291	292	290	8.000	408.710	0.078	1.877	0.177	0.847	0.768	0.640	0.572	0.494
108		293	294	292	8.000	74.335	0.030	1.019	0.141	0.530	0.500	0.640	0.358	0.328
109		295	296	288	8.000	425.040	0.047	1.725	0.131	0.936	0.890	0.640	0.633	0.586
110		297	298	299	8.000	120.490	0.119	1.603	0.265	0.572	0.453	0.640	0.386	0.268
111		30	31	29	8.000	328.052	0.067	1.884	0.158	0.912	0.846	0.640	0.617	0.550
112		300	301	299	8.000	463.485	0.269	3.059	0.299	1.019	0.750	0.640	0.689	0.420
113		302	262	301	8.000	173.336	0.269	3.113	0.296	1.044	0.775	0.640	0.705	0.437
114		303	304	305	8.000	57.766	0.008	0.721	0.073	0.567	0.558	0.640	0.383	0.375
115		306	305	307	8.000	74.335	0.019	0.993	0.104	0.624	0.605	0.640	0.422	0.402
116		308	307	309	8.000	363.535	0.058	1.274	0.187	0.556	0.499	0.640	0.376	0.318
117		312	313	311	8.000	302.077	0.673	3.864	0.499	0.999	0.326	0.640	0.675	0.002
118		314	315	313	8.000	387.233	0.609	3.736	0.474	0.987	0.379	0.640	0.667	0.059
119		316	317	315	8.000	178.815	0.609	2.442	0.672	0.569	-0.040	0.640	0.384	-0.224
120		318	319	317	8.000	166.424	0.011	0.822	0.079	0.614	0.603	0.640	0.415	0.404
121		32	33	31	8.000	316.490	0.032	1.098	0.139	0.574	0.542	0.640	0.388	0.356
122		320	321	322	8.000	86.881	0.021	1.005	0.110	0.608	0.587	0.640	0.411	0.390
123		323	322	313	8.000	350.989	0.064	1.330	0.196	0.566	0.502	0.640	0.383	0.319
124		324	325	326	6.000	143.237	0.007	1.356	0.066	0.641	0.634	0.640	0.433	0.426
125		327	326	328	8.000	455.780	0.049	2.075	0.119	1.198	1.149	0.640	0.810	0.761
126		329	328	107	8.000	77.409	0.056	1.283	0.183	0.567	0.511	0.640	0.383	0.327
127		330	331	326	6.000	86.123	0.005	1.208	0.052	0.665	0.660	0.640	0.450	0.445
128		332	333	334	8.000	287.025	0.311	3.536	0.300	1.177	0.866	0.640	0.796	0.484
129		335	336	334	8.000	106.067	0.070	2.204	0.146	1.118	1.048	0.640	0.756	0.686
130		337	334	338	8.000	120.331	0.434	4.373	0.327	1.389	0.955	0.640	0.939	0.505
131		339	338	340	8.000	192.824	0.468	4.280	0.351	1.308	0.840	0.640	0.884	0.416
132		34	35	36	8.000	115.654	0.002	0.383	0.039	0.449	0.447	0.640	0.303	0.302

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133		341	342	340	8.000	74.462	0.004	0.592	0.054	0.569	0.565	0.640	0.385	0.380
134		343	344	117	8.000	280.556	0.032	1.526	0.110	0.927	0.895	0.640	0.626	0.595
135		345	346	344	8.000	269.630	0.024	1.430	0.096	0.945	0.921	0.640	0.639	0.615
136		347	348	346	8.000	75.099	0.005	1.017	0.039	1.202	1.197	0.640	0.812	0.808
137		349	350	351	8.000	338.862	0.020	0.877	0.117	0.511	0.491	0.640	0.345	0.325
138		352	351	340	10.000	370.783	0.260	3.829	0.182	2.655	2.395	0.640	1.795	1.535
139		353	498	354	8.000	203.270	0.011	0.853	0.081	0.629	0.617	0.640	0.425	0.414
140		355	354	356	8.000	343.674	0.072	1.485	0.196	0.630	0.558	0.640	0.426	0.354
141		357	356	358	8.000	298.891	0.124	2.476	0.201	1.037	0.913	0.640	0.701	0.577
142		359	358	351	10.000	383.689	0.182	1.902	0.232	1.144	0.961	0.640	0.773	0.591
143		360	361	354	8.000	218.143	0.038	1.508	0.124	0.847	0.810	0.640	0.573	0.535
144		362	363	356	8.000	214.680	0.031	1.272	0.122	0.724	0.693	0.640	0.489	0.458
145		364	365	366	8.000	405.639	0.087	2.297	0.165	1.081	0.994	0.640	0.731	0.644
146		367	366	368	8.000	350.134	0.150	2.706	0.216	1.087	0.937	0.640	0.735	0.585
147		369	368	370	10.000	298.648	0.182	1.998	0.224	1.226	1.044	0.640	0.829	0.647
148		37	36	38	8.000	165.286	0.031	0.887	0.158	0.430	0.398	0.640	0.290	0.259
149		371	370	372	10.000	215.672	0.235	2.132	0.256	1.212	0.977	0.640	0.819	0.585
150		373	372	374	10.000	271.059	0.272	2.241	0.274	1.225	0.953	0.640	0.828	0.556
151		375	374	91	10.000	328.797	1.125	3.484	0.573	1.332	0.207	0.640	0.901	-0.225
152		376	377	374	10.000	439.702	0.807	3.511	0.438	1.503	0.695	0.640	1.016	0.208
153		378	379	358	8.000	254.684	0.042	1.627	0.128	0.897	0.854	0.640	0.606	0.564
154		380	381	382	8.000	75.098	0.005	0.747	0.048	0.767	0.762	0.640	0.518	0.514
155		383	382	384	10.000	183.914	0.766	2.982	0.477	1.228	0.462	0.640	0.830	0.064
156		385	384	377	10.000	302.693	0.806	2.776	0.526	1.097	0.291	0.640	0.742	-0.065
157		386	340	382	8.000	297.548	0.733	3.623	0.563	0.892	0.160	0.640	0.603	-0.130
158		387	388	382	8.000	199.070	0.008	0.722	0.073	0.568	0.560	0.640	0.384	0.376
159		389	390	370	8.000	166.688	0.007	0.917	0.058	0.836	0.828	0.640	0.565	0.558
160		39	40	38	8.000	155.972	0.025	1.533	0.093	1.035	1.010	0.640	0.700	0.675
161		391	392	368	8.000	153.103	0.014	0.856	0.095	0.570	0.556	0.640	0.386	0.371
162		393	394	368	8.000	307.798	0.018	1.227	0.087	0.862	0.844	0.640	0.583	0.565
163		395	396	397	8.000	286.811	0.041	1.652	0.123	0.932	0.891	0.640	0.630	0.589
164		398	397	399	8.000	288.935	0.075	1.602	0.191	0.692	0.617	0.640	0.467	0.393
165		4	3	5	8.000	363.238	0.022	1.269	0.095	0.841	0.820	0.640	0.569	0.547
166		400	401	402	8.000	359.711	0.047	1.529	0.144	0.784	0.736	0.640	0.530	0.482
167		403	402	404	8.000	323.729	0.095	1.963	0.196	0.834	0.739	0.640	0.563	0.469
168		405	404	406	10.000	281.888	0.140	2.130	0.178	1.499	1.360	0.640	1.014	0.874
169		407	406	79	10.000	334.099	0.179	2.307	0.200	1.514	1.335	0.640	1.023	0.844
170		408	409	410	8.000	311.532	0.044	1.416	0.144	0.727	0.683	0.640	0.491	0.448
171		41	40	42	8.000	167.965	0.005	0.307	0.093	0.207	0.202	0.640	0.140	0.135
172		411	410	412	8.000	293.251	0.099	1.817	0.214	0.733	0.633	0.640	0.495	0.396
173		413	412	414	8.000	43.113	0.175	1.462	0.376	0.432	0.256	0.640	0.292	0.117
174		415	495	416	8.000	362.883	0.232	1.822	0.393	0.526	0.294	0.640	0.356	0.123
175		417	416	418	8.000	125.635	0.244	1.795	0.413	0.506	0.261	0.640	0.342	0.097
176		419	418	420	8.000	144.273	0.281	3.088	0.307	1.015	0.734	0.640	0.686	0.405

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177		421	420	422	8.000	343.747	0.316	2.983	0.343	0.924	0.608	0.640	0.624	0.308
178		423	422	424	8.000	341.471	0.354	3.086	0.364	0.927	0.573	0.640	0.626	0.273
179		425	424	426	8.000	282.097	0.439	3.344	0.402	0.955	0.515	0.640	0.645	0.206
180		427	428	429	8.000	174.713	0.458	3.225	0.427	0.894	0.436	0.640	0.605	0.146
181		43	44	42	8.000	184.472	0.178	2.272	0.276	0.792	0.614	0.640	0.535	0.357
182		430	431	418	6.000	131.049	0.012	1.173	0.101	0.421	0.409	0.640	0.284	0.272
183		432	399	433	8.000	224.016	0.075	1.895	0.171	0.874	0.799	0.640	0.591	0.516
184		434	433	412	8.000	215.653	0.075	1.922	0.170	0.891	0.815	0.640	0.602	0.527
185		435	437	436	8.000	259.478	0.355	3.059	0.367	0.914	0.559	0.640	0.618	0.263
186		438	439	437	8.000	287.361	0.327	2.782	0.370	0.828	0.500	0.640	0.559	0.232
187		440	441	439	8.000	55.272	0.296	2.015	0.437	0.552	0.257	0.640	0.373	0.078
188		442	443	441	8.000	57.423	0.295	3.090	0.318	0.997	0.702	0.640	0.674	0.379
189		444	445	443	8.000	205.063	0.286	2.736	0.340	0.851	0.565	0.640	0.575	0.289
190		446	447	445	8.000	222.826	0.020	1.216	0.092	0.823	0.804	0.640	0.556	0.537
191		448	449	445	8.000	208.634	0.253	2.163	0.369	0.645	0.392	0.640	0.436	0.183
192		45	46	44	8.000	173.834	0.148	2.705	0.214	1.090	0.941	0.640	0.737	0.588
193		450	451	449	8.000	249.401	0.243	2.905	0.289	0.986	0.743	0.640	0.667	0.423
194		452	453	454	8.000	374.100	0.055	1.740	0.145	0.886	0.832	0.640	0.599	0.545
195		455	454	456	8.000	325.753	0.155	2.454	0.236	0.934	0.780	0.640	0.632	0.477
196		457	456	451	8.000	292.322	0.223	2.688	0.288	0.915	0.692	0.640	0.619	0.396
197		458	429	459	8.000	152.379	0.478	3.371	0.426	0.935	0.457	0.640	0.632	0.154
198		460	459	461	8.000	322.995	0.497	3.416	0.434	0.940	0.443	0.640	0.635	0.138
199		462	461	463	8.000	366.180	0.516	2.854	0.514	0.729	0.213	0.640	0.492	-0.023
200		464	463	61	8.000	322.996	0.540	2.884	0.528	0.728	0.188	0.640	0.492	-0.048
201		465	299	466	8.000	17.000	0.388	2.100	0.523	0.532	0.145	0.640	0.360	-0.028
202		467	466	468	8.000	15.000	0.388	2.055	0.532	0.517	0.130	0.640	0.350	-0.038
203		469	468	283	8.000	269.751	0.430	2.259	0.536	0.567	0.137	0.640	0.383	-0.047
204		47	48	46	8.000	160.359	0.146	2.714	0.211	1.103	0.958	0.640	0.746	0.600
205		470	65	471	15.000	384.183	4.524	5.334	0.653	5.424	0.900	0.750	2.974	-1.550
206		472	436	279	8.000	310.291	0.394	2.939	0.408	0.833	0.439	0.640	0.563	0.169
207		473	38	50	8.000	292.378	0.058	1.074	0.212	0.435	0.377	0.640	0.294	0.236
208		474	475	171	8.000	455.793	0.004	0.696	0.046	0.742	0.738	0.640	0.501	0.497
209		476	478	477	8.000	228.967	0.005	0.503	0.066	0.423	0.418	0.640	0.286	0.281
210		479	477	171	8.000	33.591	0.006	0.707	0.057	0.656	0.651	0.640	0.443	0.438
211		480	481	478	8.000	226.826	0.002	0.628	0.035	0.789	0.787	0.640	0.534	0.531
212		482	287	285	8.000	343.758	0.231	3.173	0.262	1.139	0.908	0.640	0.770	0.539
213		483	271	484	8.000	40.545	0.566	3.159	0.510	0.809	0.242	0.640	0.547	-0.020
214		485	484	486	8.000	34.527	0.567	3.394	0.483	0.889	0.322	0.640	0.601	0.034
215		487	486	317	8.000	204.345	0.588	3.306	0.508	0.848	0.260	0.640	0.573	-0.015
216		488	489	365	8.000	355.342	0.057	1.928	0.139	1.009	0.952	0.640	0.682	0.625
217		49	50	51	8.000	402.634	0.088	1.668	0.208	0.683	0.595	0.640	0.462	0.374
218		490	491	370	8.000	163.616	0.007	0.696	0.069	0.569	0.562	0.640	0.385	0.377
219		492	426	428	8.000	43.894	0.439	3.086	0.427	0.856	0.416	0.640	0.578	0.139
220		493	494	31	8.000	275.525	0.011	0.945	0.076	0.724	0.713	0.640	0.490	0.478

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
221		496	414	495	8.000	307.885	0.199	1.646	0.378	0.485	0.285	0.640	0.328	0.128
222		499	497	61	15.000	218.930	3.979	4.785	0.641	4.889	0.910	0.750	2.681	-1.299
223		500	311	501	12.000	47.530	0.673	7.591	0.170	7.902	7.229	0.640	5.341	4.668
224		502	309	501	8.000	42.530	0.058	2.046	0.135	1.091	1.033	0.640	0.737	0.680
225		503	501	504	12.000	168.910	0.731	2.801	0.366	1.886	1.155	0.640	1.274	0.544
226		505	504	506	12.000	255.150	0.731	2.637	0.383	1.735	1.005	0.640	1.173	0.442
227		507	506	508	12.000	300.000	0.731	2.628	0.384	1.726	0.996	0.640	1.167	0.436
228		509	508	510	12.000	300.000	0.731	2.628	0.384	1.726	0.996	0.640	1.167	0.436
229		511	510	512	12.000	257.980	0.731	2.644	0.383	1.741	1.011	0.640	1.177	0.446
230		513	512	514	12.000	184.830	0.731	3.431	0.316	2.497	1.766	0.640	1.688	0.957
231		515	514	516	12.000	38.000	0.731	4.956	0.243	4.178	3.448	0.640	2.824	2.094
232		517	516	518	12.000	191.470	0.731	2.522	0.396	1.632	0.901	0.640	1.103	0.372
233		519	518	520	12.000	85.700	0.731	6.657	0.197	6.338	5.607	0.640	4.284	3.553
234		52	51	25	8.000	374.030	0.106	1.769	0.228	0.687	0.581	0.640	0.465	0.359
235		521	520	522	12.000	353.230	0.731	3.422	0.317	2.487	1.757	0.640	1.681	0.951
236		523	522	524	12.000	296.770	0.731	4.313	0.268	3.437	2.706	0.640	2.323	1.593
237		525	524	526	12.000	275.000	0.731	4.312	0.268	3.436	2.706	0.640	2.323	1.592
238		527	526	528	12.000	350.000	0.731	2.619	0.385	1.718	0.988	0.640	1.161	0.431
239		529	528	530	12.000	350.000	0.731	2.619	0.385	1.718	0.988	0.640	1.161	0.431
240		53	42	54	8.000	289.419	0.183	2.086	0.299	0.695	0.512	0.640	0.470	0.287
241		531	530	532	12.000	350.000	0.731	2.619	0.385	1.718	0.988	0.640	1.161	0.431
242		533	532	534	12.000	350.000	0.731	2.619	0.385	1.718	0.988	0.640	1.161	0.431
243		535	534	536	12.000	350.000	0.731	3.409	0.317	2.475	1.744	0.640	1.673	0.942
244		537	536	538	12.000	350.000	0.731	3.487	0.312	2.554	1.824	0.640	1.726	0.996
245		539	538	540	12.000	350.000	0.731	3.053	0.344	2.123	1.393	0.640	1.435	0.705
246		541	540	497	12.000	350.000	0.731	3.555	0.308	2.624	1.893	0.640	1.773	1.043
247		55	54	56	8.000	388.283	0.215	1.886	0.362	0.568	0.353	0.640	0.384	0.169
248		57	56	27	8.000	359.458	0.231	1.942	0.374	0.575	0.344	0.640	0.389	0.158
249		58	7	59	15.000	252.262	2.821	4.859	0.479	5.541	2.720	0.750	3.038	0.218
250		6	5	7	8.000	284.712	0.053	1.712	0.144	0.878	0.825	0.640	0.593	0.540
251		60	59	497	15.000	224.430	3.249	5.287	0.501	5.914	2.665	0.750	3.243	-0.006
252		62	10	63	15.000	108.206	4.519	5.554	0.630	5.706	1.187	0.750	3.129	-1.390
253		64	63	65	15.000	205.692	4.521	5.496	0.635	5.631	1.110	0.750	3.088	-1.433
254		66	67	59	10.000	352.807	0.428	2.927	0.313	1.486	1.058	0.640	1.004	0.576
255		68	69	67	10.000	299.180	0.382	2.833	0.295	1.485	1.104	0.640	1.004	0.622
256		70	71	69	10.000	367.921	0.347	2.733	0.283	1.467	1.121	0.640	0.992	0.645
257		72	73	71	10.000	306.371	0.301	2.662	0.261	1.497	1.196	0.640	1.012	0.711
258		74	75	73	8.000	52.199	0.262	2.516	0.338	0.785	0.523	0.640	0.530	0.269
259		76	77	75	10.000	297.423	0.262	2.511	0.246	1.460	1.198	0.640	0.987	0.725
260		78	79	77	10.000	326.783	0.221	2.412	0.225	1.477	1.256	0.640	0.998	0.777
261		8	9	7	12.000	261.639	2.768	4.152	0.791	2.117	-0.650	0.640	1.431	-1.336
262		80	81	9	12.000	362.708	1.543	3.898	0.503	2.259	0.716	0.640	1.527	-0.016
263		82	83	81	12.000	394.377	1.539	3.854	0.507	2.227	0.687	0.640	1.505	-0.034
264		84	85	83	12.000	184.193	1.536	3.729	0.519	2.133	0.597	0.640	1.442	-0.094

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
265		86	87	85	12.000	194.541	1.531	3.707	0.520	2.118	0.587	0.640	1.432	-0.100
266		88	89	87	12.000	176.488	1.530	3.547	0.539	1.999	0.469	0.640	1.351	-0.179
267		90	91	89	10.000	325.038	1.174	3.457	0.597	1.303	0.129	0.640	0.881	-0.293
268		92	93	94	8.000	313.914	0.006	0.892	0.049	0.905	0.899	0.640	0.612	0.606
269		95	94	17	8.000	288.823	0.012	1.133	0.068	0.936	0.924	0.640	0.633	0.621
270		96	97	98	8.000	240.425	0.004	0.811	0.044	0.886	0.882	0.640	0.599	0.595
271		99	98	100	8.000	324.641	0.008	0.684	0.074	0.533	0.525	0.640	0.361	0.353

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	10	0.500	0.000	0.000	0.000
3	101	0.500			
4	103	0.500			
5	104	0.500			
6	106	0.500			
7	109	0.500	0.000	0.000	0.000
8	11	0.500	0.000	0.000	0.000
9	111	0.500			
10	113	0.500	0.000	0.000	0.000
11	115	0.500	0.000	0.000	0.000
12	116	0.500			
13	119	0.500	0.000	0.000	0.000
14	12	0.500	0.000	0.000	0.000
15	120	0.500			
16	122	0.500			
17	124	0.500			
18	126	0.500			
19	129	0.500			
20	131	0.500			
21	133	0.500			
22	134	0.500			
23	137	0.500			
24	139	0.500			
25	14	0.500	0.000	0.000	0.000
26	141	0.500			
27	142	0.500			
28	145	0.500			
29	147	0.500			
30	149	0.500			
31	150	0.500	0.000	0.000	0.000
32	152	0.500			
33	154	0.500			
34	156	0.500			
35	158	0.500			
36	16	0.500	0.000	0.000	0.000
37	160	0.500			
38	162	0.500			
39	164	0.500			
40	166	0.500			
41	168	0.500			
42	170	0.500			
43	172	0.500			
44	175	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	176	0.500			
46	179	0.500			
47	18	0.500	0.000	0.000	0.000
48	180	0.500			
49	182	0.500			
50	184	0.500			
51	187	0.500			
52	189	0.500			
53	191	0.500			
54	193	0.500			
55	195	0.500			
56	197	0.500			
57	20	0.500	0.000	0.000	0.000
58	200	0.500			
59	202	0.500			
60	204	0.500			
61	206	0.500			
62	208	0.500			
63	210	0.500			
64	212	0.500			
65	214	0.500			
66	216	0.500			
67	218	0.500			
68	219	0.500			
69	22	0.500	0.000	0.000	0.000
70	222	0.500			
71	224	0.500			
72	226	0.500			
73	228	0.500			
74	230	0.500			
75	231	0.500			
76	234	0.500			
77	236	0.500			
78	238	0.500			
79	24	0.500	0.000	0.000	0.000
80	240	0.500			
81	241	0.500			
82	243	0.500			
83	245	0.500			
84	247	0.500			
85	249	0.500			
86	251	0.500			
87	253	0.500			
88	255	0.500			

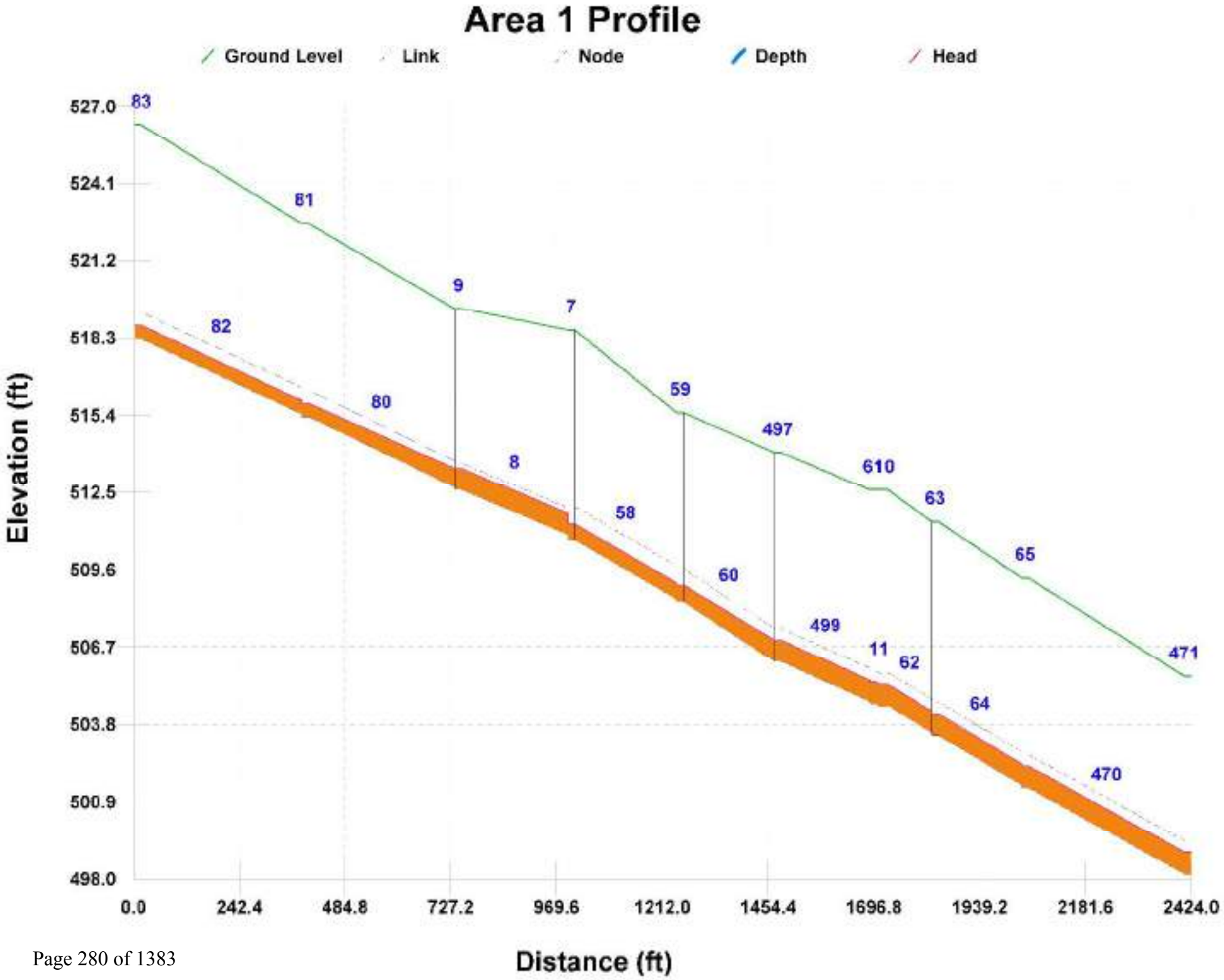
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	258	0.500			
90	26	0.500	0.000	0.000	0.000
91	260	0.500			
92	261	0.500	0.000	0.000	0.000
93	263	0.500			
94	266	0.500			
95	268	0.500			
96	270	0.500			
97	272	0.500	0.000	0.000	0.000
98	274	0.500	0.000	0.000	0.000
99	276	0.500	0.000	0.000	0.000
100	278	0.500	0.000	0.000	0.000
101	28	0.500	0.000	0.000	0.000
102	280	0.500	0.000	0.000	0.000
103	282	0.500	0.000	0.000	0.000
104	284	0.500	0.000	0.000	0.000
105	286	0.500	0.000	0.000	0.000
106	289	0.500	0.000	0.000	0.000
107	291	0.500			
108	293	0.500			
109	295	0.500			
110	297	0.500			
111	30	0.500			
112	300	0.500	0.000	0.000	0.000
113	302	0.500	0.000	0.000	0.000
114	303	0.500			
115	306	0.500			
116	308	0.500			
117	312	0.500	0.000	0.000	0.000
118	314	0.500	0.000	0.000	0.000
119	316	0.500	10.000	2.469	0.462
120	318	0.500			
121	32	0.500			
122	320	0.500			
123	323	0.500			
124	324	0.500			
125	327	0.500	0.000	0.000	0.000
126	329	0.500			
127	330	0.500			
128	332	0.500	0.000	0.000	0.000
129	335	0.500	0.000	0.000	0.000
130	337	0.500	0.000	0.000	0.000
131	339	0.500	0.000	0.000	0.000
132	34	0.500			

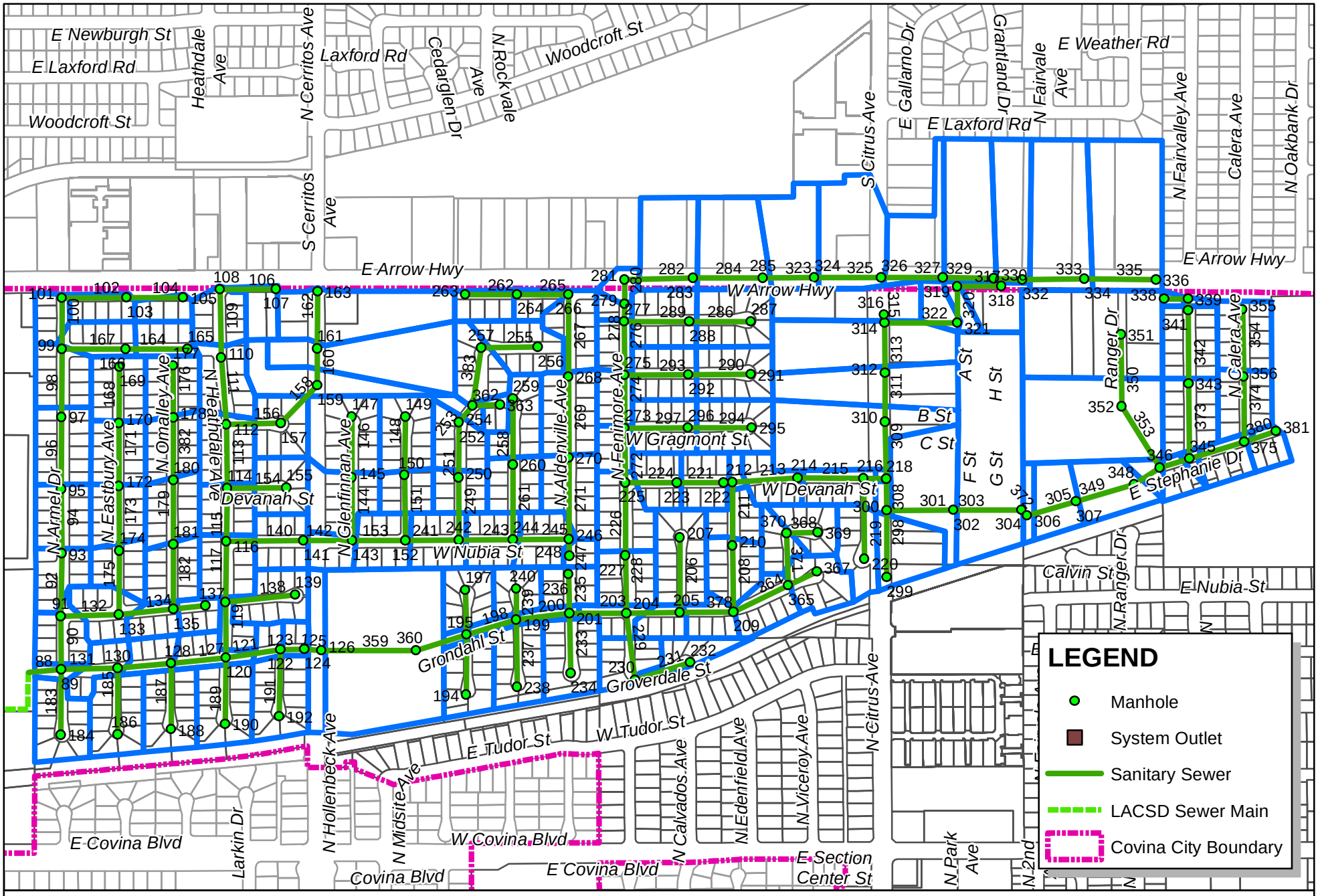
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
133	341	0.500			
134	343	0.500			
135	345	0.500			
136	347	0.500			
137	349	0.500			
138	352	0.500	0.000	0.000	0.000
139	353	0.500			
140	355	0.500			
141	357	0.500	0.000	0.000	0.000
142	359	0.500			
143	360	0.500			
144	362	0.500			
145	364	0.500	0.000	0.000	0.000
146	367	0.500	0.000	0.000	0.000
147	369	0.500	8.000	2.043	0.303
148	37	0.500			
149	371	0.500	0.000	0.000	0.000
150	373	0.500	0.000	0.000	0.000
151	375	0.500	0.000	0.000	0.000
152	376	0.500	0.000	0.000	0.000
153	378	0.500			
154	380	0.500			
155	383	0.500	0.000	0.000	0.000
156	385	0.500	0.000	0.000	0.000
157	386	0.500	10.000	3.612	0.399
158	387	0.500			
159	389	0.500			
160	39	0.500			
161	391	0.500			
162	393	0.500			
163	395	0.500			
164	398	0.500			
165	4	0.500			
166	400	0.500			
167	403	0.500			
168	405	0.500	0.000	0.000	0.000
169	407	0.500	0.000	0.000	0.000
170	408	0.500			
171	41	0.500			
172	411	0.500			
173	413	0.500			
174	415	0.500			
175	417	0.500			
176	419	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
177	421	0.500	0.000	0.000	0.000
178	423	0.500	0.000	0.000	0.000
179	425	0.500	0.000	0.000	0.000
180	427	0.500	0.000	0.000	0.000
181	43	0.500	0.000	0.000	0.000
182	430	0.500			
183	432	0.500			
184	434	0.500			
185	435	0.500	0.000	0.000	0.000
186	438	0.500	0.000	0.000	0.000
187	440	0.500	0.000	0.000	0.000
188	442	0.500	0.000	0.000	0.000
189	444	0.500	0.000	0.000	0.000
190	446	0.500			
191	448	0.500	0.000	0.000	0.000
192	45	0.500	0.000	0.000	0.000
193	450	0.500	0.000	0.000	0.000
194	452	0.500			
195	455	0.500	0.000	0.000	0.000
196	457	0.500	0.000	0.000	0.000
197	458	0.500	0.000	0.000	0.000
198	460	0.500	0.000	0.000	0.000
199	462	0.500	0.000	0.000	0.000
200	464	0.500	0.000	0.000	0.000
201	465	0.500	0.000	0.000	0.000
202	467	0.500	0.000	0.000	0.000
203	469	0.500	0.000	0.000	0.000
204	47	0.500	0.000	0.000	0.000
205	470	0.500	0.000	0.000	0.000
206	472	0.500	0.000	0.000	0.000
207	473	0.500			
208	474	0.500			
209	476	0.500			
210	479	0.500			
211	480	0.500			
212	482	0.500	0.000	0.000	0.000
213	483	0.500	0.000	0.000	0.000
214	485	0.500	0.000	0.000	0.000
215	487	0.500	0.000	0.000	0.000
216	488	0.500			
217	49	0.500			
218	490	0.500			
219	492	0.500	0.000	0.000	0.000
220	493	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
221	496	0.500			
222	499	0.500	0.000	0.000	0.000
223	500	0.500	0.000	0.000	0.000
224	502	0.500	0.000	0.000	0.000
225	503	0.500	0.000	0.000	0.000
226	505	0.500	0.000	0.000	0.000
227	507	0.500	0.000	0.000	0.000
228	509	0.500	0.000	0.000	0.000
229	511	0.500	0.000	0.000	0.000
230	513	0.500	0.000	0.000	0.000
231	515	0.500	0.000	0.000	0.000
232	517	0.500	0.000	0.000	0.000
233	519	0.500	0.000	0.000	0.000
234	52	0.500			
235	521	0.500	0.000	0.000	0.000
236	523	0.500	0.000	0.000	0.000
237	525	0.500	0.000	0.000	0.000
238	527	0.500	0.000	0.000	0.000
239	529	0.500	0.000	0.000	0.000
240	53	0.500	0.000	0.000	0.000
241	531	0.500	0.000	0.000	0.000
242	533	0.500	0.000	0.000	0.000
243	535	0.500	0.000	0.000	0.000
244	537	0.500	0.000	0.000	0.000
245	539	0.500	0.000	0.000	0.000
246	541	0.500	0.000	0.000	0.000
247	55	0.500			
248	57	0.500			
249	58	0.500	0.000	0.000	0.000
250	6	0.500			
251	60	0.500	0.000	0.000	0.000
252	62	0.500	0.000	0.000	0.000
253	64	0.500	0.000	0.000	0.000
254	66	0.500	0.000	0.000	0.000
255	68	0.500	0.000	0.000	0.000
256	70	0.500	0.000	0.000	0.000
257	72	0.500	0.000	0.000	0.000
258	74	0.500	10.000	2.466	0.249
259	76	0.500	0.000	0.000	0.000
260	78	0.500	0.000	0.000	0.000
261	8	0.500	18.000	4.277	0.394
262	80	0.500	0.000	0.000	0.000
263	82	0.500	0.000	0.000	0.000
264	84	0.500	0.000	0.000	0.000

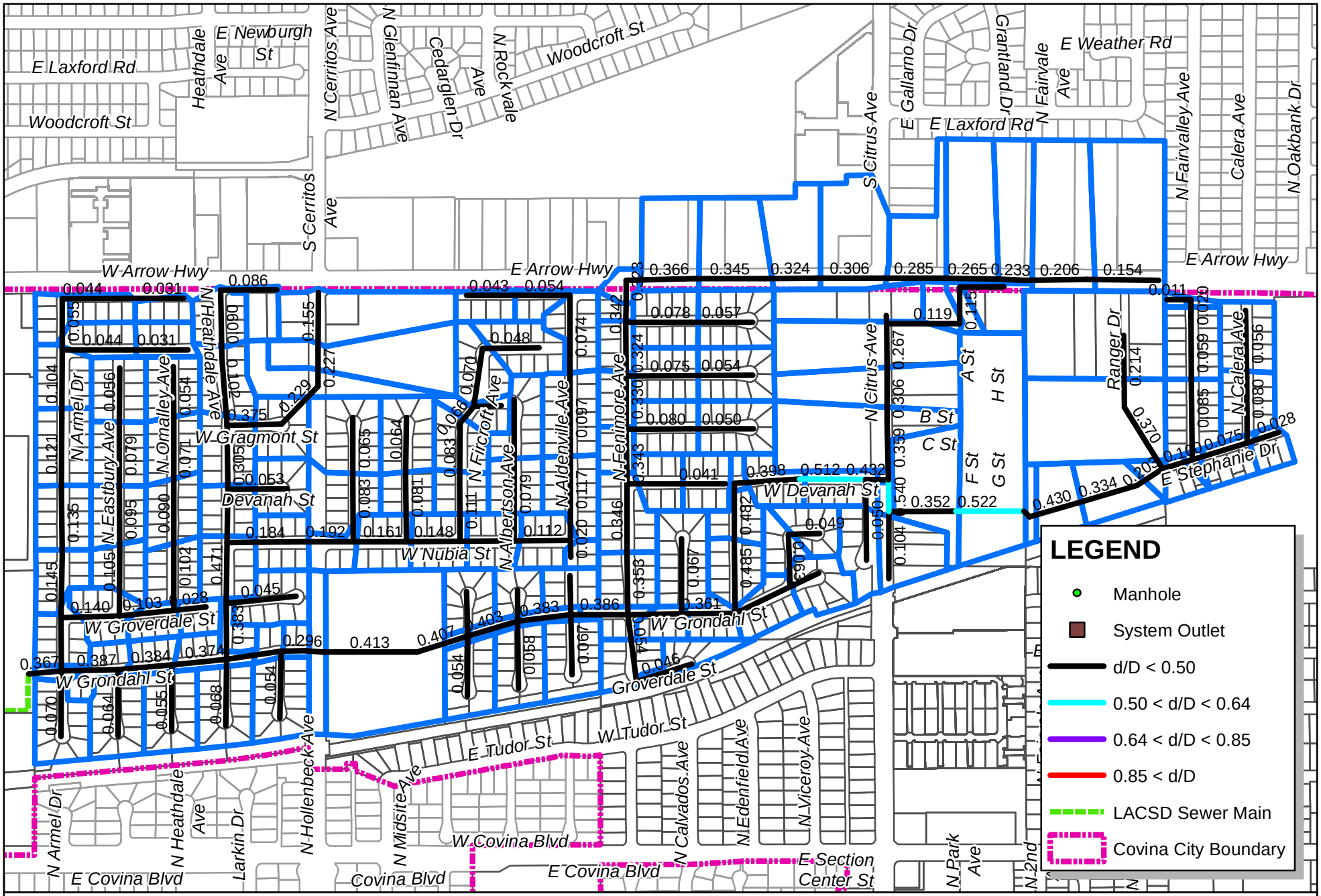
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
265		86	0.500	0.000	0.000	0.000
266		88	0.500	0.000	0.000	0.000
267		90	0.500	0.000	0.000	0.000
268		92	0.500			
269		95	0.500			
270		96	0.500			
271		99	0.500			


Area 1 Profile
Ground Level
Link
Node
Depth
Head
527.0
524.1
521.2
518.3
515.4
512.5
509.6
506.7
503.8
500.9
498.0
Elevation (ft)
0.0
242.4
484.8
727.2
969.6
1212.0
1454.4
1696.8
1939.2
2181.6
2424.0
Distance (ft)
83
81
9
7
59
497
610
63
65
471
82
80
8
58
60
499
11
62
64
470



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 2

WILLDAN



CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 2

WILLDAN

Area 2 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	100	101	99	8.000	248.604	0.007	0.963	0.055	0.913	0.906	0.640	0.617	0.610
2	102	103	101	8.000	309.276	0.005	0.956	0.044	1.052	1.047	0.640	0.711	0.706
3	104	105	103	8.000	267.110	0.002	0.752	0.031	1.039	1.037	0.640	0.702	0.700
4	106	107	108	8.000	262.802	0.016	1.110	0.086	0.786	0.770	0.640	0.531	0.515
5	109	108	110	8.000	297.413	0.020	1.310	0.090	0.905	0.884	0.640	0.611	0.591
6	111	110	112	8.000	295.060	0.026	1.357	0.102	0.861	0.835	0.640	0.582	0.556
7	113	112	114	8.000	304.317	0.229	2.538	0.305	0.836	0.607	0.640	0.565	0.336
8	115	114	116	8.000	270.260	0.238	1.903	0.388	0.553	0.315	0.640	0.374	0.136
9	117	116	118	8.000	290.585	0.339	2.099	0.471	0.556	0.217	0.640	0.376	0.037
10	119	118	120	8.000	245.115	0.346	2.809	0.383	0.822	0.476	0.640	0.555	0.210
11	121	122	120	15.000	260.845	1.356	4.415	0.298	6.387	5.031	0.750	3.502	2.146
12	123	124	122	15.000	106.598	1.347	4.437	0.296	6.447	5.100	0.750	3.535	2.188
13	125	126	124	15.000	91.438	1.346	4.422	0.296	6.419	5.073	0.750	3.520	2.173
14	127	120	128	15.000	256.063	1.711	4.088	0.374	5.246	3.535	0.750	2.876	1.166
15	129	128	130	15.000	275.503	1.720	3.958	0.384	5.007	3.287	0.750	2.745	1.025
16	131	130	89	15.000	280.161	1.730	3.947	0.387	4.978	3.248	0.750	2.729	1.000
17	132	133	91	8.000	279.813	0.048	1.631	0.140	0.851	0.802	0.640	0.575	0.526
18	134	135	133	8.000	272.438	0.025	1.303	0.103	0.825	0.801	0.640	0.558	0.533
19	136	137	135	8.000	151.180	0.002	0.590	0.028	0.859	0.858	0.640	0.581	0.579
20	138	139	118	8.000	352.587	0.005	0.965	0.045	1.039	1.034	0.640	0.702	0.697
21	140	141	116	8.000	361.427	0.096	2.185	0.184	0.964	0.867	0.640	0.651	0.555
22	142	143	141	8.000	266.365	0.092	1.967	0.192	0.847	0.755	0.640	0.573	0.481
23	144	145	143	8.000	267.104	0.012	0.841	0.083	0.611	0.599	0.640	0.413	0.401
24	146	147	145	8.000	241.988	0.007	0.725	0.065	0.612	0.605	0.640	0.414	0.407
25	148	149	150	8.000	237.309	0.007	0.721	0.064	0.618	0.612	0.640	0.418	0.411
26	151	150	152	8.000	275.078	0.010	0.779	0.081	0.574	0.564	0.640	0.388	0.378
27	153	152	143	8.000	248.777	0.079	2.174	0.161	1.040	0.961	0.640	0.703	0.624
28	154	155	114	8.000	262.647	0.005	0.728	0.053	0.708	0.703	0.640	0.479	0.474
29	156	157	112	8.000	273.486	0.198	1.660	0.375	0.491	0.293	0.640	0.332	0.134
30	158	159	157	8.000	259.127	0.193	3.197	0.229	1.240	1.047	0.640	0.838	0.646
31	160	161	159	8.000	191.181	0.152	2.549	0.227	0.994	0.842	0.640	0.672	0.520
32	162	163	161	8.000	213.607	0.072	2.103	0.155	1.030	0.957	0.640	0.696	0.624
33	164	165	166	8.000	290.133	0.002	0.768	0.031	1.064	1.062	0.640	0.719	0.717
34	167	166	99	8.000	303.094	0.005	0.971	0.044	1.063	1.057	0.640	0.718	0.713
35	168	169	170	8.000	246.623	0.005	0.709	0.056	0.661	0.655	0.640	0.447	0.441
36	171	170	172	8.000	301.967	0.011	0.854	0.079	0.640	0.629	0.640	0.433	0.422
37	173	172	174	8.000	310.315	0.016	0.948	0.095	0.631	0.615	0.640	0.427	0.411
38	175	174	133	8.000	302.822	0.020	1.026	0.105	0.639	0.619	0.640	0.432	0.412
39	176	177	178	8.000	273.870	0.005	0.687	0.054	0.657	0.652	0.640	0.444	0.439
40	179	180	181	8.000	308.799	0.016	1.017	0.090	0.701	0.685	0.640	0.474	0.458
41	182	181	135	8.000	312.182	0.021	1.100	0.102	0.697	0.677	0.640	0.471	0.451
42	183	184	89	8.000	334.623	0.007	0.613	0.070	0.497	0.491	0.640	0.336	0.330
43	185	186	130	8.000	314.317	0.007	0.746	0.064	0.637	0.630	0.640	0.431	0.424
44	187	188	128	8.000	292.931	0.007	0.956	0.055	0.901	0.894	0.640	0.609	0.602

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45	189	190	120	8.000	290.851	0.007	0.707	0.068	0.580	0.573	0.640	0.392	0.385
46	191	192	122	8.000	290.436	0.008	1.044	0.054	1.003	0.996	0.640	0.678	0.671
47	193	194	195	8.000	275.720	0.006	0.842	0.054	0.804	0.798	0.640	0.544	0.537
48	196	197	195	8.000	199.863	0.005	0.990	0.042	1.114	1.109	0.640	0.753	0.748
49	198	199	195	12.000	267.604	1.296	4.375	0.403	2.807	1.511	0.640	1.897	0.601
50	200	201	199	12.000	225.346	1.286	4.654	0.383	3.064	1.778	0.640	2.071	0.785
51	202	203	201	12.000	264.314	1.276	4.555	0.386	2.984	1.708	0.640	2.017	0.741
52	204	205	203	10.000	244.944	0.783	4.361	0.364	2.045	1.262	0.640	1.382	0.600
53	206	207	205	8.000	349.215	0.008	0.806	0.067	0.671	0.663	0.640	0.454	0.446
54	208	210	209	10.000	300.458	0.754	2.874	0.485	1.175	0.420	0.640	0.794	0.040
55	211	212	210	10.000	292.778	0.750	2.884	0.482	1.182	0.433	0.640	0.799	0.049
56	213	214	212	10.000	358.741	0.749	3.701	0.398	1.659	0.910	0.640	1.122	0.372
57	215	216	214	10.000	291.386	0.746	2.654	0.512	1.060	0.314	0.640	0.717	-0.029
58	217	218	216	8.000	39.530	0.739	5.118	0.432	1.411	0.672	0.640	0.954	0.215
59	219	220	216	8.000	345.000	0.004	0.566	0.050	0.567	0.563	0.640	0.383	0.379
60	221	222	223	8.000	225.564	0.004	0.841	0.041	0.960	0.956	0.640	0.649	0.645
61	224	223	225	8.000	225.078	0.008	1.122	0.053	1.087	1.079	0.640	0.735	0.727
62	226	225	227	10.000	308.062	0.480	2.870	0.346	1.383	0.902	0.640	0.935	0.454
63	228	227	203	10.000	306.470	0.485	2.817	0.353	1.342	0.857	0.640	0.907	0.422
64	229	230	203	8.000	323.882	0.007	1.007	0.054	0.967	0.960	0.640	0.654	0.646
65	231	232	230	8.000	268.775	0.003	0.529	0.046	0.563	0.560	0.640	0.380	0.377
66	233	234	201	8.000	290.537	0.007	0.678	0.067	0.561	0.555	0.640	0.379	0.373
67	235	236	201	8.000	161.942	0.003	1.031	0.031	1.412	1.409	0.640	0.954	0.951
68	237	238	199	8.000	293.811	0.007	0.801	0.058	0.730	0.724	0.640	0.494	0.487
69	239	240	199	8.000	113.122	0.004	1.010	0.033	1.324	1.321	0.640	0.895	0.892
70	241	242	152	8.000	260.788	0.065	2.018	0.148	1.019	0.954	0.640	0.689	0.624
71	243	244	242	8.000	278.084	0.040	1.658	0.121	0.946	0.906	0.640	0.640	0.600
72	245	246	244	8.000	255.285	0.027	1.238	0.112	0.742	0.716	0.640	0.502	0.475
73	247	248	246	8.000	103.405	0.001	0.728	0.020	1.348	1.347	0.640	0.911	0.910
74	249	250	242	8.000	254.507	0.021	0.971	0.111	0.584	0.563	0.640	0.395	0.374
75	251	252	250	8.000	261.101	0.017	1.245	0.083	0.905	0.888	0.640	0.611	0.594
76	253	254	252	8.000	148.377	0.013	1.268	0.066	1.064	1.051	0.640	0.719	0.706
77	255	256	257	8.000	264.825	0.005	0.886	0.048	0.912	0.906	0.640	0.616	0.611
78	258	259	260	8.000	312.937	0.005	0.625	0.057	0.578	0.573	0.640	0.390	0.386
79	261	260	244	8.000	339.959	0.009	0.740	0.079	0.554	0.545	0.640	0.375	0.365
80	262	263	264	8.000	251.916	0.003	0.495	0.043	0.547	0.545	0.640	0.370	0.367
81	265	264	266	8.000	249.820	0.004	0.573	0.054	0.550	0.546	0.640	0.372	0.367
82	267	266	268	8.000	401.320	0.008	0.707	0.074	0.552	0.543	0.640	0.373	0.365
83	269	268	270	8.000	360.707	0.015	0.887	0.097	0.582	0.566	0.640	0.393	0.378
84	271	270	246	8.000	406.804	0.021	0.940	0.117	0.548	0.526	0.640	0.370	0.349
85	272	273	225	10.000	256.642	0.466	2.820	0.343	1.365	0.898	0.640	0.922	0.456
86	274	275	273	10.000	231.874	0.452	2.877	0.330	1.420	0.968	0.640	0.960	0.508
87	276	277	275	10.000	231.871	0.437	2.850	0.324	1.420	0.983	0.640	0.960	0.523
88	278	279	277	10.000	84.079	0.421	2.559	0.342	1.241	0.819	0.640	0.839	0.417

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89	280	281	279	10.000	87.264	0.420	2.763	0.323	1.381	0.960	0.640	0.933	0.513
90	282	283	281	8.000	350.433	0.420	3.639	0.366	1.090	0.669	0.640	0.737	0.316
91	284	285	283	8.000	320.133	0.377	3.533	0.345	1.091	0.713	0.640	0.737	0.360
92	286	287	288	8.000	259.574	0.008	0.961	0.057	0.885	0.877	0.640	0.598	0.590
93	289	288	277	8.000	345.562	0.014	1.090	0.078	0.824	0.810	0.640	0.557	0.543
94	290	291	292	8.000	248.181	0.007	0.961	0.054	0.919	0.912	0.640	0.621	0.614
95	293	292	275	8.000	340.492	0.012	1.045	0.075	0.808	0.796	0.640	0.546	0.534
96	294	295	296	8.000	226.948	0.007	1.078	0.050	1.084	1.077	0.640	0.733	0.726
97	297	296	273	8.000	358.571	0.012	0.943	0.080	0.697	0.685	0.640	0.471	0.459
98	298	299	300	8.000	316.086	0.017	0.902	0.104	0.566	0.548	0.640	0.382	0.365
99	301	302	300	8.000	301.207	0.430	3.918	0.352	1.197	0.767	0.640	0.809	0.379
100	303	304	302	8.000	345.841	0.390	2.116	0.522	0.537	0.147	0.640	0.363	-0.027
101	305	307	306	8.000	309.330	0.295	2.054	0.430	0.567	0.273	0.640	0.384	0.089
102	308	300	218	8.000	144.972	0.447	2.324	0.540	0.581	0.134	0.640	0.393	-0.054
103	309	310	218	8.000	289.952	0.292	2.584	0.359	0.781	0.489	0.640	0.528	0.236
104	311	312	310	8.000	254.168	0.215	2.372	0.306	0.781	0.566	0.640	0.528	0.313
105	313	314	312	8.000	223.248	0.164	2.190	0.267	0.777	0.614	0.640	0.526	0.362
106	315	316	314	8.000	42.558	0.042	1.471	0.137	0.777	0.735	0.640	0.525	0.483
107	317	318	319	8.000	177.251	0.022	1.356	0.093	0.913	0.891	0.640	0.617	0.595
108	320	319	321	8.000	105.871	0.030	1.364	0.115	0.803	0.773	0.640	0.543	0.512
109	322	321	314	8.000	342.333	0.043	1.847	0.119	1.066	1.022	0.640	0.720	0.677
110	323	324	285	8.000	281.772	0.335	3.419	0.324	1.090	0.755	0.640	0.737	0.402
111	325	326	324	8.000	240.872	0.301	3.318	0.306	1.091	0.790	0.640	0.738	0.437
112	327	328	326	8.000	282.956	0.262	3.188	0.285	1.091	0.829	0.640	0.737	0.476
113	329	330	328	8.000	222.141	0.227	3.060	0.265	1.091	0.864	0.640	0.737	0.510
114	331	332	330	8.000	156.248	0.175	2.835	0.233	1.087	0.912	0.640	0.735	0.560
115	333	334	332	8.000	312.797	0.137	2.642	0.206	1.090	0.954	0.640	0.737	0.600
116	335	336	334	8.000	319.982	0.076	2.215	0.154	1.089	1.013	0.640	0.736	0.660
117	337	338	339	8.000	95.214	0.000	0.299	0.011	0.795	0.795	0.640	0.538	0.537
118	340	339	341	8.000	65.667	0.000	0.268	0.020	0.495	0.494	0.640	0.334	0.334
119	342	341	343	8.000	305.484	0.007	0.785	0.059	0.709	0.702	0.640	0.479	0.472
120	344	345	346	8.000	148.799	0.029	1.609	0.100	1.036	1.007	0.640	0.701	0.671
121	347	346	348	8.000	103.405	0.244	4.807	0.203	2.000	1.756	0.640	1.352	1.108
122	349	348	307	8.000	245.339	0.272	2.665	0.334	0.837	0.565	0.640	0.566	0.294
123	350	351	352	8.000	352.302	0.121	2.203	0.214	0.888	0.767	0.640	0.600	0.480
124	353	352	346	8.000	386.540	0.209	1.780	0.370	0.530	0.321	0.640	0.358	0.149
125	354	355	356	8.000	259.653	0.006	0.771	0.056	0.723	0.717	0.640	0.489	0.483
126	359	360	126	12.000	445.577	1.346	4.398	0.413	2.788	1.442	0.640	1.884	0.538
127	361	195	360	12.000	315.547	1.308	4.362	0.407	2.787	1.479	0.640	1.884	0.576
128	362	363	254	8.000	113.568	0.001	0.548	0.024	0.898	0.897	0.640	0.607	0.606
129	364	365	209	8.000	280.728	0.016	1.425	0.071	1.140	1.124	0.640	0.770	0.755
130	366	367	365	8.000	160.948	0.005	0.990	0.042	1.115	1.110	0.640	0.754	0.749
131	368	369	370	8.000	139.575	0.004	0.648	0.049	0.661	0.657	0.640	0.447	0.443
132	371	370	365	8.000	246.888	0.007	0.752	0.063	0.648	0.641	0.640	0.438	0.431

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
133		372	306	304	8.000	69.111	0.301	2.074	0.434	0.570	0.269	0.640	0.386	0.084
134		373	343	345	8.000	395.699	0.013	0.877	0.085	0.624	0.612	0.640	0.422	0.409
135		374	356	375	8.000	345.337	0.011	0.850	0.080	0.629	0.618	0.640	0.425	0.414
136		378	209	205	10.000	252.742	0.773	4.352	0.361	2.049	1.277	0.640	1.385	0.613
137		379	375	345	8.000	289.471	0.016	1.352	0.075	1.043	1.027	0.640	0.705	0.689
138		380	381	375	8.000	123.619	0.002	0.769	0.028	1.131	1.129	0.640	0.765	0.763
139		382	178	180	8.000	261.628	0.010	0.947	0.071	0.762	0.751	0.640	0.515	0.505
140		383	257	254	8.000	281.468	0.010	0.957	0.070	0.776	0.766	0.640	0.525	0.514
141		88	89	384	15.000	149.942	1.822	4.467	0.367	5.788	3.966	0.750	3.174	1.352
142		90	91	89	8.000	216.943	0.085	1.584	0.211	0.644	0.559	0.640	0.435	0.350
143		92	93	91	8.000	323.304	0.033	1.059	0.145	0.541	0.509	0.640	0.366	0.333
144		94	95	93	8.000	308.143	0.029	1.039	0.135	0.555	0.525	0.640	0.375	0.346
145		96	97	95	8.000	317.775	0.024	0.994	0.121	0.569	0.545	0.640	0.384	0.361
146		98	99	97	8.000	321.801	0.017	0.902	0.104	0.567	0.550	0.640	0.384	0.366

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)
1	100	0.500						
2	102	0.500						
3	104	0.500						
4	106	0.500						
5	109	0.500						
6	111	0.500						
7	113	0.500	0.000	0.000	0.000	0.000	0.000	0.000
8	115	0.500						
9	117	0.500	0.000	0.000	0.000	0.000	0.000	0.000
10	119	0.500	0.000	0.000	0.000	0.000	0.000	0.000
11	121	0.500	0.000	0.000	0.000	0.000	0.000	0.000
12	123	0.500	0.000	0.000	0.000	0.000	0.000	0.000
13	125	0.500	0.000	0.000	0.000	0.000	0.000	0.000
14	127	0.500	0.000	0.000	0.000	0.000	0.000	0.000
15	129	0.500	0.000	0.000	0.000	0.000	0.000	0.000
16	131	0.500	0.000	0.000	0.000	0.000	0.000	0.000
17	132	0.500						
18	134	0.500						
19	136	0.500						
20	138	0.500						
21	140	0.500	0.000	0.000	0.000	0.000	0.000	0.000
22	142	0.500						
23	144	0.500						
24	146	0.500						
25	148	0.500						
26	151	0.500						
27	153	0.500	0.000	0.000	0.000	0.000	0.000	0.000
28	154	0.500						
29	156	0.500						
30	158	0.500	0.000	0.000	0.000	0.000	0.000	0.000
31	160	0.500	0.000	0.000	0.000	0.000	0.000	0.000
32	162	0.500	0.000	0.000	0.000	0.000	0.000	0.000
33	164	0.500						
34	167	0.500						
35	168	0.500						
36	171	0.500						
37	173	0.500						
38	175	0.500						
39	176	0.500						
40	179	0.500						
41	182	0.500						
42	183	0.500						
43	185	0.500						
44	187	0.500						

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)
45		189	0.500						
46		191	0.500						
47		193	0.500						
48		196	0.500						
49		198	0.500	0.000	0.000	0.000	0.000	0.000	0.000
50		200	0.500	0.000	0.000	0.000	0.000	0.000	0.000
51		202	0.500	0.000	0.000	0.000	0.000	0.000	0.000
52		204	0.500	0.000	0.000	0.000	0.000	0.000	0.000
53		206	0.500						
54		208	0.500	0.000	0.000	0.000	0.000	0.000	0.000
55		211	0.500	0.000	0.000	0.000	0.000	0.000	0.000
56		213	0.500	0.000	0.000	0.000	0.000	0.000	0.000
57		215	0.500	0.000	0.000	0.000	0.000	0.000	0.000
58		217	0.500	0.000	0.000	0.000	0.000	0.000	0.000
59		219	0.500						
60		221	0.500						
61		224	0.500						
62		226	0.500	0.000	0.000	0.000	0.000	0.000	0.000
63		228	0.500	0.000	0.000	0.000	0.000	0.000	0.000
64		229	0.500						
65		231	0.500						
66		233	0.500						
67		235	0.500						
68		237	0.500						
69		239	0.500						
70		241	0.500	0.000	0.000	0.000	0.000	0.000	0.000
71		243	0.500						
72		245	0.500						
73		247	0.500						
74		249	0.500						
75		251	0.500						
76		253	0.500						
77		255	0.500						
78		258	0.500						
79		261	0.500						
80		262	0.500						
81		265	0.500						
82		267	0.500						
83		269	0.500						
84		271	0.500						
85		272	0.500	0.000	0.000	0.000	0.000	0.000	0.000
86		274	0.500	0.000	0.000	0.000	0.000	0.000	0.000
87		276	0.500	0.000	0.000	0.000	0.000	0.000	0.000
88		278	0.500	0.000	0.000	0.000	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)
89	280	0.500	0.000	0.000	0.000	0.000	0.000	0.000
90	282	0.500	0.000	0.000	0.000	0.000	0.000	0.000
91	284	0.500	0.000	0.000	0.000	0.000	0.000	0.000
92	286	0.500						
93	289	0.500						
94	290	0.500						
95	293	0.500						
96	294	0.500						
97	297	0.500						
98	298	0.500						
99	301	0.500	0.000	0.000	0.000	0.000	0.000	0.000
100	303	0.500	0.000	0.000	0.000	0.000	0.000	0.000
101	305	0.500	0.000	0.000	0.000	0.000	0.000	0.000
102	308	0.500	0.000	0.000	0.000	0.000	0.000	0.000
103	309	0.500	0.000	0.000	0.000	0.000	0.000	0.000
104	311	0.500	0.000	0.000	0.000	0.000	0.000	0.000
105	313	0.500	0.000	0.000	0.000	0.000	0.000	0.000
106	315	0.500						
107	317	0.500						
108	320	0.500						
109	322	0.500						
110	323	0.500	0.000	0.000	0.000	0.000	0.000	0.000
111	325	0.500	0.000	0.000	0.000	0.000	0.000	0.000
112	327	0.500	0.000	0.000	0.000	0.000	0.000	0.000
113	329	0.500	0.000	0.000	0.000	0.000	0.000	0.000
114	331	0.500	0.000	0.000	0.000	0.000	0.000	0.000
115	333	0.500	0.000	0.000	0.000	0.000	0.000	0.000
116	335	0.500	0.000	0.000	0.000	0.000	0.000	0.000
117	337	0.500						
118	340	0.500						
119	342	0.500						
120	344	0.500						
121	347	0.500	0.000	0.000	0.000	0.000	0.000	0.000
122	349	0.500	0.000	0.000	0.000	0.000	0.000	0.000
123	350	0.500	0.000	0.000	0.000	0.000	0.000	0.000
124	353	0.500						
125	354	0.500						
126	359	0.500	0.000	0.000	0.000	0.000	0.000	0.000
127	361	0.500	0.000	0.000	0.000	0.000	0.000	0.000
128	362	0.500						
129	364	0.500						
130	366	0.500						
131	368	0.500						
132	371	0.500						

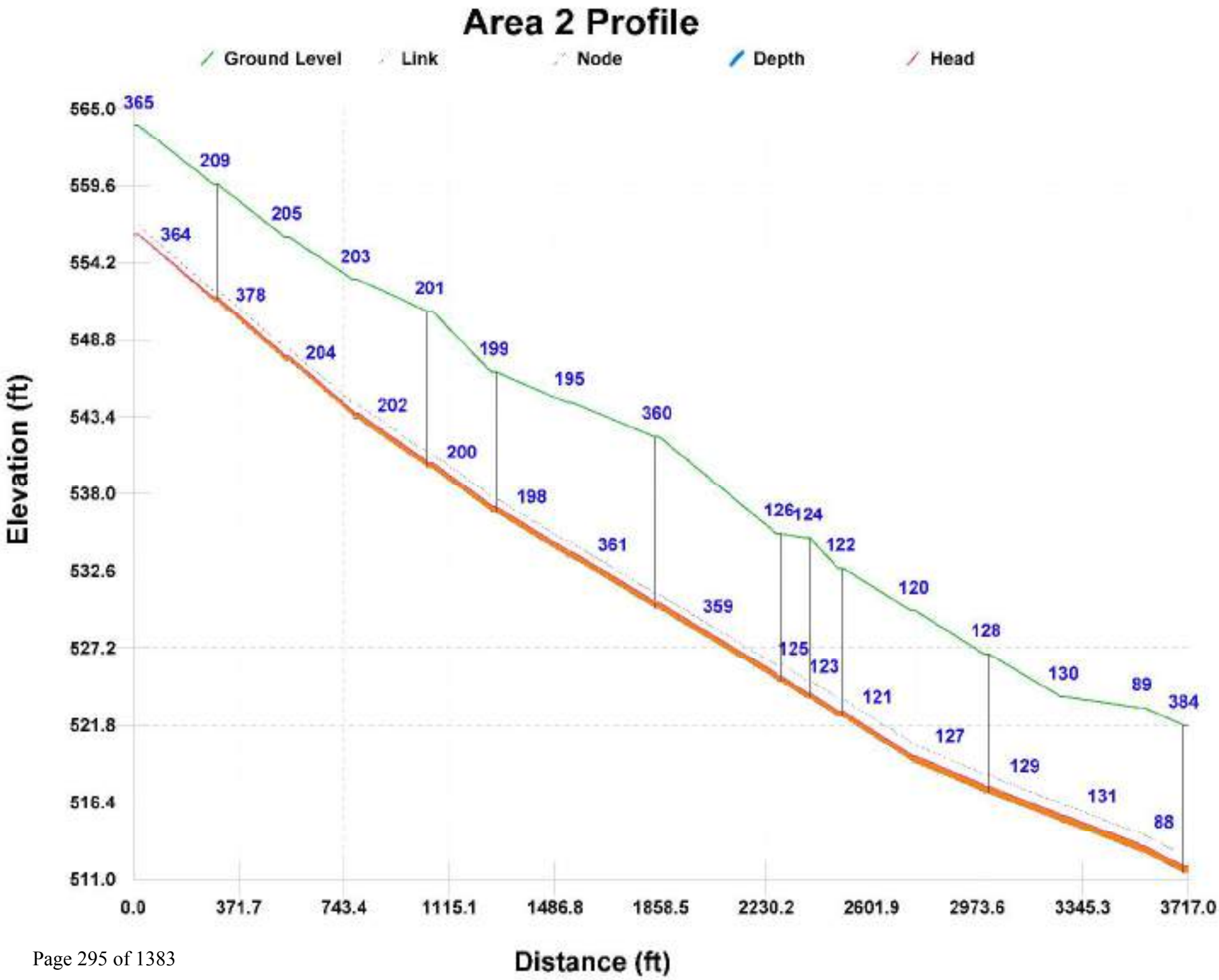
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)
133	☐	372	0.500	0.000	0.000	0.000	0.000	0.000	0.000
134	☐	373	0.500						
135	☐	374	0.500						
136	☐	378	0.500	0.000	0.000	0.000	0.000	0.000	0.000
137	☐	379	0.500						
138	☐	380	0.500						
139	☐	382	0.500						
140	☐	383	0.500						
141	☐	88	0.500	0.000	0.000	0.000	0.000	0.000	0.000
142	☐	90	0.500						
143	☐	92	0.500						
144	☐	94	0.500						
145	☐	96	0.500						
146	☐	98	0.500						

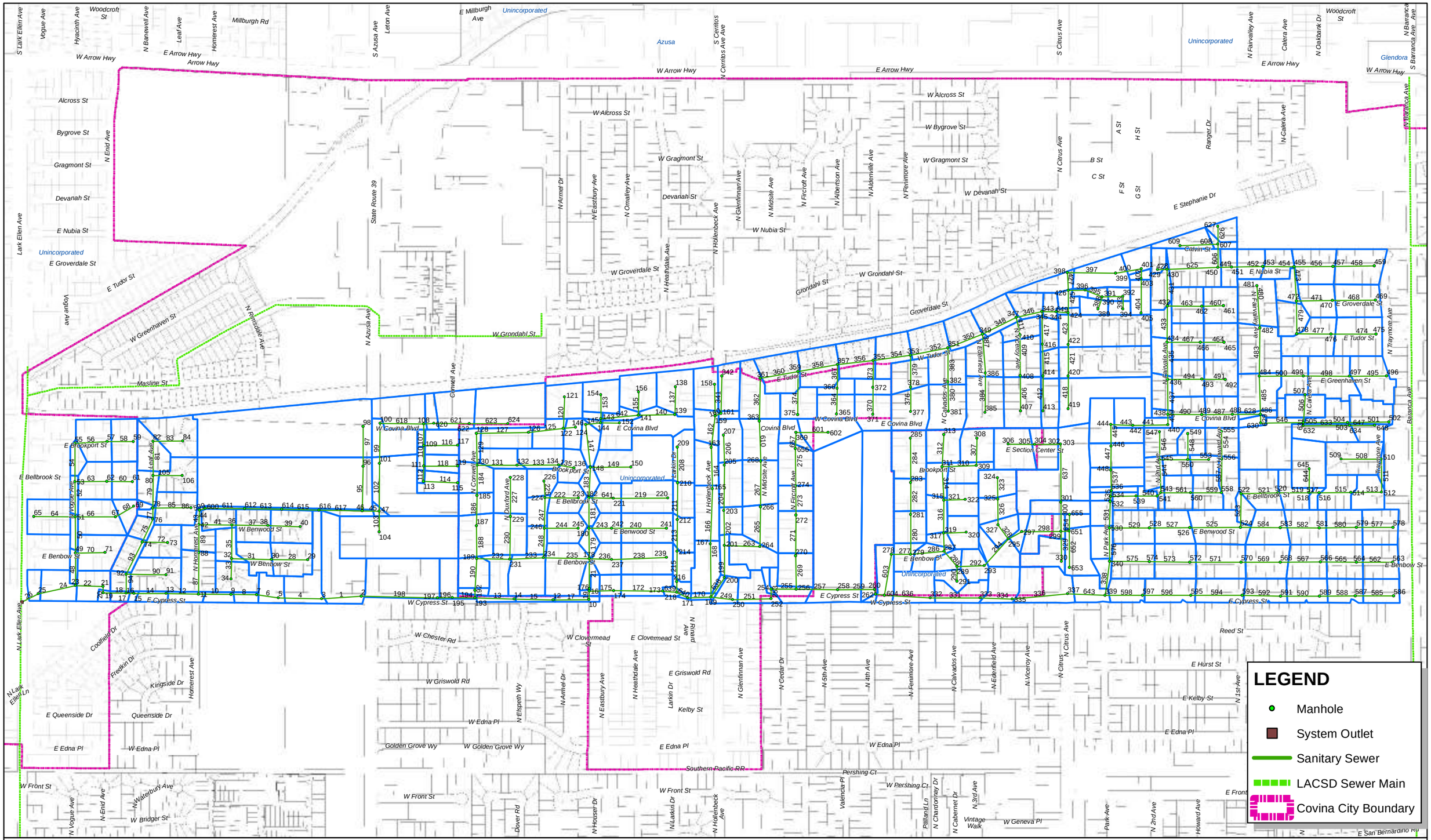
		ID	Parallel d/D Ratio	Parallel Cost ($)
1	☐	100		
2	☐	102		
3	☐	104		
4	☐	106		
5	☐	109		
6	☐	111		
7	☐	113	0.000	0.000
8	☐	115		
9	☐	117	0.000	0.000
10	☐	119	0.000	0.000
11	☐	121	0.000	0.000
12	☐	123	0.000	0.000
13	☐	125	0.000	0.000
14	☐	127	0.000	0.000
15	☐	129	0.000	0.000
16	☐	131	0.000	0.000
17	☐	132		
18	☐	134		
19	☐	136		
20	☐	138		
21	☐	140	0.000	0.000
22	☐	142		
23	☐	144		
24	☐	146		
25	☐	148		
26	☐	151		
27	☐	153	0.000	0.000
28	☐	154		
29	☐	156		
30	☐	158	0.000	0.000
31	☐	160	0.000	0.000
32	☐	162	0.000	0.000
33	☐	164		
34	☐	167		
35	☐	168		
36	☐	171		
37	☐	173		
38	☐	175		
39	☐	176		
40	☐	179		
41	☐	182		
42	☐	183		
43	☐	185		
44	☐	187		

		ID	Parallel d/D Ratio	Parallel Cost ($)
45	☐	189		
46	☐	191		
47	☐	193		
48	☐	196		
49	☐	198	0.000	0.000
50	☐	200	0.000	0.000
51	☐	202	0.000	0.000
52	☐	204	0.000	0.000
53	☐	206		
54	☐	208	0.000	0.000
55	☐	211	0.000	0.000
56	☐	213	0.000	0.000
57	☐	215	0.000	0.000
58	☐	217	0.000	0.000
59	☐	219		
60	☐	221		
61	☐	224		
62	☐	226	0.000	0.000
63	☐	228	0.000	0.000
64	☐	229		
65	☐	231		
66	☐	233		
67	☐	235		
68	☐	237		
69	☐	239		
70	☐	241	0.000	0.000
71	☐	243		
72	☐	245		
73	☐	247		
74	☐	249		
75	☐	251		
76	☐	253		
77	☐	255		
78	☐	258		
79	☐	261		
80	☐	262		
81	☐	265		
82	☐	267		
83	☐	269		
84	☐	271		
85	☐	272	0.000	0.000
86	☐	274	0.000	0.000
87	☐	276	0.000	0.000
88	☐	278	0.000	0.000

		ID	Parallel d/D Ratio	Parallel Cost ($)
89	☐	280	0.000	0.000
90	☐	282	0.000	0.000
91	☐	284	0.000	0.000
92	☐	286		
93	☐	289		
94	☐	290		
95	☐	293		
96	☐	294		
97	☐	297		
98	☐	298		
99	☐	301	0.000	0.000
100	☐	303	0.000	0.000
101	☐	305	0.000	0.000
102	☐	308	0.000	0.000
103	☐	309	0.000	0.000
104	☐	311	0.000	0.000
105	☐	313	0.000	0.000
106	☐	315		
107	☐	317		
108	☐	320		
109	☐	322		
110	☐	323	0.000	0.000
111	☐	325	0.000	0.000
112	☐	327	0.000	0.000
113	☐	329	0.000	0.000
114	☐	331	0.000	0.000
115	☐	333	0.000	0.000
116	☐	335	0.000	0.000
117	☐	337		
118	☐	340		
119	☐	342		
120	☐	344		
121	☐	347	0.000	0.000
122	☐	349	0.000	0.000
123	☐	350	0.000	0.000
124	☐	353		
125	☐	354		
126	☐	359	0.000	0.000
127	☐	361	0.000	0.000
128	☐	362		
129	☐	364		
130	☐	366		
131	☐	368		
132	☐	371		

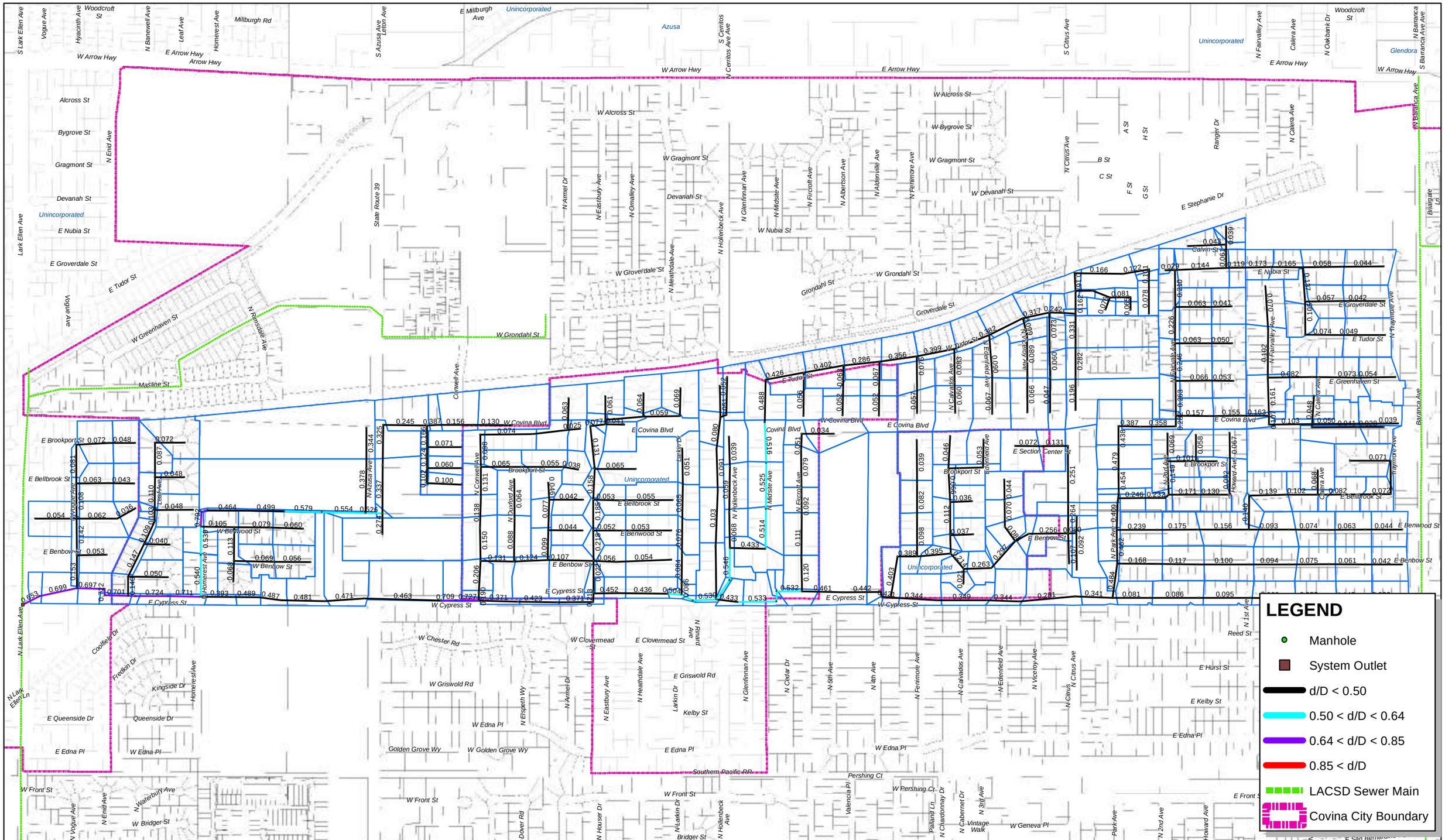
		ID	Parallel d/D Ratio	Parallel Cost ($)
133	☐	372	0.000	0.000
134	☐	373		
135	☐	374		
136	☐	378	0.000	0.000
137	☐	379		
138	☐	380		
139	☐	382		
140	☐	383		
141	☐	88	0.000	0.000
142	☐	90		
143	☐	92		
144	☐	94		
145	☐	96		
146	☐	98		


Area 2 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
565.0
559.6
554.2
548.8
543.4
538.0
532.6
527.2
521.8
516.4
511.0
365
209
205
203
201
199
195
360
126
124
122
120
128
130
89
384
364
378
204
202
200
198
361
359
125
123
121
127
129
131
88
0.0
371.7
743.4
1115.1
1486.8
1858.5
2230.2
2601.9
2973.6
3345.3
3717.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 3

WILLDAN



N

W E

S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 3

WILLDAN

Area 3 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	12.000	315.975	1.844	5.076	0.471	3.028	1.184	0.640	2.047	0.203
2	10	9	11	12.000	214.720	1.885	6.585	0.393	4.279	2.394	0.640	2.892	1.007
3	102	101	47	8.000	343.270	0.267	2.578	0.337	0.805	0.538	0.640	0.544	0.277
4	103	104	47	8.000	188.417	0.125	1.616	0.274	0.565	0.440	0.640	0.382	0.257
5	105	106	80	8.000	197.645	0.005	0.901	0.048	0.935	0.929	0.640	0.632	0.626
6	107	109	108	8.000	179.235	0.042	1.094	0.166	0.514	0.473	0.640	0.348	0.306
7	110	111	109	8.000	166.737	0.028	1.105	0.124	0.621	0.593	0.640	0.420	0.392
8	112	113	111	8.000	183.017	0.018	0.935	0.102	0.593	0.575	0.640	0.401	0.383
9	114	115	113	8.000	267.505	0.017	0.960	0.100	0.620	0.603	0.640	0.419	0.402
10	116	117	109	8.000	266.743	0.014	1.231	0.071	0.983	0.970	0.640	0.665	0.651
11	118	119	111	8.000	261.358	0.009	1.080	0.060	0.962	0.953	0.640	0.650	0.641
12	12	11	13	12.000	276.173	2.662	4.456	0.711	2.304	-0.358	0.640	1.558	-1.104
13	120	121	122	8.000	231.941	0.006	0.662	0.063	0.574	0.568	0.640	0.388	0.382
14	123	124	122	8.000	107.688	0.001	0.570	0.025	0.906	0.905	0.640	0.612	0.611
15	125	122	126	8.000	293.643	0.010	1.041	0.063	0.898	0.889	0.640	0.607	0.598
16	127	126	128	8.000	378.212	0.013	1.146	0.074	0.896	0.883	0.640	0.606	0.592
17	129	128	130	8.000	259.521	0.015	0.869	0.098	0.567	0.552	0.640	0.383	0.368
18	13	14	193	15.000	291.700	1.556	3.758	0.371	3.927	2.372	0.640	2.655	1.099
19	131	132	130	8.000	315.909	0.009	0.944	0.065	0.802	0.793	0.640	0.542	0.533
20	133	134	132	8.000	300.884	0.006	0.850	0.055	0.802	0.796	0.640	0.542	0.536
21	135	136	134	8.000	112.011	0.003	0.743	0.038	0.900	0.897	0.640	0.608	0.605
22	137	138	139	8.000	219.092	0.007	0.697	0.069	0.568	0.561	0.640	0.384	0.377
23	14	13	15	12.000	206.564	2.662	4.369	0.724	2.252	-0.410	0.640	1.522	-1.140
24	140	139	141	8.000	292.683	0.008	0.990	0.059	0.897	0.889	0.640	0.606	0.598
25	142	143	144	8.000	75.854	0.021	0.951	0.114	0.564	0.543	0.640	0.381	0.360
26	145	144	146	8.000	117.413	0.023	1.896	0.077	1.442	1.419	0.640	0.975	0.951
27	147	146	148	8.000	316.842	0.026	0.962	0.131	0.523	0.497	0.640	0.354	0.328
28	149	150	148	8.000	352.247	0.015	1.603	0.065	1.365	1.350	0.640	0.923	0.907
29	15	12	14	15.000	300.000	1.556	3.147	0.423	3.080	1.525	0.640	2.082	0.527
30	151	152	144	8.000	151.418	0.003	0.518	0.041	0.592	0.589	0.640	0.400	0.397
31	153	154	143	8.000	155.674	0.006	0.637	0.061	0.566	0.560	0.640	0.382	0.377
32	155	156	141	8.000	186.868	0.006	0.660	0.064	0.568	0.562	0.640	0.384	0.378
33	157	158	159	8.000	241.175	0.004	0.567	0.051	0.565	0.562	0.640	0.382	0.378
34	16	15	17	12.000	91.122	2.662	4.448	0.712	2.299	-0.363	0.640	1.554	-1.108
35	160	161	159	8.000	42.206	0.005	0.606	0.056	0.569	0.564	0.640	0.384	0.380
36	162	159	163	8.000	237.692	0.010	0.763	0.080	0.567	0.557	0.640	0.383	0.373
37	164	163	165	8.000	323.896	0.013	0.828	0.091	0.566	0.553	0.640	0.382	0.369
38	166	165	167	8.000	432.193	0.017	0.896	0.103	0.567	0.550	0.640	0.383	0.366
39	168	167	169	8.000	398.943	0.021	0.955	0.114	0.566	0.545	0.640	0.382	0.361
40	17	10	12	15.000	280.000	1.556	3.756	0.371	3.926	2.370	0.640	2.654	1.098
41	170	169	171	12.000	180.736	1.538	3.636	0.530	2.062	0.523	0.640	1.393	-0.145
42	172	173	174	12.000	356.815	1.553	4.727	0.436	2.921	1.368	0.640	1.974	0.421
43	175	174	176	12.000	290.460	1.555	4.509	0.452	2.739	1.184	0.640	1.851	0.296
44	179	180	178	8.000	237.805	0.067	1.184	0.218	0.472	0.406	0.640	0.319	0.253

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		18	17	19	12.000	159.380	2.707	4.601	0.701	2.387	-0.320	0.640	1.613	-1.094
46		181	182	180	8.000	244.665	0.055	1.237	0.185	0.544	0.488	0.640	0.367	0.312
47		183	148	182	8.000	229.318	0.043	1.221	0.158	0.592	0.549	0.640	0.400	0.357
48		184	130	185	8.000	232.307	0.028	1.045	0.131	0.567	0.539	0.640	0.383	0.355
49		186	185	187	8.000	250.464	0.031	1.077	0.138	0.566	0.535	0.640	0.383	0.351
50		188	187	189	8.000	248.569	0.038	1.139	0.150	0.568	0.531	0.640	0.384	0.347
51		19	176	10	15.000	57.300	1.556	8.135	0.213	11.567	10.012	0.640	7.819	6.263
52		190	189	191	12.000	207.777	0.163	1.396	0.206	1.296	1.134	0.640	0.876	0.714
53		192	191	193	12.000	75.172	0.163	1.564	0.190	1.524	1.361	0.640	1.030	0.868
54		194	193	195	12.000	190.056	1.718	2.810	0.727	1.447	-0.271	0.640	0.978	-0.740
55		196	195	197	12.000	172.067	1.736	2.914	0.709	1.508	-0.228	0.640	1.019	-0.717
56		198	197	2	12.000	456.357	1.796	5.050	0.463	3.035	1.239	0.640	2.051	0.256
57		199	201	200	8.000	274.357	0.422	2.161	0.546	0.538	0.117	0.640	0.364	-0.058
58		20	19	21	12.000	66.096	2.707	4.457	0.722	2.298	-0.408	0.640	1.554	-1.153
59		202	203	201	8.000	275.476	0.007	0.721	0.068	0.592	0.584	0.640	0.400	0.392
60		204	205	203	8.000	365.663	0.005	0.652	0.059	0.585	0.580	0.640	0.396	0.390
61		206	207	205	8.000	207.653	0.002	0.482	0.039	0.567	0.564	0.640	0.383	0.381
62		208	209	210	8.000	268.466	0.004	0.571	0.051	0.566	0.562	0.640	0.382	0.379
63		21	16	178	12.000	247.891	0.001	0.332	0.022	1.291	1.290	0.640	0.873	0.871
64		211	210	212	8.000	304.273	0.006	0.669	0.065	0.568	0.561	0.640	0.384	0.377
65		213	212	214	8.000	249.454	0.009	0.742	0.076	0.567	0.558	0.640	0.384	0.375
66		215	214	216	8.000	225.101	0.011	0.787	0.084	0.567	0.556	0.640	0.383	0.372
67		217	216	218	8.000	72.329	0.012	0.801	0.086	0.568	0.556	0.640	0.384	0.372
68		219	220	221	8.000	365.152	0.007	0.950	0.055	0.897	0.890	0.640	0.607	0.599
69		22	21	23	12.000	204.782	2.709	4.636	0.697	2.408	-0.302	0.640	1.627	-1.082
70		222	223	224	8.000	257.288	0.004	0.792	0.042	0.897	0.894	0.640	0.607	0.603
71		225	226	224	8.000	112.867	0.003	0.553	0.046	0.584	0.581	0.640	0.395	0.392
72		227	228	229	8.000	270.160	0.006	0.671	0.064	0.572	0.566	0.640	0.387	0.380
73		230	229	231	8.000	344.153	0.012	0.817	0.088	0.572	0.559	0.640	0.386	0.374
74		232	231	189	12.000	259.779	0.121	1.993	0.131	2.432	2.310	0.640	1.644	1.522
75		233	234	231	12.000	253.076	0.106	1.902	0.124	2.407	2.301	0.640	1.627	1.521
76		235	178	234	12.000	350.098	0.086	1.896	0.107	2.631	2.545	0.640	1.778	1.693
77		236	237	178	8.000	316.820	0.010	1.313	0.056	1.230	1.220	0.640	0.832	0.822
78		238	239	237	8.000	355.006	0.007	0.938	0.054	0.900	0.893	0.640	0.608	0.602
79		24	23	25	12.000	281.908	2.755	4.698	0.699	2.438	-0.317	0.640	1.648	-1.107
80		240	241	242	8.000	337.017	0.007	0.926	0.053	0.900	0.894	0.640	0.608	0.602
81		243	242	180	8.000	325.318	0.010	1.386	0.052	1.357	1.348	0.640	0.917	0.908
82		244	245	246	8.000	264.434	0.004	0.820	0.044	0.899	0.895	0.640	0.608	0.603
83		247	224	246	8.000	244.728	0.009	0.747	0.077	0.567	0.558	0.640	0.383	0.374
84		248	246	234	8.000	234.433	0.016	0.876	0.099	0.568	0.552	0.640	0.384	0.368
85		249	250	169	12.000	150.776	1.096	3.365	0.433	2.086	0.991	0.640	1.410	0.315
86		251	252	250	10.000	327.575	1.095	3.699	0.533	1.453	0.359	0.640	0.982	-0.112
87		253	254	252	10.000	40.573	1.092	3.588	0.546	1.397	0.305	0.640	0.945	-0.148
88		255	256	254	10.000	193.184	1.091	3.701	0.532	1.456	0.364	0.640	0.984	-0.108

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89		257	258	256	10.000	303.755	1.064	4.330	0.461	1.810	0.746	0.640	1.224	0.160
90		259	260	258	10.000	288.171	0.948	4.074	0.442	1.736	0.789	0.640	1.174	0.226
91		26	25	27	12.000	123.573	2.756	5.075	0.653	2.679	-0.077	0.640	1.811	-0.946
92		261	262	260	10.000	36.850	0.885	3.658	0.456	1.538	0.653	0.640	1.039	0.154
93		263	264	201	8.000	259.597	0.413	2.849	0.433	0.785	0.372	0.640	0.530	0.118
94		265	266	264	8.000	310.707	0.407	2.254	0.514	0.575	0.168	0.640	0.389	-0.019
95		267	268	266	8.000	342.786	0.401	2.164	0.525	0.548	0.146	0.640	0.370	-0.031
96		269	270	256	8.000	272.316	0.026	1.112	0.120	0.638	0.612	0.640	0.431	0.405
97		271	272	270	8.000	299.868	0.021	0.987	0.111	0.595	0.574	0.640	0.402	0.381
98		273	274	272	8.000	224.296	0.014	0.878	0.092	0.595	0.581	0.640	0.402	0.388
99		275	656	274	8.000	292.488	0.010	0.789	0.079	0.593	0.583	0.640	0.401	0.391
100		277	279	278	8.000	126.099	0.254	2.021	0.389	0.587	0.333	0.640	0.396	0.143
101		28	29	30	8.000	281.083	0.007	0.849	0.056	0.791	0.785	0.640	0.535	0.528
102		280	281	279	8.000	302.365	0.016	0.895	0.098	0.583	0.567	0.640	0.394	0.378
103		282	283	281	8.000	273.272	0.011	0.834	0.082	0.609	0.597	0.640	0.411	0.400
104		284	285	283	8.000	283.012	0.007	1.503	0.039	1.770	1.763	0.640	1.197	1.190
105		286	287	279	8.000	297.878	0.236	1.839	0.395	0.530	0.294	0.640	0.358	0.122
106		288	289	287	8.000	121.995	0.206	3.756	0.214	1.514	1.308	0.640	1.023	0.817
107		290	291	289	8.000	127.707	0.002	0.893	0.021	1.604	1.602	0.640	1.084	1.083
108		292	293	289	8.000	200.542	0.203	2.771	0.263	0.993	0.790	0.640	0.671	0.468
109		294	295	293	8.000	244.219	0.200	2.301	0.297	0.769	0.570	0.640	0.520	0.320
110		296	297	295	8.000	90.334	0.184	2.251	0.284	0.772	0.588	0.640	0.522	0.338
111		298	299	297	8.000	312.034	0.182	2.576	0.256	0.936	0.753	0.640	0.632	0.450
112		300	301	299	8.000	260.074	0.117	1.594	0.264	0.569	0.452	0.640	0.385	0.267
113		302	304	303	8.000	211.624	0.033	1.223	0.131	0.664	0.630	0.640	0.449	0.415
114		305	306	304	8.000	199.240	0.009	0.782	0.072	0.619	0.610	0.640	0.418	0.409
115		307	308	309	8.000	185.907	0.005	0.713	0.053	0.689	0.684	0.640	0.466	0.461
116		31	30	32	8.000	298.984	0.011	1.008	0.069	0.820	0.809	0.640	0.554	0.543
117		310	309	311	8.000	244.138	0.008	1.121	0.053	1.085	1.077	0.640	0.734	0.726
118		312	313	311	8.000	198.085	0.005	0.801	0.046	0.852	0.847	0.640	0.576	0.571
119		314	311	315	8.000	253.607	0.014	1.468	0.066	1.236	1.221	0.640	0.835	0.821
120		316	315	317	8.000	254.541	0.022	1.021	0.112	0.613	0.591	0.640	0.414	0.392
121		318	317	287	8.000	160.498	0.027	1.305	0.110	0.791	0.764	0.640	0.535	0.507
122		319	320	317	8.000	151.092	0.004	1.065	0.037	1.302	1.298	0.640	0.880	0.876
123		321	322	315	8.000	158.425	0.005	1.191	0.036	1.492	1.487	0.640	1.008	1.004
124		323	324	325	8.000	163.393	0.005	0.898	0.044	0.982	0.977	0.640	0.664	0.659
125		326	325	327	8.000	176.464	0.009	0.855	0.070	0.695	0.686	0.640	0.470	0.460
126		328	327	295	8.000	138.856	0.012	0.814	0.088	0.569	0.557	0.640	0.385	0.373
127		329	330	299	8.000	231.894	0.022	1.122	0.107	0.694	0.672	0.640	0.469	0.447
128		33	34	32	8.000	167.295	0.007	0.728	0.068	0.600	0.593	0.640	0.406	0.398
129		331	333	332	10.000	387.607	0.622	3.667	0.349	1.757	1.134	0.640	1.187	0.565
130		334	335	333	10.000	286.555	0.620	3.737	0.344	1.806	1.186	0.640	1.221	0.601
131		336	337	335	10.000	370.804	0.616	4.903	0.281	2.643	2.027	0.640	1.787	1.171
132		338	340	339	10.000	256.661	0.568	2.175	0.484	0.890	0.322	0.640	0.602	0.033

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133	341	342	161	8.000	257.032	0.004	0.578	0.052	0.567	0.563	0.640	0.383	0.380
134	343	344	345	8.000	113.775	0.271	4.151	0.242	1.558	1.288	0.640	1.053	0.783
135	346	345	347	8.000	195.974	0.282	2.967	0.317	0.958	0.676	0.640	0.648	0.366
136	348	347	349	8.000	302.012	0.302	2.465	0.382	0.722	0.420	0.640	0.488	0.186
137	35	32	36	8.000	267.099	0.020	0.940	0.113	0.562	0.542	0.640	0.380	0.360
138	350	349	351	8.000	267.312	0.319	2.601	0.382	0.762	0.442	0.640	0.515	0.196
139	352	351	353	8.000	286.099	0.334	2.575	0.399	0.738	0.404	0.640	0.499	0.165
140	354	353	355	8.000	274.297	0.349	3.125	0.356	0.948	0.599	0.640	0.641	0.292
141	356	355	357	8.000	292.540	0.361	4.392	0.286	1.501	1.140	0.640	1.015	0.654
142	358	357	359	8.000	294.598	0.373	2.840	0.402	0.811	0.438	0.640	0.548	0.175
143	360	359	361	8.000	329.821	0.384	2.708	0.426	0.752	0.368	0.640	0.508	0.124
144	362	361	363	8.000	288.439	0.390	2.307	0.488	0.602	0.211	0.640	0.407	0.016
145	364	365	366	8.000	185.744	0.004	0.577	0.052	0.566	0.562	0.640	0.382	0.378
146	367	366	357	8.000	155.034	0.006	0.653	0.063	0.567	0.561	0.640	0.383	0.377
147	37	38	36	8.000	249.324	0.011	0.901	0.079	0.676	0.665	0.640	0.457	0.446
148	370	371	372	8.000	189.712	0.004	0.580	0.052	0.567	0.563	0.640	0.383	0.379
149	373	372	355	8.000	185.809	0.007	0.677	0.067	0.566	0.559	0.640	0.382	0.376
150	374	375	359	8.000	298.659	0.005	0.612	0.056	0.568	0.563	0.640	0.384	0.379
151	376	377	378	8.000	215.746	0.005	0.591	0.057	0.546	0.541	0.640	0.369	0.364
152	379	378	353	8.000	226.072	0.009	0.772	0.076	0.590	0.581	0.640	0.399	0.389
153	380	381	382	8.000	258.858	0.005	0.627	0.060	0.557	0.552	0.640	0.377	0.371
154	383	382	351	8.000	255.496	0.011	0.767	0.083	0.555	0.544	0.640	0.375	0.365
155	384	385	386	8.000	305.200	0.007	0.664	0.067	0.550	0.543	0.640	0.372	0.365
156	387	386	349	8.000	291.400	0.013	0.829	0.090	0.570	0.557	0.640	0.386	0.373
157	388	389	390	8.000	125.392	0.012	0.999	0.076	0.768	0.756	0.640	0.519	0.507
158	39	40	38	8.000	235.678	0.006	0.753	0.060	0.671	0.664	0.640	0.453	0.447
159	391	392	390	8.000	148.219	0.014	1.040	0.081	0.769	0.755	0.640	0.520	0.506
160	393	394	392	8.000	122.617	0.009	0.904	0.065	0.764	0.755	0.640	0.516	0.507
161	395	390	396	8.000	161.754	0.029	1.697	0.097	1.114	1.085	0.640	0.753	0.724
162	397	399	398	8.000	363.559	0.051	1.333	0.166	0.625	0.575	0.640	0.423	0.372
163	4	3	5	12.000	417.164	1.878	5.020	0.481	2.964	1.086	0.640	2.004	0.125
164	400	401	399	8.000	197.698	0.027	1.133	0.122	0.644	0.616	0.640	0.435	0.408
165	402	403	401	8.000	69.842	0.018	0.961	0.101	0.616	0.598	0.640	0.416	0.399
166	404	405	403	8.000	297.354	0.015	1.184	0.078	0.896	0.881	0.640	0.605	0.591
167	406	407	408	8.000	274.859	0.006	0.666	0.066	0.562	0.555	0.640	0.380	0.373
168	409	408	410	8.000	296.557	0.013	0.821	0.089	0.568	0.555	0.640	0.384	0.371
169	41	36	42	8.000	221.402	0.034	1.736	0.105	1.081	1.047	0.640	0.731	0.697
170	411	410	347	8.000	146.236	0.016	0.870	0.099	0.564	0.549	0.640	0.382	0.366
171	412	413	414	8.000	270.012	0.003	0.529	0.047	0.556	0.553	0.640	0.376	0.373
172	415	414	416	8.000	239.318	0.005	0.642	0.060	0.574	0.568	0.640	0.388	0.382
173	417	416	345	8.000	253.470	0.008	0.707	0.073	0.557	0.549	0.640	0.377	0.369
174	418	419	420	8.000	265.873	0.061	1.274	0.196	0.541	0.480	0.640	0.366	0.304
175	421	420	422	8.000	272.113	0.124	1.538	0.282	0.530	0.405	0.640	0.358	0.234
176	423	422	424	8.000	233.059	0.179	1.775	0.331	0.560	0.381	0.640	0.379	0.200

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177	425	426	424	8.000	176.133	0.087	2.380	0.162	1.134	1.047	0.640	0.767	0.679
178	427	398	426	8.000	120.472	0.054	1.415	0.167	0.663	0.609	0.640	0.448	0.394
179	428	429	430	8.000	114.888	0.001	0.452	0.029	0.642	0.641	0.640	0.434	0.433
180	43	44	42	8.000	124.759	0.735	2.478	0.792	0.562	-0.174	0.640	0.380	-0.356
181	431	430	432	8.000	292.896	0.072	1.342	0.210	0.547	0.475	0.640	0.370	0.298
182	433	432	434	8.000	280.211	0.085	1.436	0.226	0.562	0.477	0.640	0.380	0.295
183	435	434	436	8.000	296.925	0.098	1.467	0.246	0.546	0.448	0.640	0.369	0.271
184	437	436	438	8.000	289.882	0.111	1.520	0.263	0.545	0.433	0.640	0.368	0.257
185	439	438	440	8.000	85.241	0.190	2.344	0.282	0.806	0.617	0.640	0.545	0.355
186	441	440	442	8.000	255.919	0.190	1.687	0.358	0.510	0.321	0.640	0.345	0.155
187	443	442	444	8.000	163.271	0.207	1.653	0.387	0.481	0.274	0.640	0.325	0.119
188	445	444	446	8.000	144.607	0.240	1.632	0.438	0.447	0.207	0.640	0.302	0.062
189	447	446	448	8.000	184.603	0.272	1.645	0.479	0.433	0.161	0.640	0.292	0.021
190	449	451	450	8.000	98.188	0.052	2.221	0.119	1.279	1.227	0.640	0.865	0.812
191	45	47	46	8.000	145.188	0.394	2.121	0.526	0.536	0.142	0.640	0.363	-0.032
192	452	453	451	8.000	220.431	0.050	1.234	0.173	0.566	0.517	0.640	0.383	0.333
193	454	455	453	8.000	248.506	0.047	1.238	0.165	0.583	0.536	0.640	0.394	0.347
194	456	457	455	8.000	342.481	0.012	1.540	0.058	1.411	1.399	0.640	0.954	0.941
195	458	459	457	8.000	237.610	0.007	1.231	0.044	1.350	1.343	0.640	0.912	0.906
196	460	461	462	8.000	192.322	0.006	1.169	0.041	1.335	1.330	0.640	0.903	0.897
197	463	462	432	8.000	221.220	0.011	1.152	0.063	0.992	0.981	0.640	0.671	0.660
198	464	465	466	8.000	217.999	0.006	0.885	0.050	0.892	0.886	0.640	0.603	0.597
199	467	466	434	8.000	190.626	0.011	1.186	0.063	1.028	1.018	0.640	0.695	0.684
200	468	469	470	8.000	266.412	0.006	1.236	0.042	1.391	1.385	0.640	0.940	0.934
201	471	470	472	8.000	301.544	0.011	1.357	0.057	1.246	1.235	0.640	0.842	0.831
202	473	472	455	8.000	252.954	0.031	1.078	0.137	0.569	0.538	0.640	0.385	0.354
203	474	475	476	8.000	298.240	0.008	1.236	0.049	1.264	1.256	0.640	0.854	0.846
204	477	476	478	8.000	296.479	0.015	1.284	0.074	1.001	0.986	0.640	0.677	0.662
205	479	478	472	8.000	257.434	0.019	0.951	0.105	0.594	0.575	0.640	0.401	0.383
206	48	49	23	8.000	258.263	0.044	1.289	0.153	0.636	0.592	0.640	0.430	0.386
207	480	481	482	8.000	294.212	0.008	0.707	0.070	0.572	0.565	0.640	0.387	0.379
208	483	482	484	8.000	414.715	0.016	0.877	0.102	0.557	0.540	0.640	0.376	0.360
209	485	484	486	8.000	300.599	0.042	1.162	0.161	0.557	0.515	0.640	0.376	0.334
210	487	488	489	8.000	263.809	0.075	2.192	0.155	1.074	0.999	0.640	0.726	0.651
211	490	489	438	8.000	231.775	0.078	2.220	0.157	1.078	0.999	0.640	0.728	0.650
212	491	492	493	8.000	189.483	0.006	0.814	0.053	0.792	0.786	0.640	0.535	0.530
213	494	493	436	8.000	205.781	0.011	1.114	0.066	0.939	0.928	0.640	0.635	0.624
214	495	496	497	8.000	309.302	0.007	1.007	0.054	0.964	0.957	0.640	0.652	0.644
215	498	497	499	8.000	316.152	0.016	1.369	0.073	1.078	1.062	0.640	0.728	0.713
216	50	51	49	8.000	291.285	0.037	1.225	0.142	0.635	0.598	0.640	0.429	0.392
217	500	499	484	8.000	350.070	0.020	1.472	0.082	1.076	1.057	0.640	0.728	0.708
218	501	502	503	8.000	311.471	0.004	0.912	0.039	1.083	1.079	0.640	0.732	0.728
219	504	503	505	8.000	327.493	0.006	0.986	0.050	0.993	0.987	0.640	0.671	0.665
220	506	507	505	8.000	196.208	0.004	0.668	0.048	0.689	0.685	0.640	0.466	0.462

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
221	508	509	510	8.000	311.633	0.008	0.691	0.071	0.554	0.546	0.640	0.374	0.367
222	511	510	512	8.000	255.868	0.008	0.696	0.071	0.560	0.553	0.640	0.379	0.371
223	513	512	514	8.000	213.566	0.012	1.037	0.072	0.823	0.811	0.640	0.556	0.545
224	515	514	516	8.000	256.062	0.016	1.225	0.082	0.898	0.881	0.640	0.607	0.590
225	517	516	518	8.000	103.515	0.017	1.223	0.084	0.881	0.864	0.640	0.595	0.578
226	519	518	520	8.000	270.909	0.031	1.626	0.102	1.032	1.001	0.640	0.697	0.667
227	52	53	51	8.000	309.055	0.021	1.032	0.108	0.633	0.612	0.640	0.428	0.407
228	521	520	522	8.000	249.572	0.045	1.525	0.139	0.800	0.756	0.640	0.541	0.496
229	523	522	524	8.000	256.077	0.046	1.532	0.140	0.798	0.752	0.640	0.539	0.494
230	525	524	526	8.000	384.828	0.074	2.126	0.156	1.037	0.963	0.640	0.701	0.627
231	527	526	528	8.000	304.695	0.079	1.934	0.175	0.880	0.801	0.640	0.595	0.516
232	529	528	530	8.000	290.554	0.085	1.332	0.239	0.504	0.419	0.640	0.341	0.256
233	531	532	530	10.000	192.699	0.426	2.032	0.409	0.899	0.473	0.640	0.608	0.182
234	533	534	532	10.000	52.883	0.414	2.254	0.370	1.048	0.634	0.640	0.708	0.295
235	535	536	534	10.000	33.190	0.303	1.772	0.352	0.846	0.543	0.640	0.572	0.269
236	537	448	536	8.000	151.584	0.297	1.928	0.454	0.520	0.223	0.640	0.351	0.055
237	538	539	534	8.000	177.899	0.105	1.576	0.246	0.586	0.481	0.640	0.396	0.291
238	54	55	53	8.000	283.856	0.012	0.870	0.081	0.641	0.629	0.640	0.433	0.421
239	540	541	539	8.000	158.380	0.096	1.559	0.232	0.600	0.504	0.640	0.406	0.310
240	542	543	541	8.000	44.338	0.087	1.231	0.257	0.446	0.359	0.640	0.302	0.214
241	544	545	543	8.000	228.991	0.039	1.192	0.149	0.598	0.559	0.640	0.404	0.366
242	546	547	545	8.000	197.658	0.012	1.159	0.069	0.941	0.929	0.640	0.636	0.624
243	548	549	550	8.000	177.210	0.008	1.014	0.058	0.930	0.922	0.640	0.629	0.621
244	551	550	545	8.000	209.847	0.020	1.088	0.101	0.697	0.677	0.640	0.471	0.451
245	552	553	550	8.000	162.628	0.006	0.866	0.052	0.849	0.843	0.640	0.574	0.568
246	554	555	556	8.000	203.873	0.012	1.163	0.067	0.970	0.959	0.640	0.656	0.644
247	557	556	558	8.000	230.003	0.022	1.386	0.092	0.942	0.920	0.640	0.637	0.614
248	559	558	560	8.000	218.439	0.034	1.298	0.130	0.710	0.675	0.640	0.480	0.445
249	56	57	55	8.000	251.703	0.011	0.977	0.072	0.779	0.768	0.640	0.526	0.515
250	561	560	543	8.000	244.563	0.047	1.181	0.171	0.544	0.497	0.640	0.368	0.320
251	562	563	564	8.000	279.681	0.005	1.036	0.042	1.175	1.170	0.640	0.794	0.789
252	565	564	566	8.000	252.321	0.010	1.177	0.061	1.039	1.029	0.640	0.702	0.692
253	567	566	568	8.000	316.161	0.016	1.328	0.075	1.026	1.010	0.640	0.693	0.677
254	569	568	570	8.000	304.001	0.022	1.327	0.094	0.889	0.867	0.640	0.601	0.579
255	571	570	572	8.000	384.828	0.028	1.550	0.100	1.001	0.973	0.640	0.677	0.649
256	573	572	574	8.000	304.695	0.034	1.488	0.117	0.867	0.833	0.640	0.586	0.552
257	575	574	340	8.000	290.554	0.040	1.044	0.168	0.488	0.447	0.640	0.330	0.289
258	576	530	340	10.000	258.158	0.524	2.125	0.462	0.887	0.364	0.640	0.600	0.076
259	577	578	579	8.000	279.681	0.005	0.974	0.044	1.065	1.060	0.640	0.720	0.715
260	58	59	57	8.000	164.393	0.005	0.777	0.048	0.797	0.792	0.640	0.539	0.534
261	580	579	581	8.000	252.321	0.011	1.141	0.063	0.984	0.973	0.640	0.665	0.654
262	582	581	583	8.000	316.161	0.016	1.397	0.074	1.089	1.073	0.640	0.736	0.720
263	584	583	524	8.000	304.001	0.022	1.325	0.093	0.892	0.870	0.640	0.603	0.581
264	585	586	587	8.000	286.441	0.003	0.806	0.032	1.094	1.092	0.640	0.740	0.737

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
265		588	587	589	8.000	252.321	0.005	0.939	0.045	1.008	1.002	0.640	0.681	0.676
266		590	589	591	8.000	309.401	0.008	1.087	0.055	1.025	1.017	0.640	0.693	0.685
267		592	591	593	8.000	304.001	0.011	1.062	0.069	0.869	0.858	0.640	0.588	0.577
268		594	593	595	8.000	384.828	0.014	0.834	0.095	0.556	0.542	0.640	0.376	0.362
269		596	595	597	8.000	317.935	0.018	1.216	0.086	0.863	0.846	0.640	0.584	0.566
270		598	597	339	8.000	320.658	0.020	1.497	0.081	1.098	1.078	0.640	0.742	0.722
271		599	600	44	8.000	77.425	0.734	3.014	0.658	0.706	-0.028	0.640	0.477	-0.257
272		6	5	7	12.000	106.920	1.885	4.961	0.487	2.914	1.028	0.640	1.970	0.084
273		60	61	62	8.000	189.403	0.004	0.815	0.043	0.909	0.905	0.640	0.615	0.610
274		601	602	369	8.000	267.046	0.003	0.790	0.034	1.017	1.014	0.640	0.688	0.685
275		603	278	604	8.000	320.476	0.256	1.946	0.403	0.555	0.299	0.640	0.375	0.119
276		605	396	426	8.000	125.030	0.032	1.709	0.101	1.093	1.062	0.640	0.739	0.707
277		606	607	450	8.000	164.123	0.006	0.641	0.061	0.568	0.563	0.640	0.384	0.379
278		608	609	607	8.000	278.616	0.003	0.506	0.043	0.558	0.555	0.640	0.377	0.374
279		610	363	268	8.000	324.989	0.395	2.173	0.516	0.554	0.159	0.640	0.374	-0.021
280		611	612	600	8.000	206.391	0.733	4.620	0.464	1.232	0.499	0.640	0.833	0.099
281		613	614	612	8.000	312.386	0.732	4.207	0.499	1.088	0.355	0.640	0.735	0.003
282		615	616	614	8.000	310.961	0.731	3.489	0.579	0.850	0.119	0.640	0.575	-0.156
283		617	46	616	8.000	327.611	0.730	3.675	0.554	0.910	0.180	0.640	0.615	-0.115
284		618	108	100	8.000	282.564	0.149	2.251	0.245	0.840	0.691	0.640	0.568	0.418
285		619	620	108	8.000	96.434	0.078	0.627	0.387	0.183	0.104	0.640	0.123	0.045
286		621	622	620	8.000	340.199	0.071	2.030	0.156	0.990	0.919	0.640	0.669	0.598
287		623	624	622	8.000	282.685	0.049	1.853	0.130	1.013	0.964	0.640	0.685	0.635
288		625	450	430	8.000	405.306	0.066	2.130	0.144	1.092	1.027	0.640	0.738	0.673
289		626	627	607	8.000	129.051	0.002	0.458	0.039	0.541	0.539	0.640	0.366	0.364
290		628	486	488	8.000	187.086	0.073	1.958	0.163	0.929	0.856	0.640	0.628	0.555
291		629	630	486	8.000	35.325	0.030	1.488	0.107	0.917	0.887	0.640	0.620	0.590
292		63	62	53	8.000	220.066	0.009	1.032	0.063	0.896	0.887	0.640	0.606	0.596
293		631	632	505	8.000	30.518	0.006	0.278	0.117	0.162	0.156	0.640	0.110	0.103
294		633	634	632	8.000	362.821	0.004	0.816	0.041	0.929	0.925	0.640	0.628	0.624
295		635	604	262	10.000	112.434	0.885	4.065	0.421	1.774	0.889	0.640	1.199	0.314
296		636	332	604	10.000	335.859	0.627	3.778	0.344	1.826	1.199	0.640	1.234	0.607
297		637	303	301	8.000	430.272	0.102	1.483	0.251	0.545	0.443	0.640	0.368	0.266
298		638	200	169	8.000	175.543	0.422	2.245	0.530	0.566	0.144	0.640	0.383	-0.039
299		639	218	173	12.000	81.730	1.550	3.910	0.504	2.264	0.714	0.640	1.530	-0.020
300		64	65	51	8.000	297.071	0.007	0.936	0.054	0.899	0.892	0.640	0.608	0.601
301		640	171	218	12.000	89.228	1.538	3.703	0.523	2.112	0.574	0.640	1.428	-0.111
302		641	221	182	8.000	308.404	0.010	1.419	0.053	1.366	1.355	0.640	0.923	0.913
303		642	141	143	8.000	284.226	0.015	1.186	0.078	0.897	0.883	0.640	0.607	0.592
304		643	339	337	10.000	304.380	0.601	3.654	0.341	1.772	1.171	0.640	1.198	0.597
305		644	645	518	8.000	150.433	0.008	0.745	0.068	0.616	0.608	0.640	0.416	0.409
306		646	505	630	8.000	350.070	0.030	1.567	0.103	0.988	0.958	0.640	0.667	0.638
307		647	648	634	8.000	176.573	0.002	0.610	0.028	0.892	0.891	0.640	0.603	0.601
308		649	424	344	8.000	54.887	0.269	1.899	0.426	0.527	0.258	0.640	0.356	0.087

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
309		650	651	299	8.000	39.846	0.035	2.701	0.080	2.008	1.973	0.640	1.357	1.322
310		652	653	651	8.000	308.455	0.014	0.870	0.092	0.589	0.574	0.640	0.398	0.384
311		654	655	651	8.000	68.901	0.007	1.195	0.047	1.259	1.252	0.640	0.851	0.844
312		657	369	656	8.000	99.110	0.004	0.603	0.051	0.597	0.593	0.640	0.404	0.400
313		66	67	51	8.000	300.632	0.009	1.024	0.062	0.895	0.886	0.640	0.605	0.596
314		68	69	67	8.000	162.850	0.003	0.716	0.036	0.899	0.897	0.640	0.608	0.605
315		70	71	49	8.000	205.774	0.007	0.929	0.053	0.895	0.888	0.640	0.605	0.598
316		72	73	74	8.000	177.718	0.005	1.111	0.040	1.297	1.292	0.640	0.876	0.871
317		75	76	74	8.000	209.270	0.029	1.394	0.109	0.852	0.823	0.640	0.576	0.547
318		77	78	76	8.000	69.010	0.027	1.435	0.103	0.909	0.882	0.640	0.614	0.587
319		79	80	78	8.000	247.275	0.021	1.010	0.110	0.611	0.590	0.640	0.413	0.392
320		8	7	9	12.000	214.046	1.885	4.938	0.489	2.896	1.010	0.640	1.957	0.072
321		81	82	80	8.000	236.281	0.014	0.913	0.087	0.641	0.628	0.640	0.434	0.420
322		83	84	82	8.000	221.910	0.009	0.792	0.072	0.631	0.622	0.640	0.427	0.418
323		85	86	78	8.000	295.972	0.005	0.871	0.048	0.898	0.892	0.640	0.607	0.601
324		87	88	11	10.000	343.289	0.777	2.587	0.540	1.011	0.235	0.640	0.684	-0.093
325		89	42	88	10.000	249.870	0.771	2.574	0.539	1.007	0.236	0.640	0.681	-0.090
326		90	91	92	8.000	310.789	0.007	1.107	0.050	1.116	1.109	0.640	0.754	0.747
327		93	74	92	8.000	313.402	0.036	1.134	0.147	0.573	0.536	0.640	0.387	0.351
328		94	92	17	8.000	184.086	0.045	1.509	0.140	0.787	0.742	0.640	0.532	0.487
329		95	96	46	8.000	307.152	0.330	2.729	0.378	0.804	0.474	0.640	0.543	0.214
330		97	98	96	8.000	305.364	0.178	1.675	0.344	0.518	0.340	0.640	0.350	0.172
331		99	100	101	8.000	309.060	0.177	1.797	0.325	0.572	0.395	0.640	0.387	0.210

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	10	0.500	0.000	0.000	0.000
3	102	0.500	0.000	0.000	0.000
4	103	0.500			
5	105	0.500			
6	107	0.500			
7	110	0.500			
8	112	0.500			
9	114	0.500			
10	116	0.500			
11	118	0.500			
12	12	0.500	15.000	4.534	0.483
13	120	0.500			
14	123	0.500			
15	125	0.500			
16	127	0.500			
17	129	0.500			
18	13	0.500	0.000	0.000	0.000
19	131	0.500			
20	133	0.500			
21	135	0.500			
22	137	0.500			
23	14	0.500	15.000	4.457	0.490
24	140	0.500			
25	142	0.500			
26	145	0.500			
27	147	0.500			
28	149	0.500			
29	15	0.500	0.000	0.000	0.000
30	151	0.500			
31	153	0.500			
32	155	0.500			
33	157	0.500			
34	16	0.500	15.000	4.528	0.484
35	160	0.500			
36	162	0.500			
37	164	0.500			
38	166	0.500			
39	168	0.500			
40	17	0.500	0.000	0.000	0.000
41	170	0.500	0.000	0.000	0.000
42	172	0.500	0.000	0.000	0.000
43	175	0.500	0.000	0.000	0.000
44	179	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	18	0.500	15.000	4.674	0.478
46	181	0.500			
47	183	0.500			
48	184	0.500			
49	186	0.500			
50	188	0.500			
51	19	0.500	0.000	0.000	0.000
52	190	0.500			
53	192	0.500			
54	194	0.500	15.000	2.867	0.491
55	196	0.500	15.000	2.964	0.482
56	198	0.500	0.000	0.000	0.000
57	199	0.500	0.000	0.000	0.000
58	20	0.500	15.000	4.545	0.488
59	202	0.500			
60	204	0.500			
61	206	0.500			
62	208	0.500			
63	21	0.500			
64	211	0.500			
65	213	0.500			
66	215	0.500			
67	217	0.500			
68	219	0.500			
69	22	0.500	15.000	4.707	0.476
70	222	0.500			
71	225	0.500			
72	227	0.500			
73	230	0.500			
74	232	0.500			
75	233	0.500			
76	235	0.500			
77	236	0.500			
78	238	0.500			
79	24	0.500	15.000	4.771	0.477
80	240	0.500			
81	243	0.500			
82	244	0.500			
83	247	0.500			
84	248	0.500			
85	249	0.500	0.000	0.000	0.000
86	251	0.500	0.000	0.000	0.000
87	253	0.500	0.000	0.000	0.000
88	255	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	257	0.500	0.000	0.000	0.000
90	259	0.500	0.000	0.000	0.000
91	26	0.500	15.000	5.117	0.452
92	261	0.500	0.000	0.000	0.000
93	263	0.500	0.000	0.000	0.000
94	265	0.500	0.000	0.000	0.000
95	267	0.500	0.000	0.000	0.000
96	269	0.500			
97	271	0.500			
98	273	0.500			
99	275	0.500			
100	277	0.500	0.000	0.000	0.000
101	28	0.500			
102	280	0.500			
103	282	0.500			
104	284	0.500			
105	286	0.500			
106	288	0.500	0.000	0.000	0.000
107	290	0.500			
108	292	0.500	0.000	0.000	0.000
109	294	0.500	0.000	0.000	0.000
110	296	0.500	0.000	0.000	0.000
111	298	0.500	0.000	0.000	0.000
112	300	0.500			
113	302	0.500			
114	305	0.500			
115	307	0.500			
116	31	0.500			
117	310	0.500			
118	312	0.500			
119	314	0.500			
120	316	0.500			
121	318	0.500			
122	319	0.500			
123	321	0.500			
124	323	0.500			
125	326	0.500			
126	328	0.500			
127	329	0.500			
128	33	0.500			
129	331	0.500	0.000	0.000	0.000
130	334	0.500	0.000	0.000	0.000
131	336	0.500	0.000	0.000	0.000
132	338	0.500	0.000	0.000	0.000

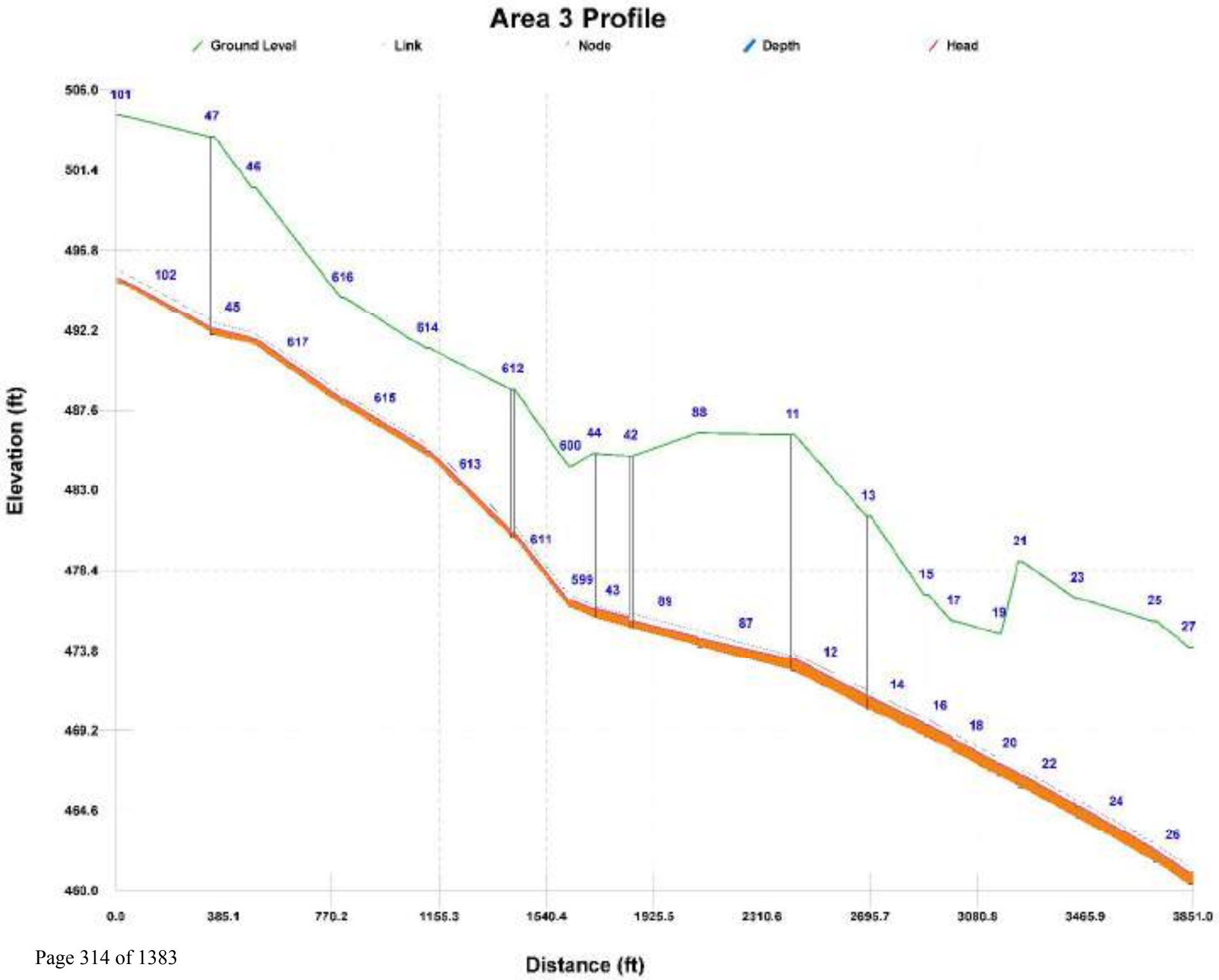
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
133	341	0.500			
134	343	0.500	0.000	0.000	0.000
135	346	0.500	0.000	0.000	0.000
136	348	0.500	0.000	0.000	0.000
137	35	0.500			
138	350	0.500	0.000	0.000	0.000
139	352	0.500	0.000	0.000	0.000
140	354	0.500	0.000	0.000	0.000
141	356	0.500	0.000	0.000	0.000
142	358	0.500	0.000	0.000	0.000
143	360	0.500	0.000	0.000	0.000
144	362	0.500	0.000	0.000	0.000
145	364	0.500			
146	367	0.500			
147	37	0.500			
148	370	0.500			
149	373	0.500			
150	374	0.500			
151	376	0.500			
152	379	0.500			
153	380	0.500			
154	383	0.500			
155	384	0.500			
156	387	0.500			
157	388	0.500			
158	39	0.500			
159	391	0.500			
160	393	0.500			
161	395	0.500			
162	397	0.500			
163	4	0.500	0.000	0.000	0.000
164	400	0.500			
165	402	0.500			
166	404	0.500			
167	406	0.500			
168	409	0.500			
169	41	0.500			
170	411	0.500			
171	412	0.500			
172	415	0.500			
173	417	0.500			
174	418	0.500			
175	421	0.500			
176	423	0.500			

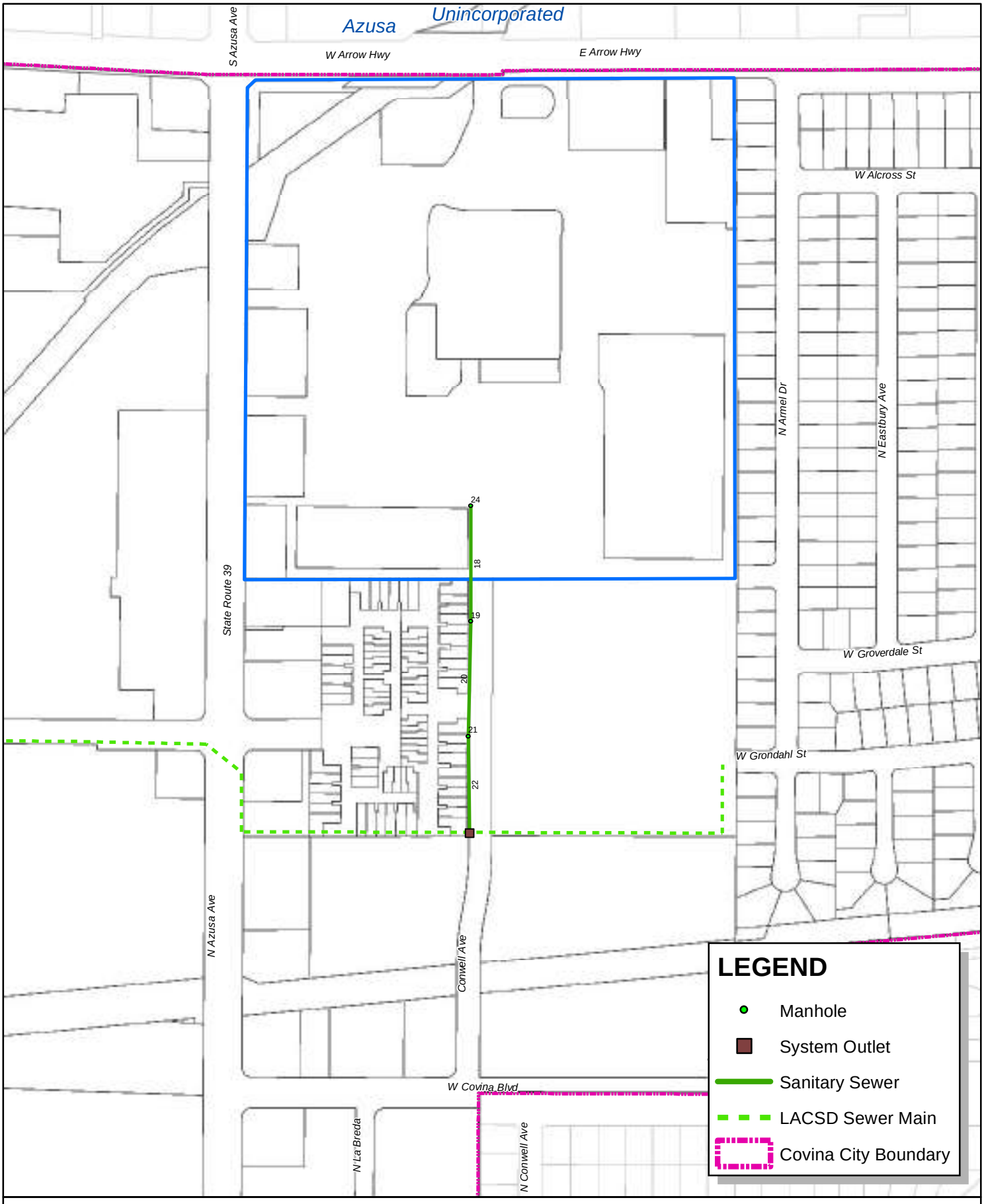
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
177	425	0.500	0.000	0.000	0.000
178	427	0.500			
179	428	0.500			
180	43	0.500	12.000	2.554	0.394
181	431	0.500			
182	433	0.500			
183	435	0.500			
184	437	0.500			
185	439	0.500	0.000	0.000	0.000
186	441	0.500			
187	443	0.500			
188	445	0.500			
189	447	0.500			
190	449	0.500	0.000	0.000	0.000
191	45	0.500	0.000	0.000	0.000
192	452	0.500			
193	454	0.500			
194	456	0.500			
195	458	0.500			
196	460	0.500			
197	463	0.500			
198	464	0.500			
199	467	0.500			
200	468	0.500			
201	471	0.500			
202	473	0.500			
203	474	0.500			
204	477	0.500			
205	479	0.500			
206	48	0.500			
207	480	0.500			
208	483	0.500			
209	485	0.500			
210	487	0.500	0.000	0.000	0.000
211	490	0.500	0.000	0.000	0.000
212	491	0.500			
213	494	0.500			
214	495	0.500			
215	498	0.500			
216	50	0.500			
217	500	0.500			
218	501	0.500			
219	504	0.500			
220	506	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
221	508	0.500			
222	511	0.500			
223	513	0.500			
224	515	0.500			
225	517	0.500			
226	519	0.500			
227	52	0.500			
228	521	0.500			
229	523	0.500			
230	525	0.500	0.000	0.000	0.000
231	527	0.500			
232	529	0.500			
233	531	0.500	0.000	0.000	0.000
234	533	0.500	0.000	0.000	0.000
235	535	0.500			
236	537	0.500			
237	538	0.500			
238	54	0.500			
239	540	0.500			
240	542	0.500			
241	544	0.500			
242	546	0.500			
243	548	0.500			
244	551	0.500			
245	552	0.500			
246	554	0.500			
247	557	0.500			
248	559	0.500			
249	56	0.500			
250	561	0.500			
251	562	0.500			
252	565	0.500			
253	567	0.500			
254	569	0.500			
255	571	0.500			
256	573	0.500			
257	575	0.500			
258	576	0.500	0.000	0.000	0.000
259	577	0.500			
260	58	0.500			
261	580	0.500			
262	582	0.500			
263	584	0.500			
264	585	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
265	588	0.500			
266	590	0.500			
267	592	0.500			
268	594	0.500			
269	596	0.500			
270	598	0.500			
271	599	0.500	10.000	3.041	0.455
272	6	0.500	0.000	0.000	0.000
273	60	0.500			
274	601	0.500			
275	603	0.500			
276	605	0.500			
277	606	0.500			
278	608	0.500			
279	610	0.500	0.000	0.000	0.000
280	611	0.500	0.000	0.000	0.000
281	613	0.500	0.000	0.000	0.000
282	615	0.500	0.000	0.000	0.000
283	617	0.500	0.000	0.000	0.000
284	618	0.500	0.000	0.000	0.000
285	619	0.500			
286	621	0.500	0.000	0.000	0.000
287	623	0.500			
288	625	0.500	0.000	0.000	0.000
289	626	0.500			
290	628	0.500			
291	629	0.500			
292	63	0.500			
293	631	0.500			
294	633	0.500			
295	635	0.500	0.000	0.000	0.000
296	636	0.500	0.000	0.000	0.000
297	637	0.500			
298	638	0.500	0.000	0.000	0.000
299	639	0.500	0.000	0.000	0.000
300	64	0.500			
301	640	0.500	0.000	0.000	0.000
302	641	0.500			
303	642	0.500			
304	643	0.500	0.000	0.000	0.000
305	644	0.500			
306	646	0.500			
307	647	0.500			
308	649	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
309	650	0.500	0.000	0.000	0.000
310	652	0.500			
311	654	0.500			
312	657	0.500			
313	66	0.500			
314	68	0.500			
315	70	0.500			
316	72	0.500			
317	75	0.500			
318	77	0.500			
319	79	0.500			
320	8	0.500	0.000	0.000	0.000
321	81	0.500			
322	83	0.500			
323	85	0.500			
324	87	0.500	0.000	0.000	0.000
325	89	0.500	0.000	0.000	0.000
326	90	0.500			
327	93	0.500			
328	94	0.500			
329	95	0.500	0.000	0.000	0.000
330	97	0.500			
331	99	0.500			

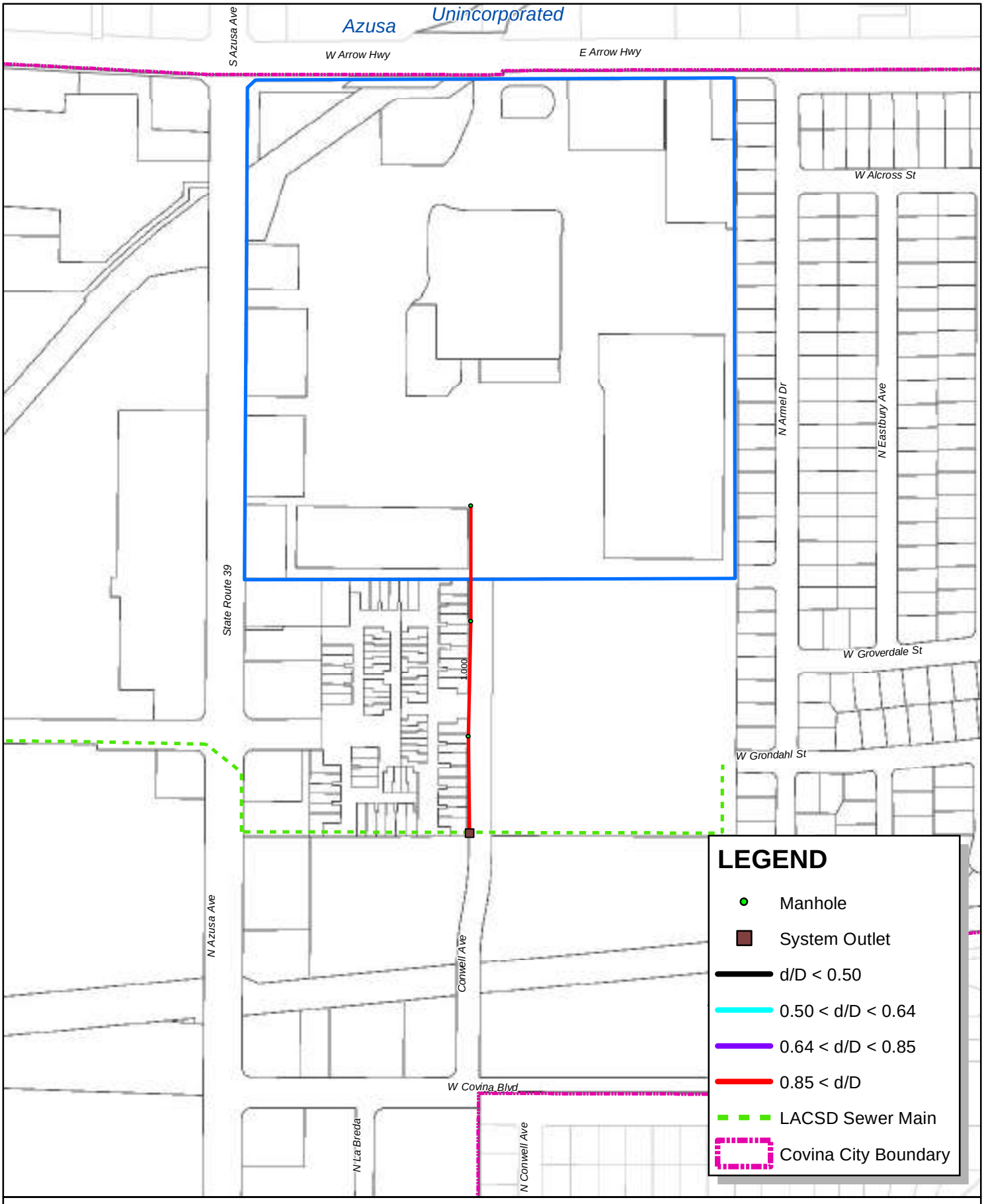

Area 3 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
Distance (ft)
506.0
501.4
496.8
492.2
487.6
483.0
478.4
473.8
469.2
464.6
460.0
0.0
385.1
770.2
1155.3
1540.4
1925.5
2310.6
2695.7
3080.9
3465.9
3851.0
101
47
46
616
614
612
600
44
42
88
11
13
15
17
19
21
23
25
27
102
45
617
615
613
611
599
43
89
87
12
14
16
18
20
22
24
26



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 4

WILLDAN



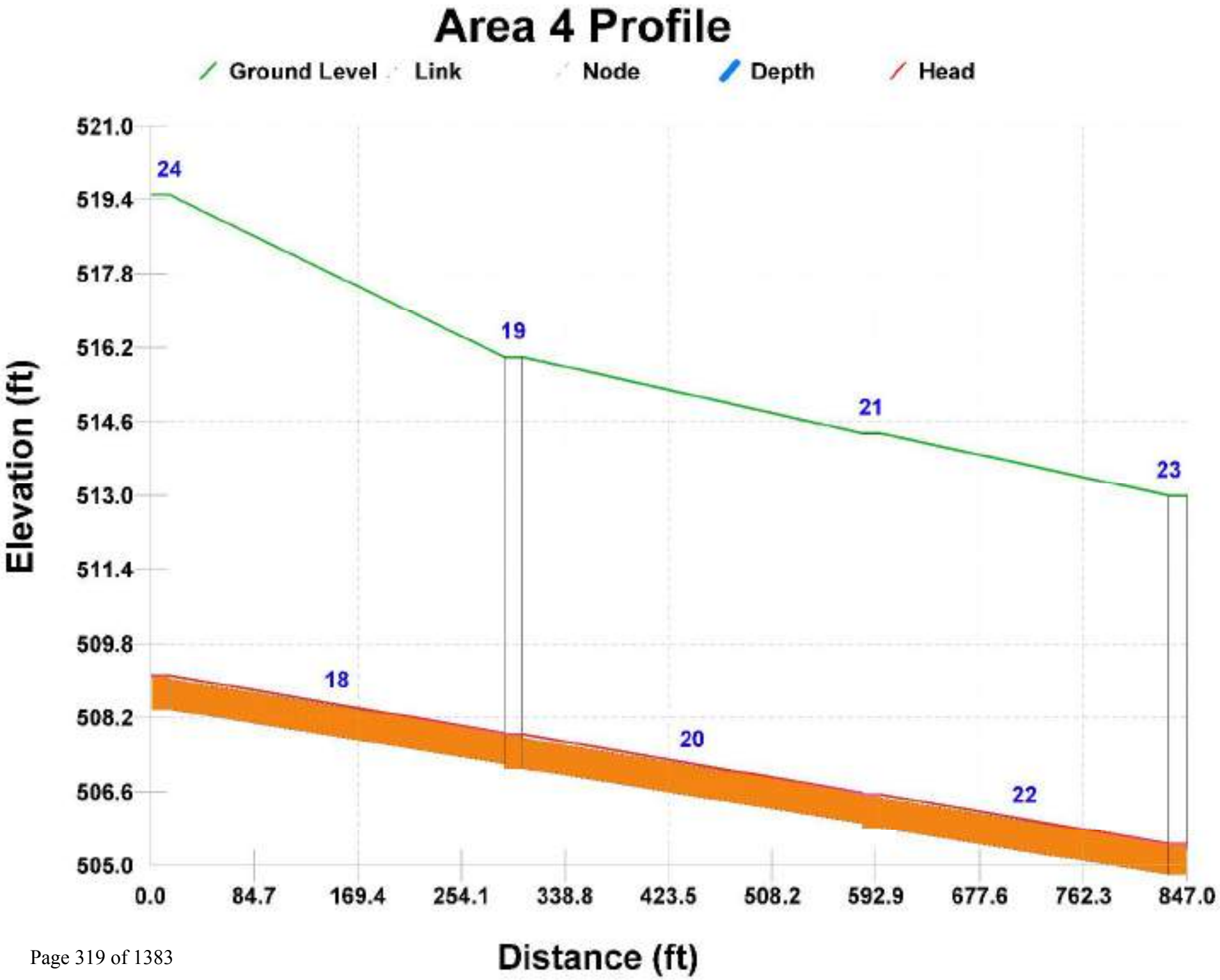
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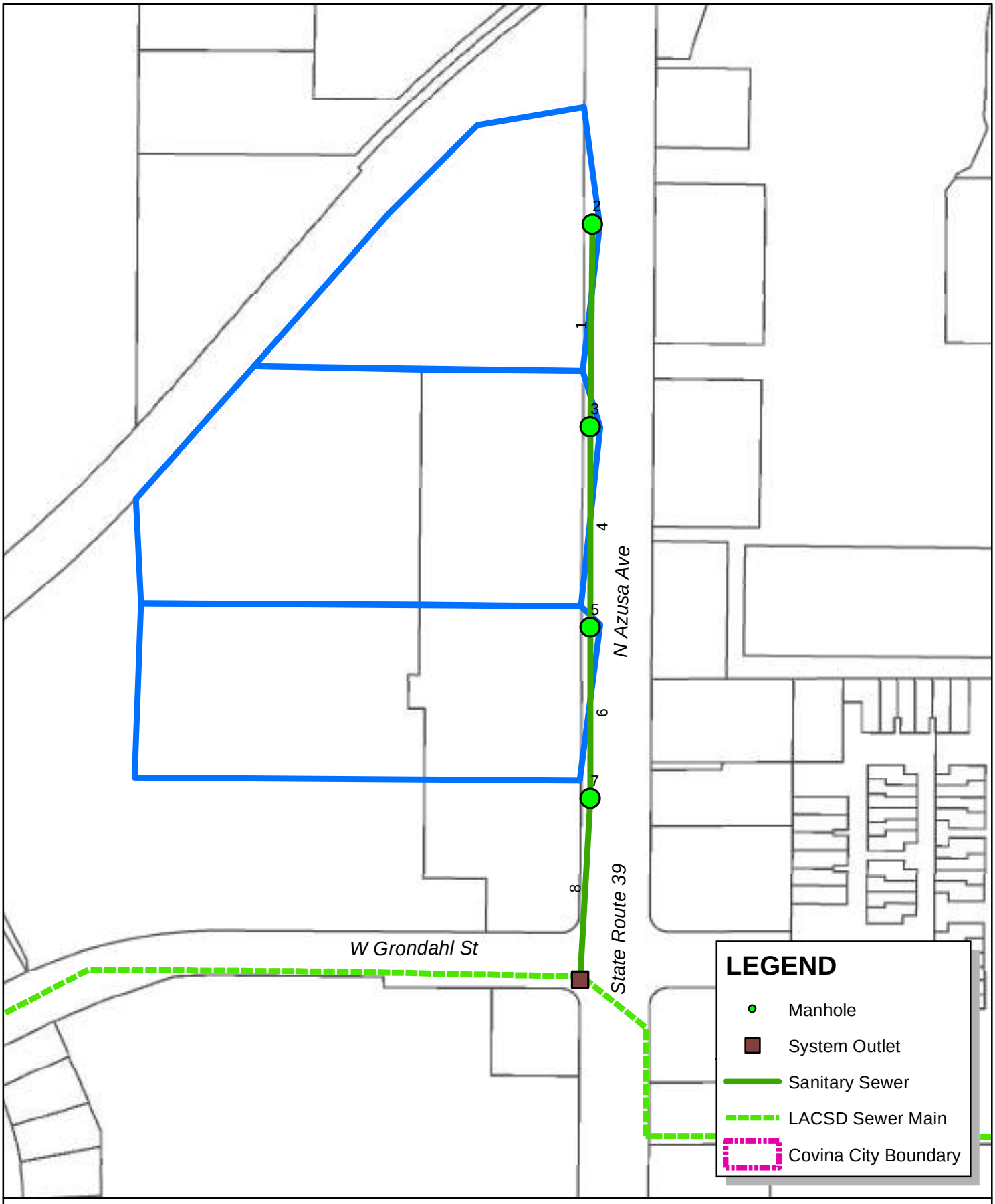
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 4

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	18	24	19	8.000	294.190	0.785	2.249	1.000	0.565	-0.220	0.640	0.382	-0.403
2	☐	20	19	21	8.000	298.810	0.785	2.249	1.000	0.566	-0.220	0.640	0.382	-0.403
3	☐	22	21	23	8.000	253.870	0.785	2.249	1.000	0.565	-0.220	0.640	0.382	-0.403

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	18	0.500	12.000	2.611	0.407
2	☐	20	0.500	12.000	2.613	0.407
3	☐	22	0.500	12.000	2.612	0.407

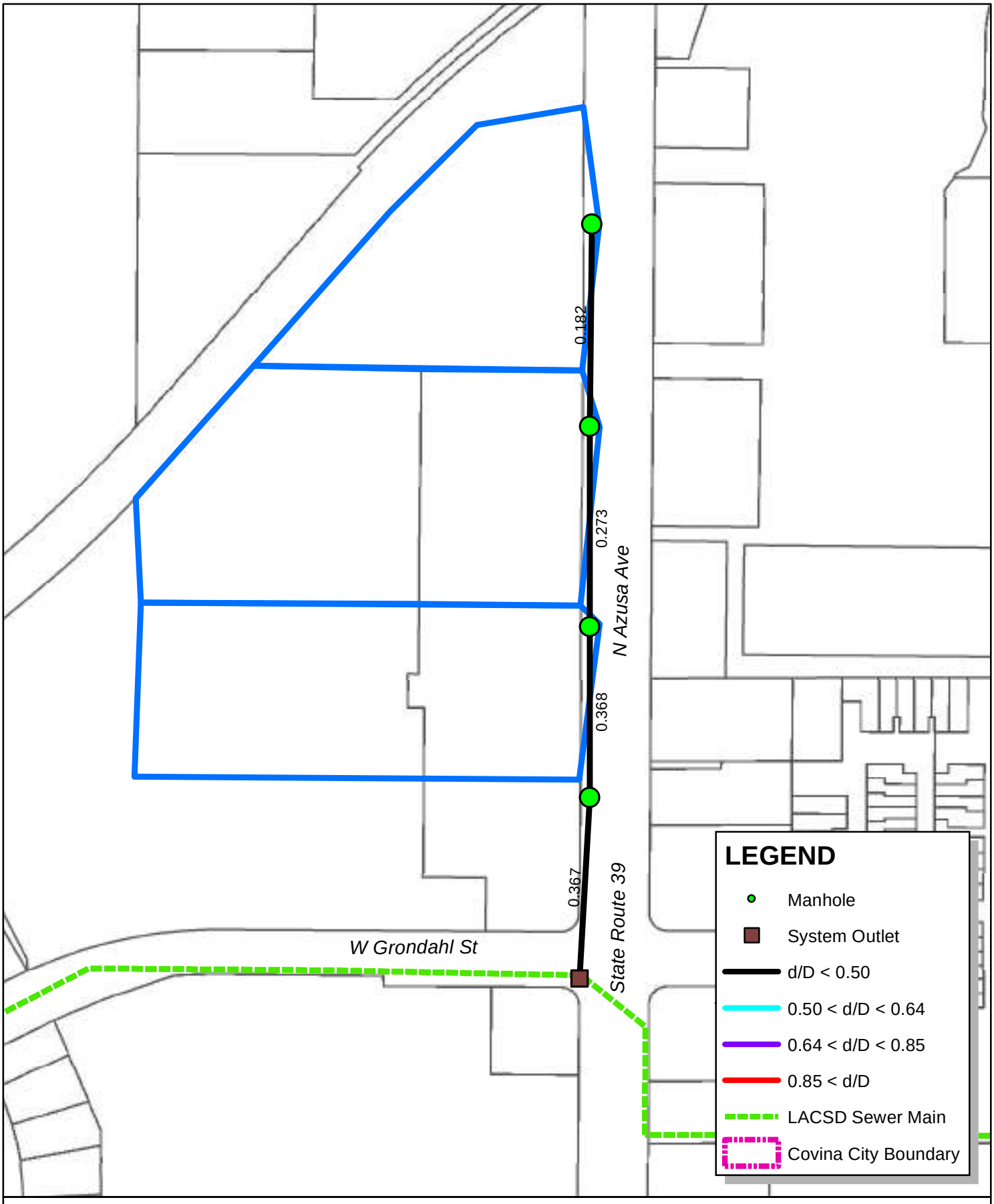

Area 4 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
521.0
519.4
517.8
516.2
514.6
513.0
511.4
509.8
508.2
506.6
505.0
24
19
21
23
18
20
22
0.0
84.7
169.4
254.1
338.8
423.5
508.2
592.9
677.6
762.3
847.0
Distance (ft)



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 5

WILLDAN



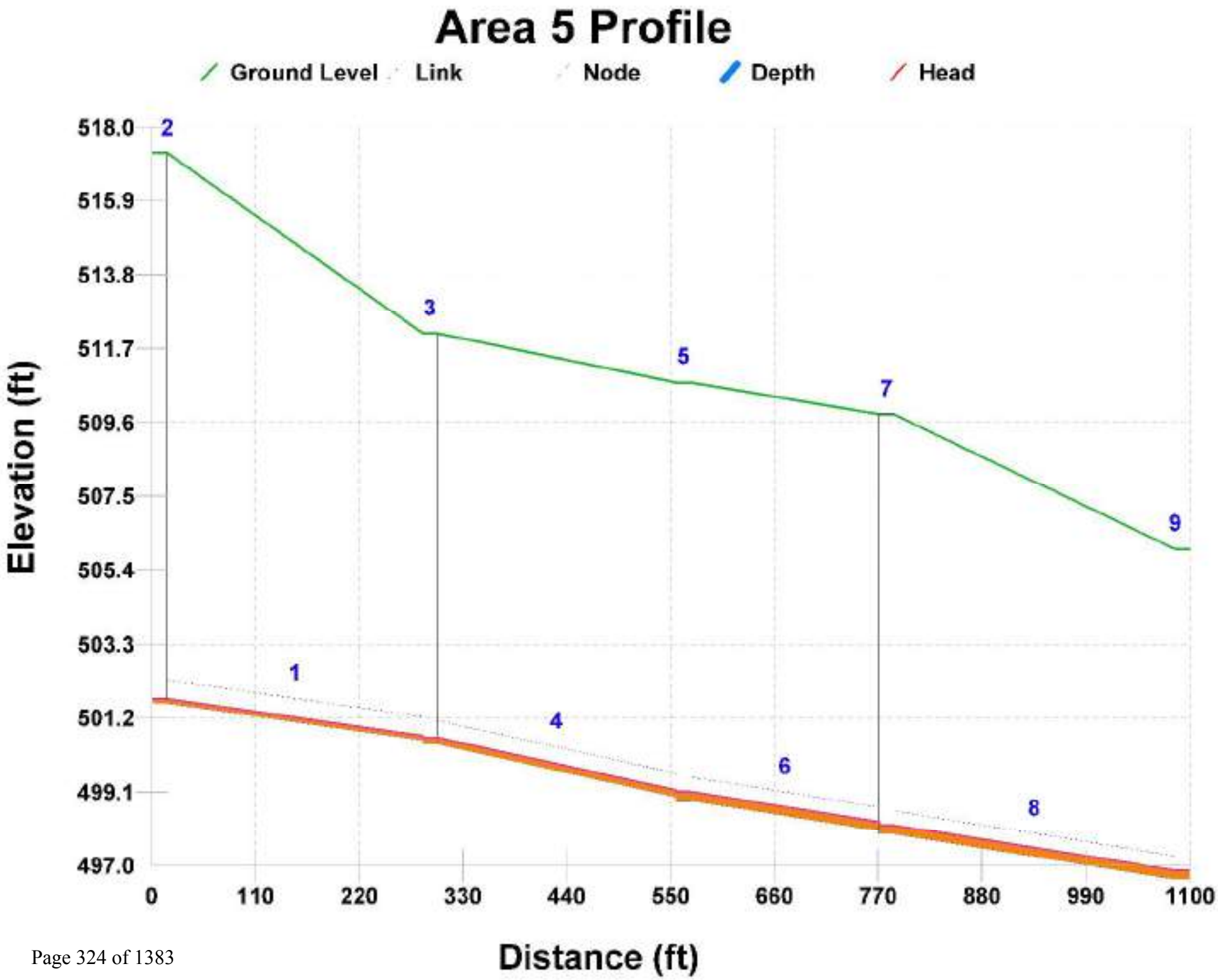
N
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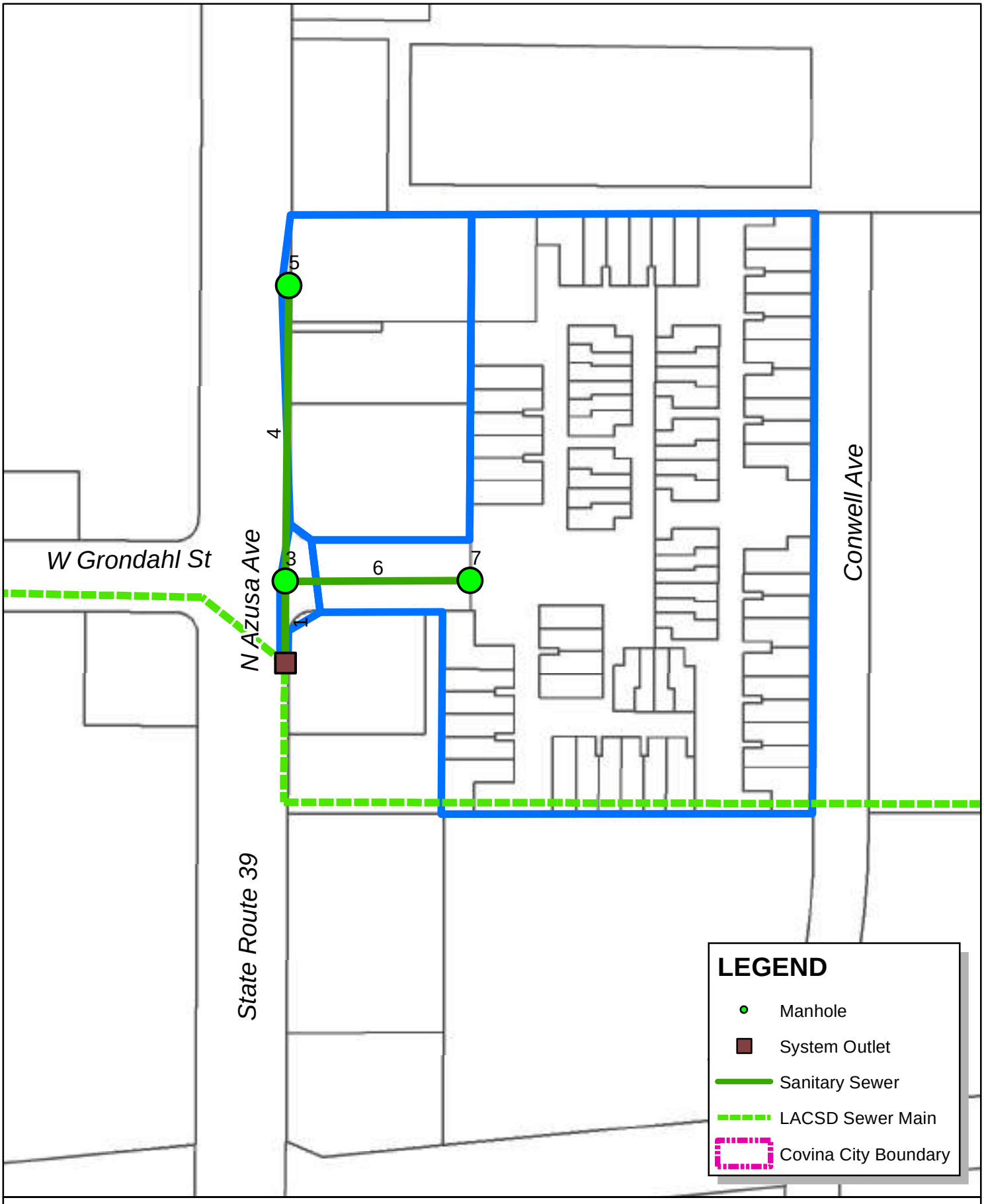
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 5

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)
1	☐	1	2	3	8.000	291.491	0.053	1.213	0.182	0.538	0.485	0.640	0.364
2	☐	4	3	5	8.000	272.503	0.147	1.898	0.273	0.665	0.518	0.640	0.449
3	☐	6	5	7	8.000	215.018	0.221	1.899	0.368	0.567	0.345	0.640	0.383
4	☐	8	7	9	8.000	320.768	0.221	1.903	0.367	0.568	0.347	0.640	0.384

		ID	Design Excess (cfs)	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.311	0.500			
2	☐	4	0.303	0.500			
3	☐	6	0.162	0.500			
4	☐	8	0.163	0.500			

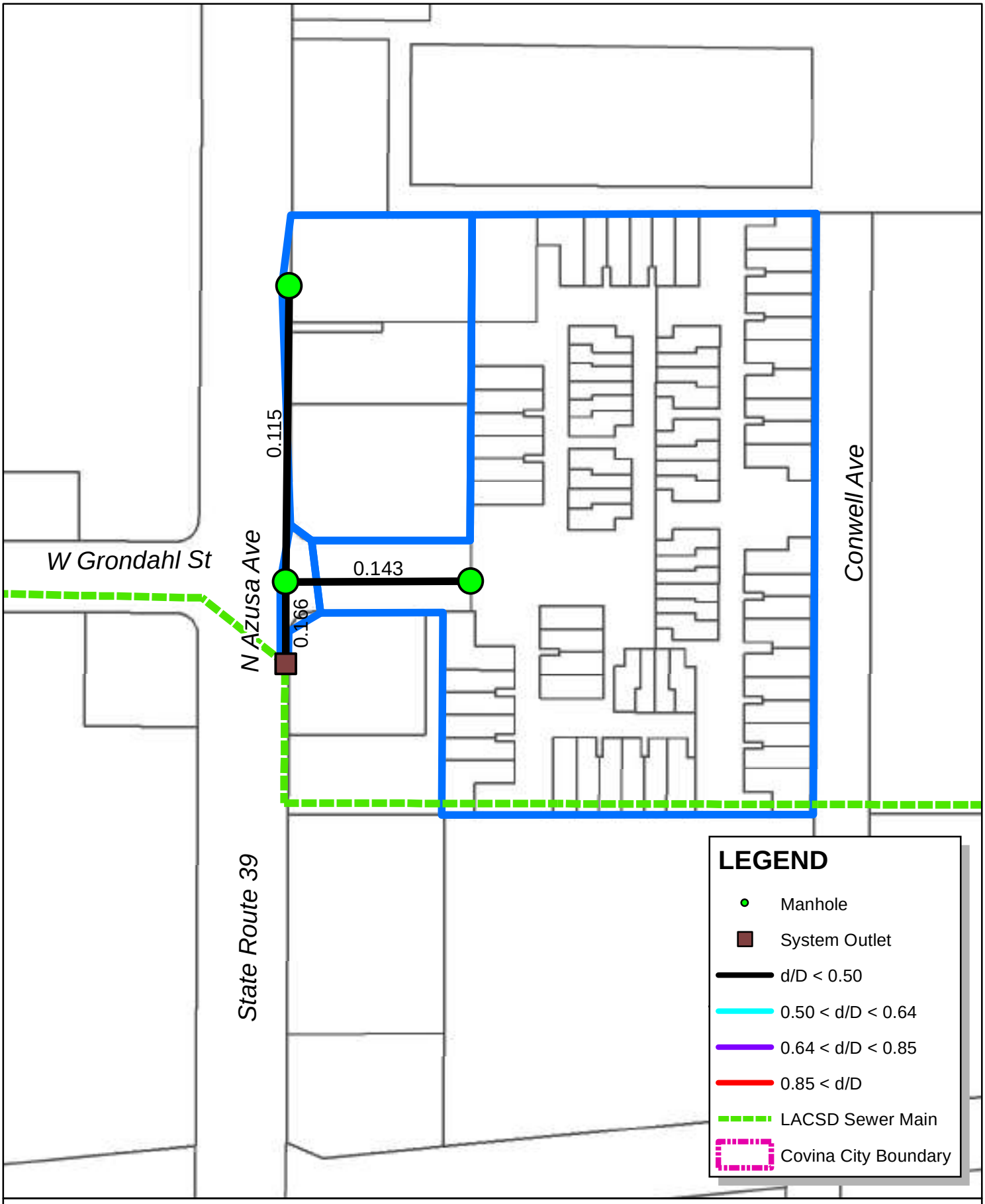

Area 5 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
518.0
515.9
513.8
511.7
509.6
507.5
505.4
503.3
501.2
499.1
497.0
0
110
220
330
440
550
660
770
880
990
1100
Distance (ft)
1
2
3
4
5
6
7
8
9



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 6

WILLDAN



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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 6

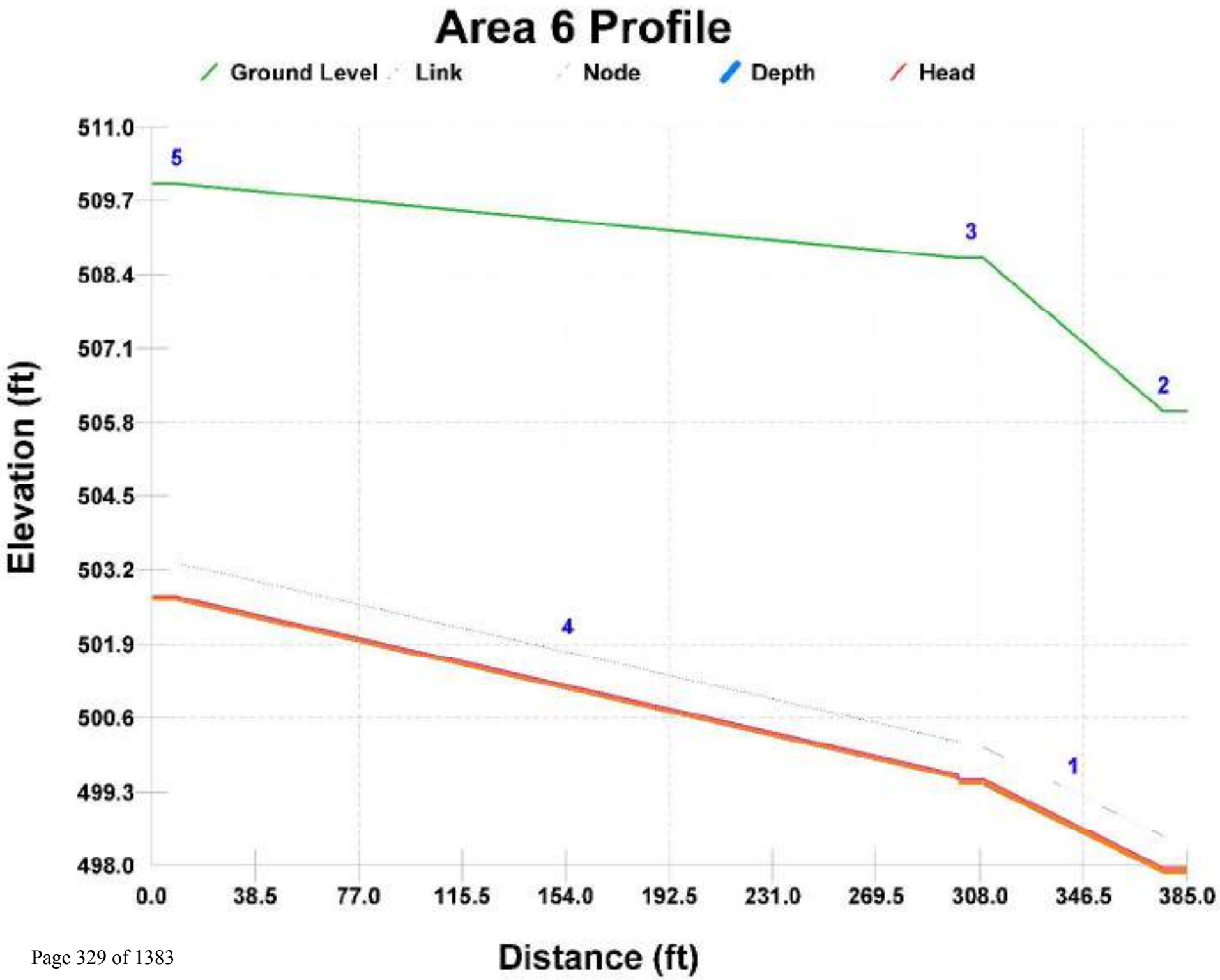
WILLDAN

Area 6 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	72.011	0.107	2.815	0.166	1.323	1.217	0.640	0.895	0.788
2	☐	4	5	3	8.000	313.091	0.034	1.527	0.115	0.898	0.863	0.640	0.607	0.572
3	☐	6	7	3	8.000	196.490	0.072	2.368	0.143	1.220	1.147	0.640	0.825	0.752

Area 6 Output

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	4	0.500			
3	☐	6	0.500			

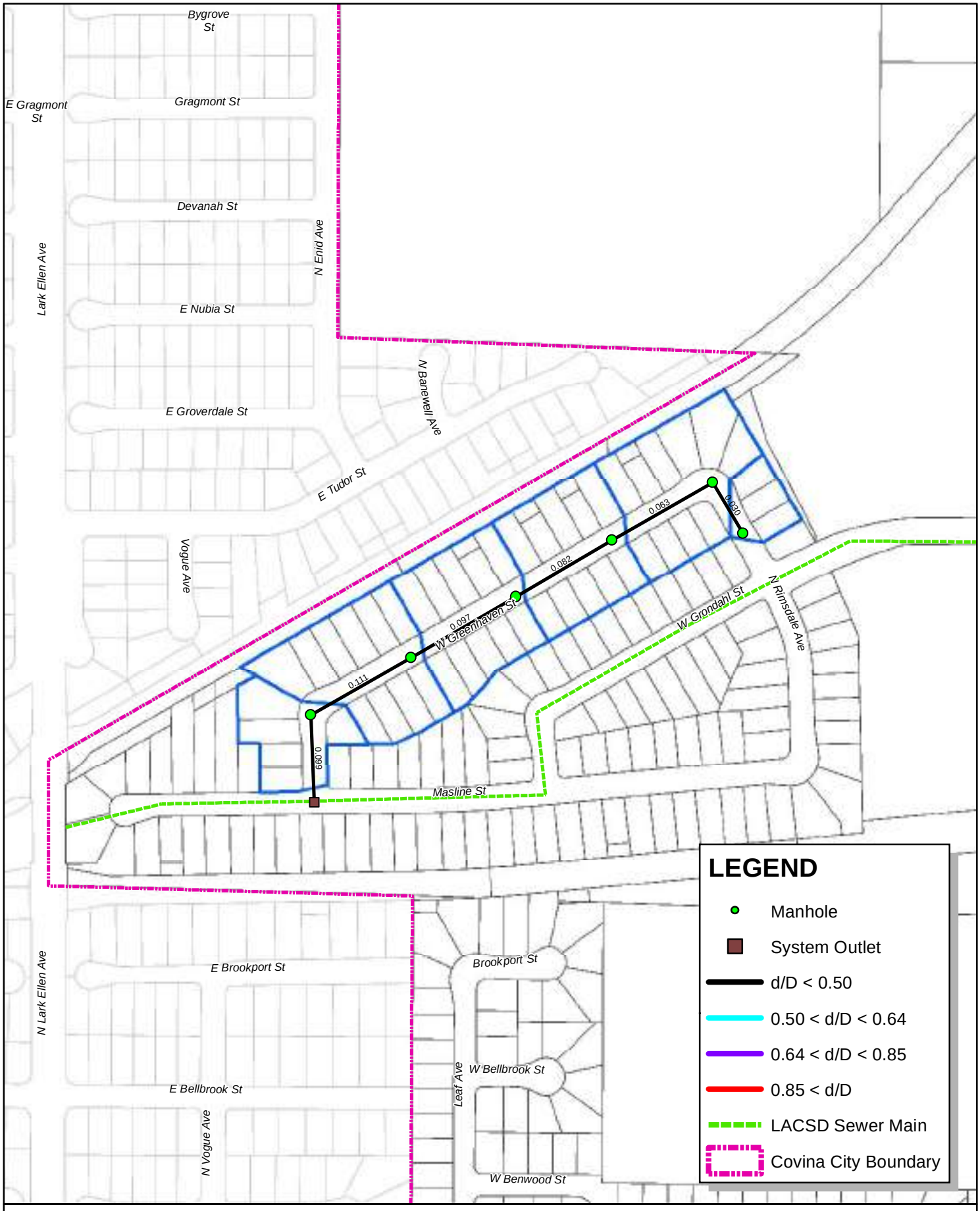

Area 6 Profile
Ground Level
Link
Node
Depth
Head
511.0
509.7
508.4
507.1
505.8
504.5
503.2
501.9
500.6
499.3
498.0
Elevation (ft)
5
3
2
4
1
0.0
38.5
77.0
115.5
154.0
192.5
231.0
269.5
308.0
346.5
385.0
Distance (ft)



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 7

WILLDAN



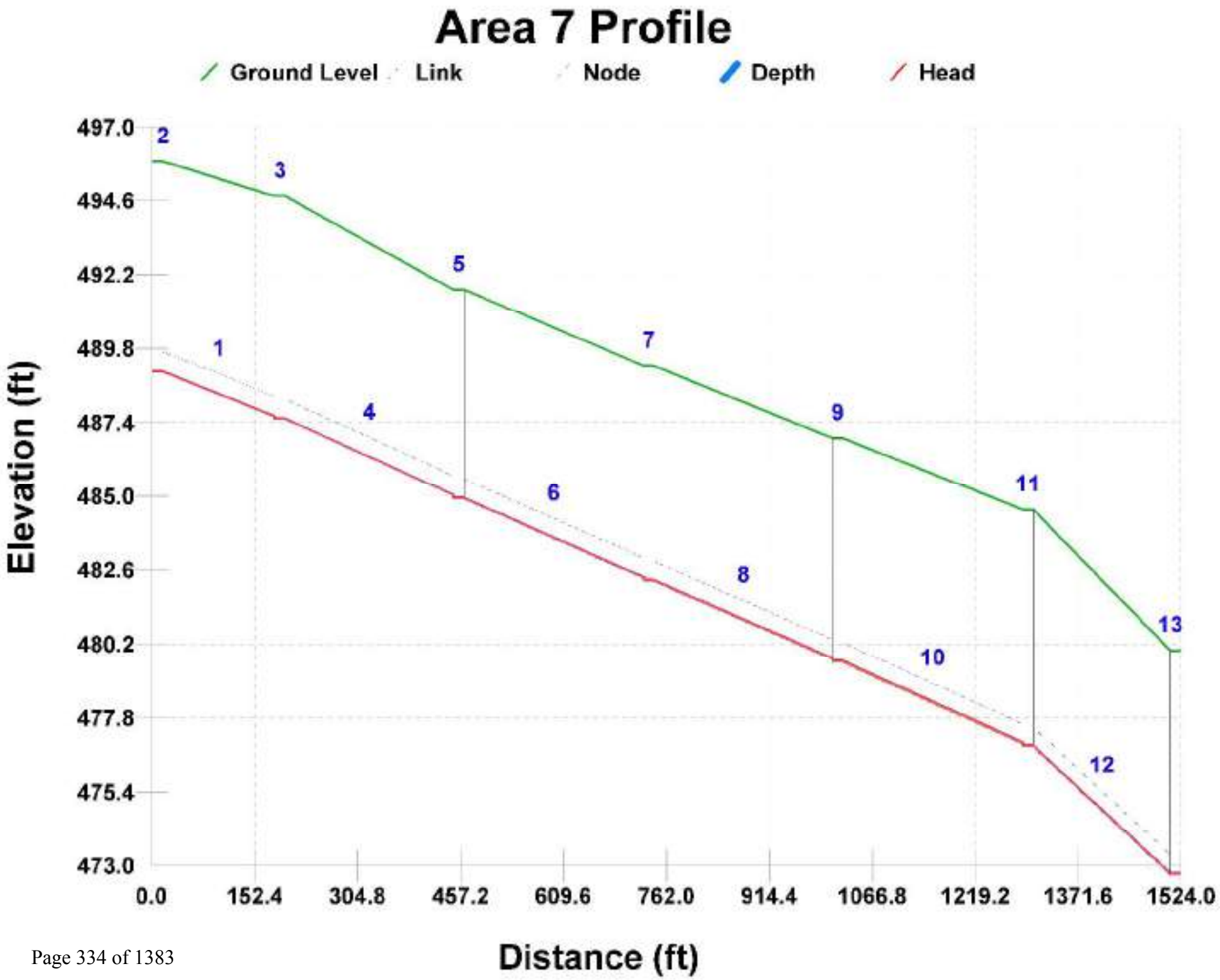
N
W E
S

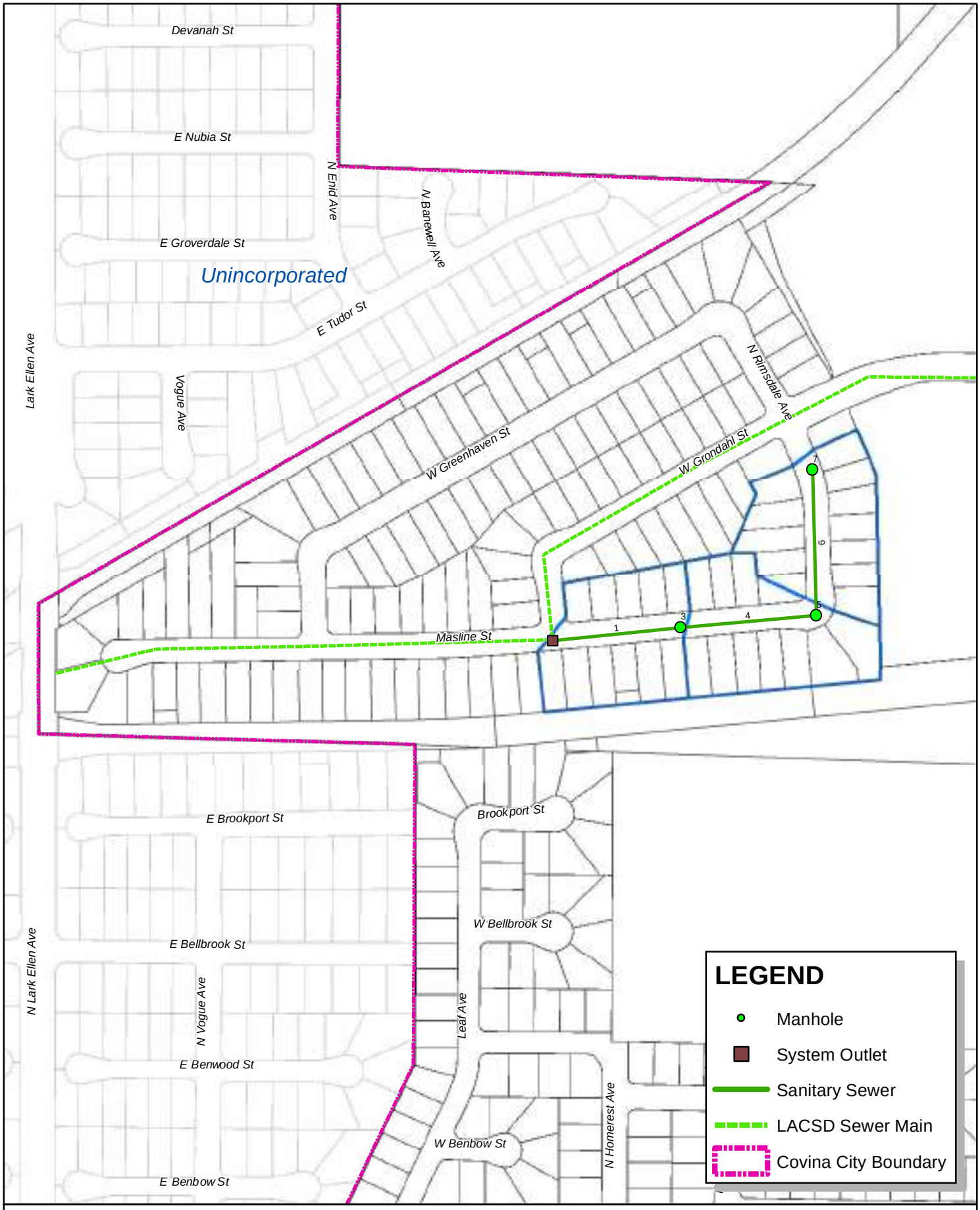
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 7

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	178.492	0.000	0.000	0.000	0.805	0.000	0.640	0.544	0.000
2	☐	10	9	11	8.000	286.817	0.029	1.404	0.108	0.860	0.831	0.640	0.581	0.553
3	☐	12	11	13	8.000	218.770	0.032	1.871	0.096	1.234	1.202	0.640	0.834	0.802
4	☐	4	3	5	8.000	268.515	0.007	0.936	0.057	0.863	0.856	0.640	0.583	0.576
5	☐	6	5	7	8.000	287.059	0.014	1.123	0.078	0.850	0.836	0.640	0.574	0.560
6	☐	8	7	9	8.000	284.021	0.021	1.265	0.094	0.848	0.827	0.640	0.573	0.552

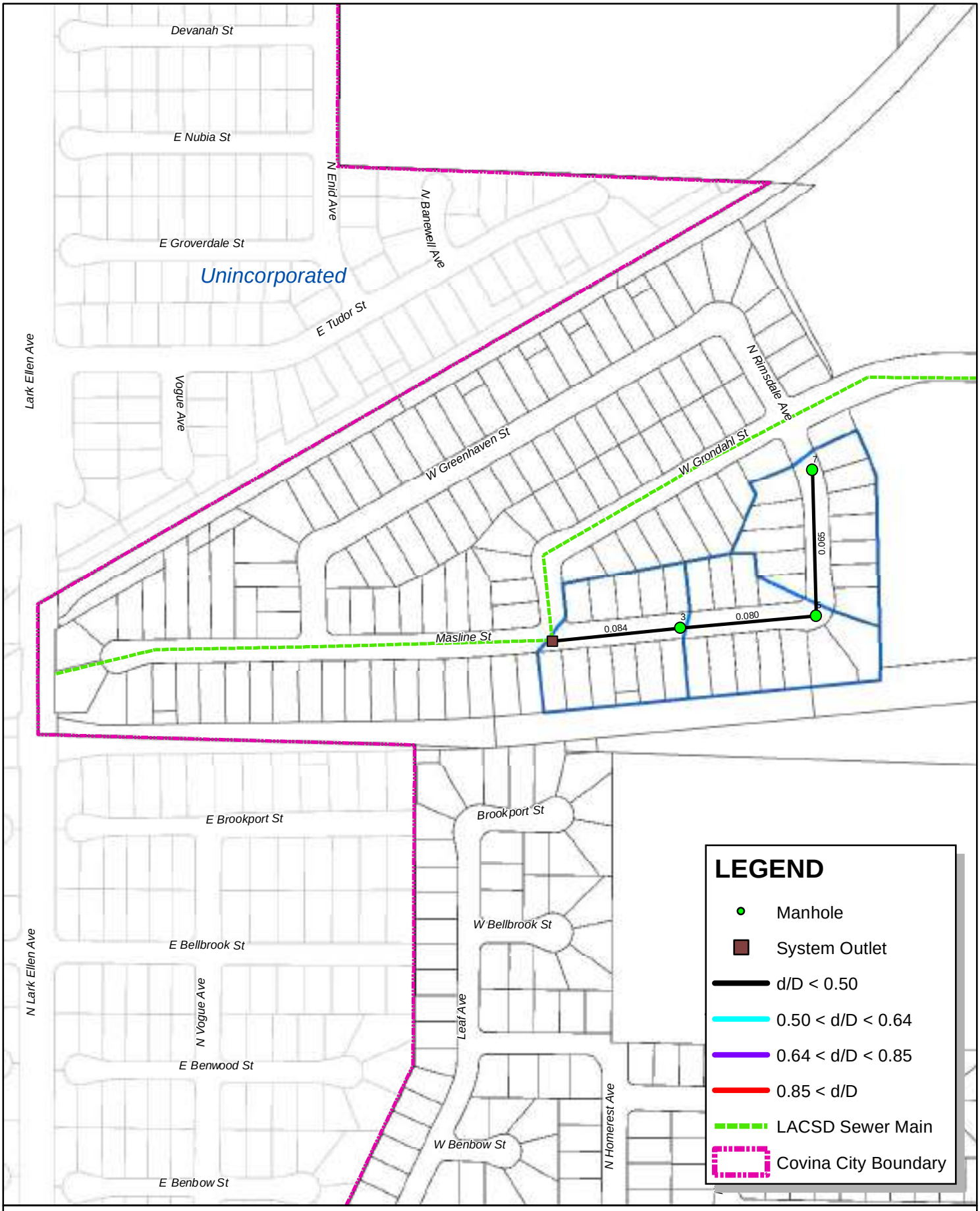
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	10	0.500			
3	☐	12	0.500	8.000	2.248	0.085
4	☐	4	0.500			
5	☐	6	0.500			
6	☐	8	0.500			


Area 7 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
497.0
494.6
492.2
489.8
487.4
485.0
482.6
480.2
477.8
475.4
473.0
0.0
152.4
304.8
457.2
609.6
762.0
914.4
1066.8
1219.2
1371.6
1524.0
Distance (ft)
1
2
3
4
5
6
7
8
9
10
11
12
13



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 8

WILLDAN



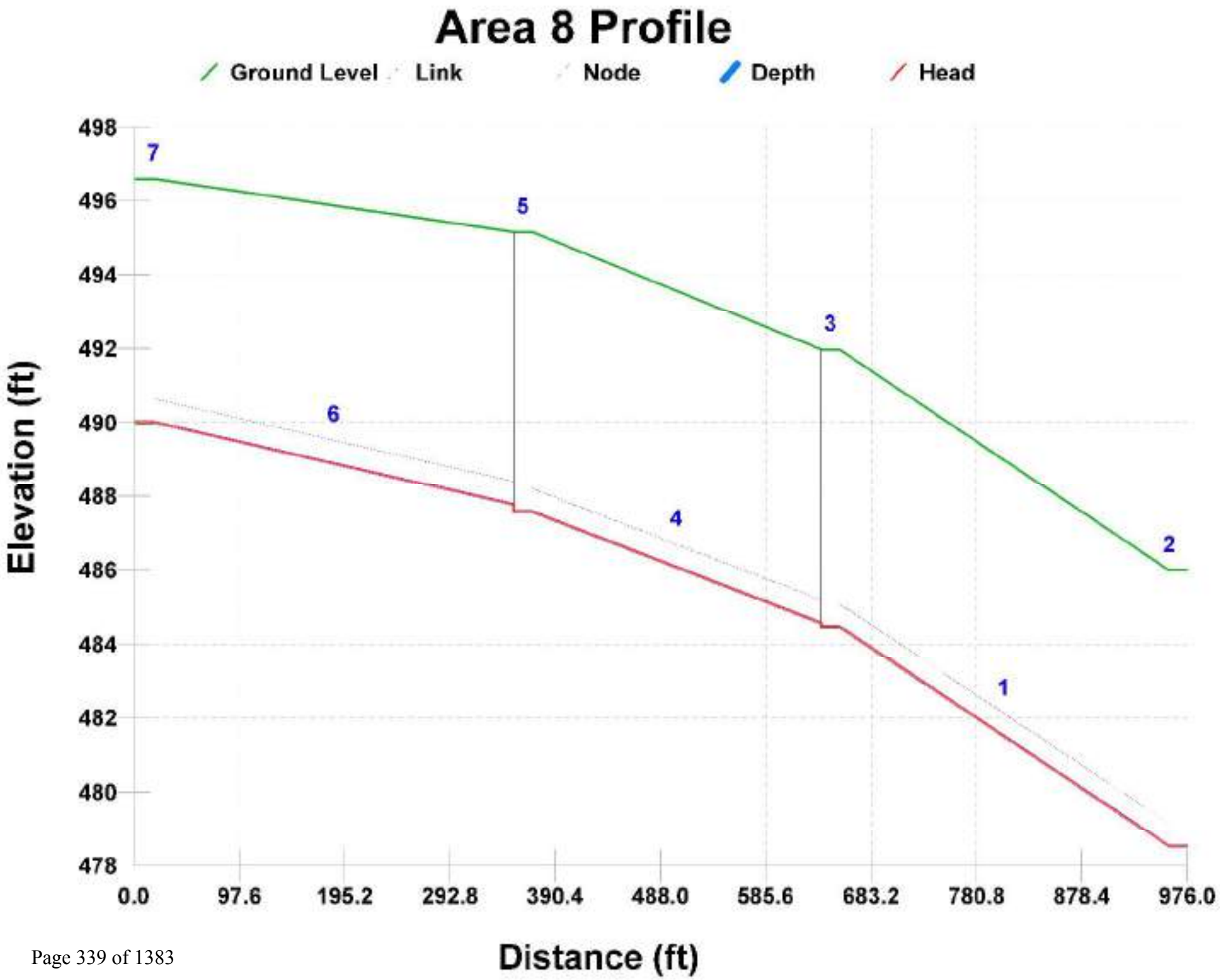
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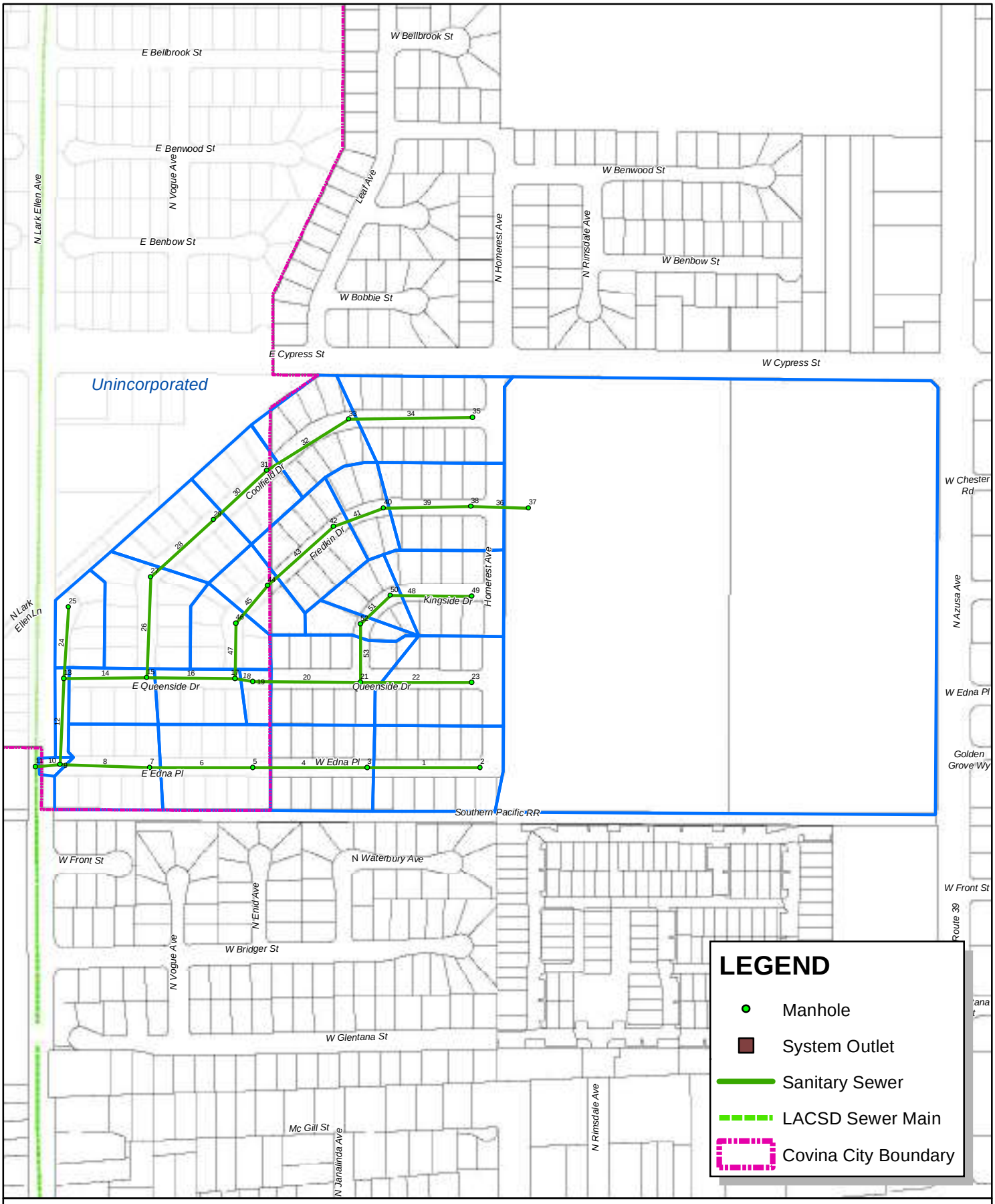
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 8

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	328.640	0.023	1.671	0.084	1.206	1.183	0.640	0.815	0.792
2	☐	4	5	3	8.000	288.147	0.016	1.236	0.080	0.916	0.900	0.640	0.619	0.603
3	☐	6	7	5	8.000	359.562	0.008	0.833	0.065	0.707	0.699	0.640	0.478	0.470

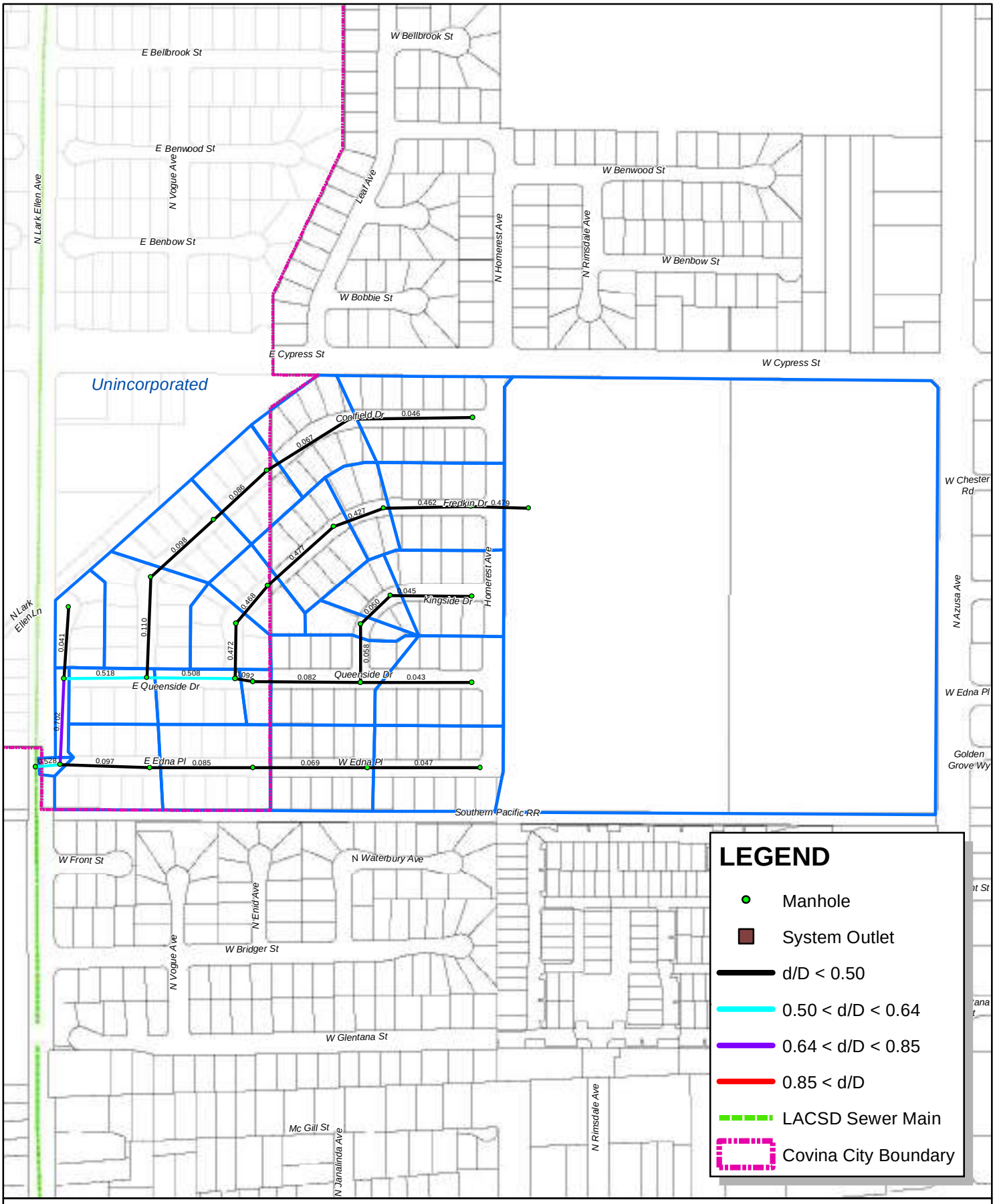
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			
3	☐	6	0.500			


Area 8 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
498
496
494
492
490
488
486
484
482
480
478
7
5
3
6
4
2
1
0.0
97.6
195.2
292.8
390.4
488.0
585.6
683.2
780.8
878.4
976.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 13

WILLDAN



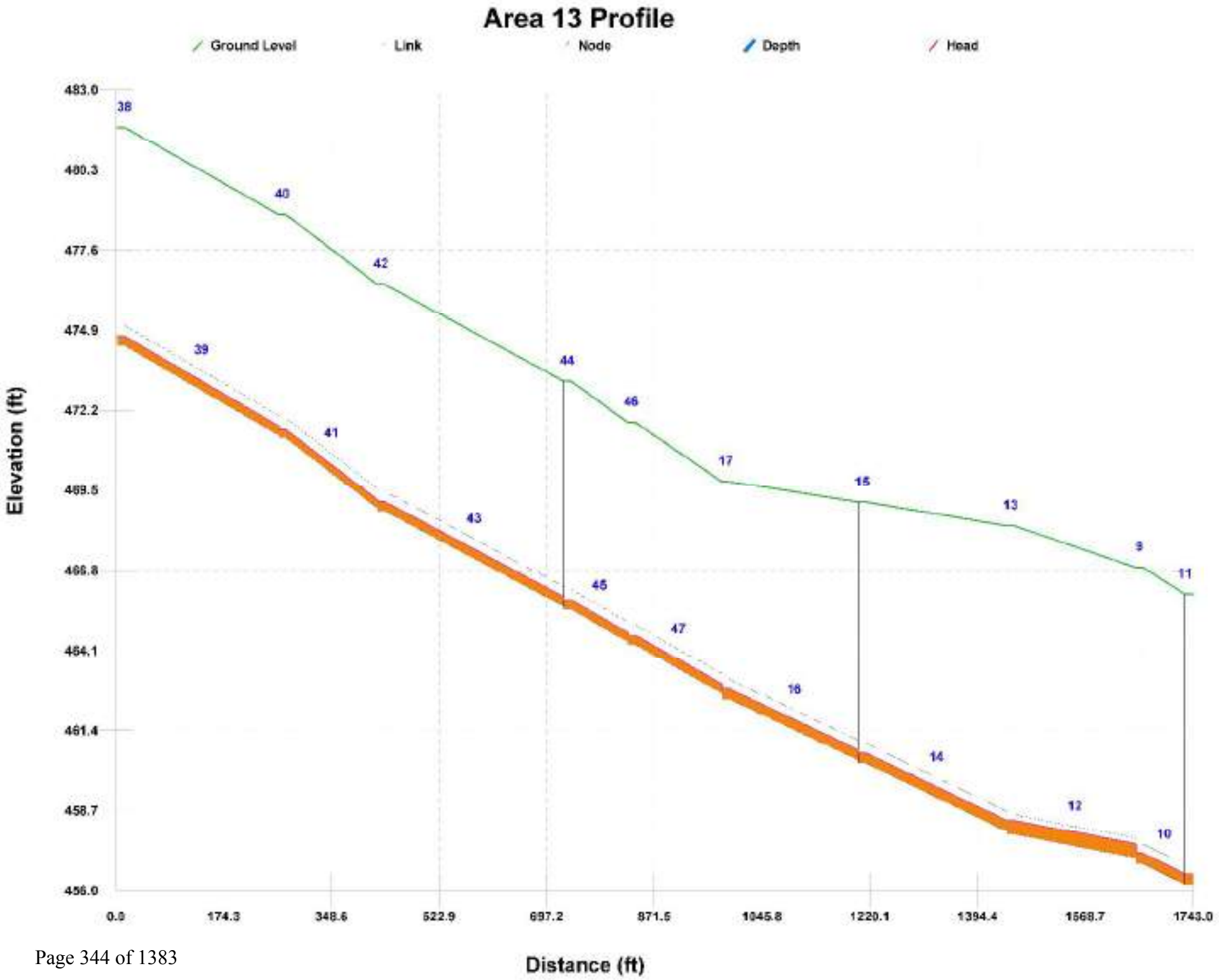
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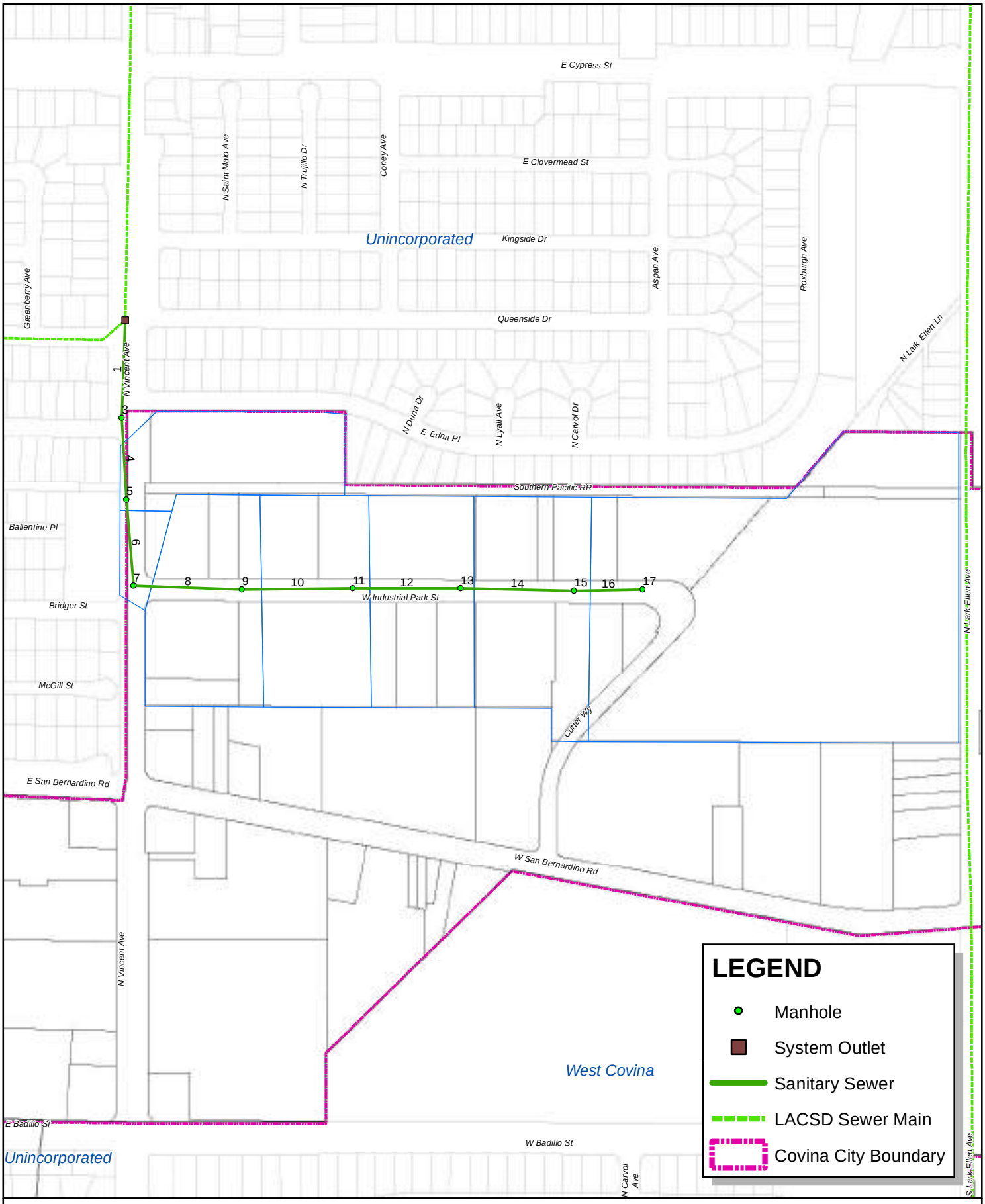
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 13

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	304.107	0.006	1.088	0.047	1.138	1.131	0.640	0.769	0.762
2		10	9	11	8.000	73.120	0.634	3.453	0.520	0.877	0.243	0.640	0.593	-0.041
3		12	13	9	8.000	211.315	0.611	2.383	0.689	0.551	-0.059	0.640	0.373	-0.238
4		14	15	13	8.000	245.154	0.611	3.396	0.512	0.868	0.257	0.640	0.587	-0.024
5		16	17	15	8.000	224.670	0.582	3.320	0.502	0.856	0.274	0.640	0.579	-0.003
6		18	19	17	8.000	63.878	0.007	0.867	0.055	0.816	0.810	0.640	0.552	0.545
7		20	21	19	8.000	298.383	0.006	0.968	0.047	1.006	1.000	0.640	0.680	0.674
8		22	23	21	8.000	329.948	0.000	0.000	0.000	1.030	0.000	0.640	0.696	0.000
9		24	25	13	8.000	143.636	0.000	0.000	0.000	0.529	0.000	0.640	0.357	0.000
10		26	27	15	8.000	263.310	0.026	1.269	0.110	0.771	0.745	0.640	0.521	0.495
11		28	29	27	8.000	241.850	0.021	1.168	0.098	0.762	0.742	0.640	0.515	0.495
12		30	31	29	8.000	211.361	0.016	1.087	0.086	0.768	0.752	0.640	0.519	0.503
13		32	33	31	8.000	317.056	0.012	1.165	0.067	0.967	0.955	0.640	0.654	0.642
14		34	35	33	8.000	366.106	0.007	1.154	0.046	1.221	1.214	0.640	0.825	0.818
15		36	37	38	8.000	157.303	0.554	3.351	0.479	0.881	0.327	0.640	0.596	0.041
16		39	38	40	8.000	268.675	0.559	3.553	0.462	0.950	0.391	0.640	0.642	0.083
17		4	3	5	8.000	341.872	0.012	1.136	0.069	0.925	0.913	0.640	0.625	0.613
18		41	40	42	8.000	158.723	0.562	3.950	0.427	1.095	0.533	0.640	0.740	0.178
19		43	42	44	8.000	311.531	0.567	3.448	0.477	0.908	0.341	0.640	0.614	0.047
20		45	44	46	8.000	98.104	0.570	3.555	0.468	0.945	0.375	0.640	0.639	0.069
21		47	46	17	8.000	151.481	0.573	3.534	0.472	0.935	0.362	0.640	0.632	0.059
22		48	49	50	8.000	242.521	0.000	0.000	0.000	0.836	0.000	0.640	0.565	0.000
23		51	50	52	8.000	110.773	0.000	0.000	0.000	0.993	0.000	0.640	0.671	0.000
24		53	52	21	8.000	180.121	0.000	0.000	0.000	0.916	0.000	0.640	0.619	0.000
25		6	5	7	8.000	232.345	0.018	1.239	0.085	0.882	0.864	0.640	0.596	0.578
26		8	7	9	8.000	281.983	0.023	1.334	0.097	0.877	0.854	0.640	0.593	0.570

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500	0.000	0.000	0.000
3		12	0.500	10.000	2.415	0.471
4		14	0.500	0.000	0.000	0.000
5		16	0.500	0.000	0.000	0.000
6		18	0.500			
7		20	0.500			
8		22	0.500	0.000	0.000	0.000
9		24	0.500	0.000	0.000	0.000
10		26	0.500			
11		28	0.500			
12		30	0.500			
13		32	0.500			
14		34	0.500			
15		36	0.500	0.000	0.000	0.000
16		39	0.500	0.000	0.000	0.000
17		4	0.500			
18		41	0.500	0.000	0.000	0.000
19		43	0.500	0.000	0.000	0.000
20		45	0.500	0.000	0.000	0.000
21		47	0.500	0.000	0.000	0.000
22		48	0.500	0.000	0.000	0.000
23		51	0.500	0.000	0.000	0.000
24		53	0.500	0.000	0.000	0.000
25		6	0.500			
26		8	0.500			

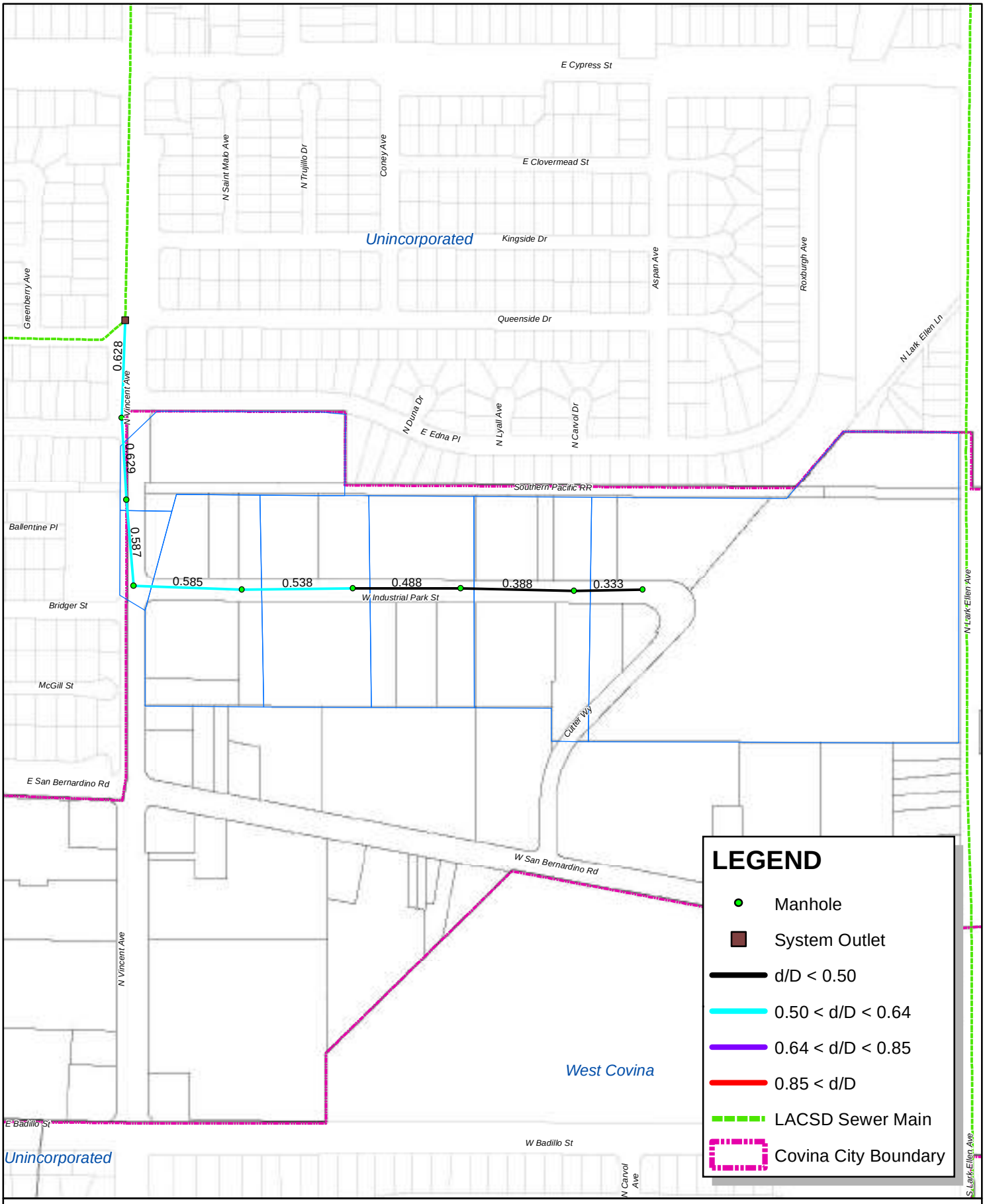

Area 13 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
483.0
480.3
477.6
474.9
472.2
469.5
466.8
464.1
461.4
458.7
456.0
38
40
42
44
46
17
15
13
9
11
39
41
43
45
47
16
14
12
10
0.0
174.3
348.6
522.9
697.2
871.5
1045.8
1220.1
1394.4
1568.7
1743.0
Distance (ft)



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 14

WILLDAN



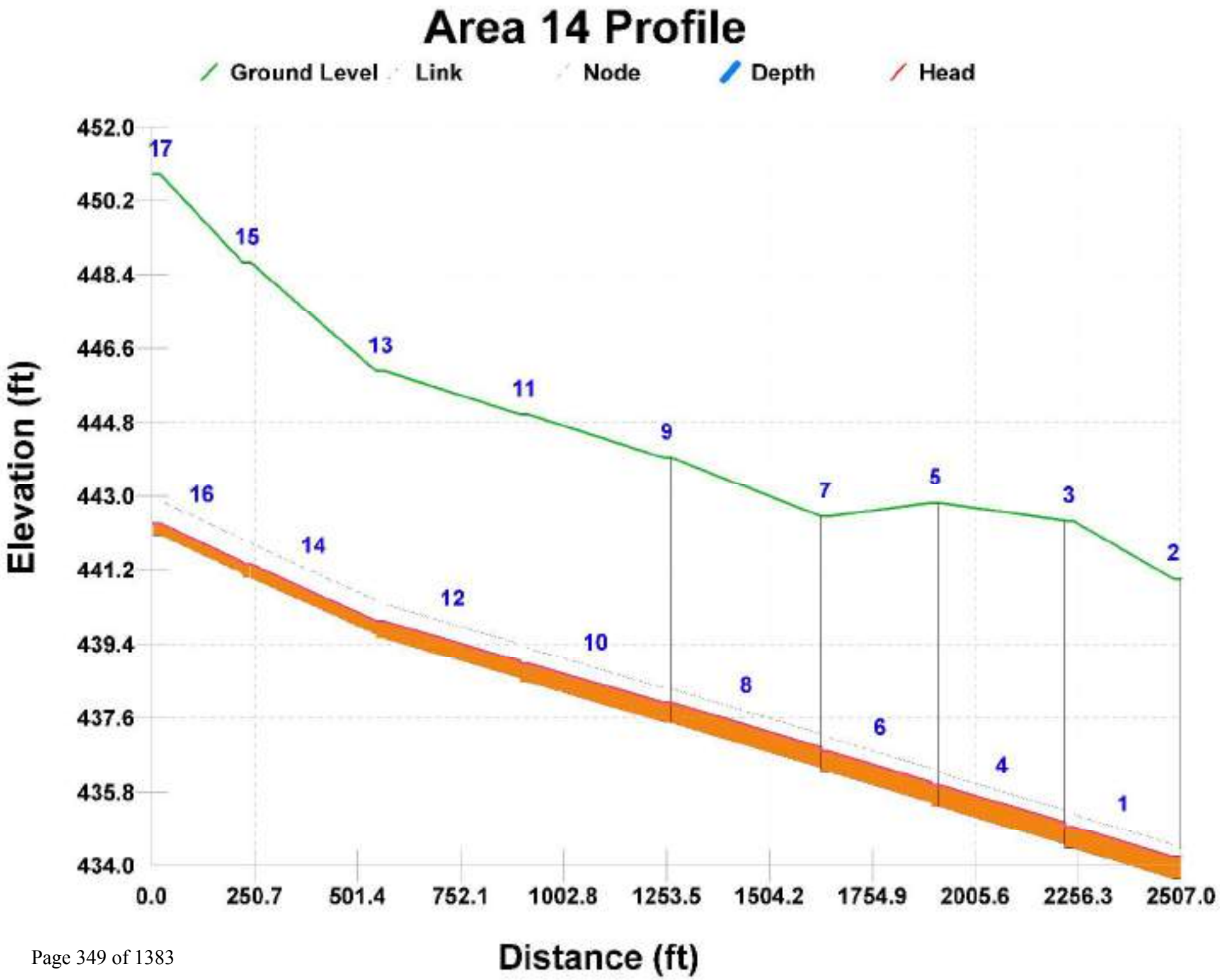
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W E
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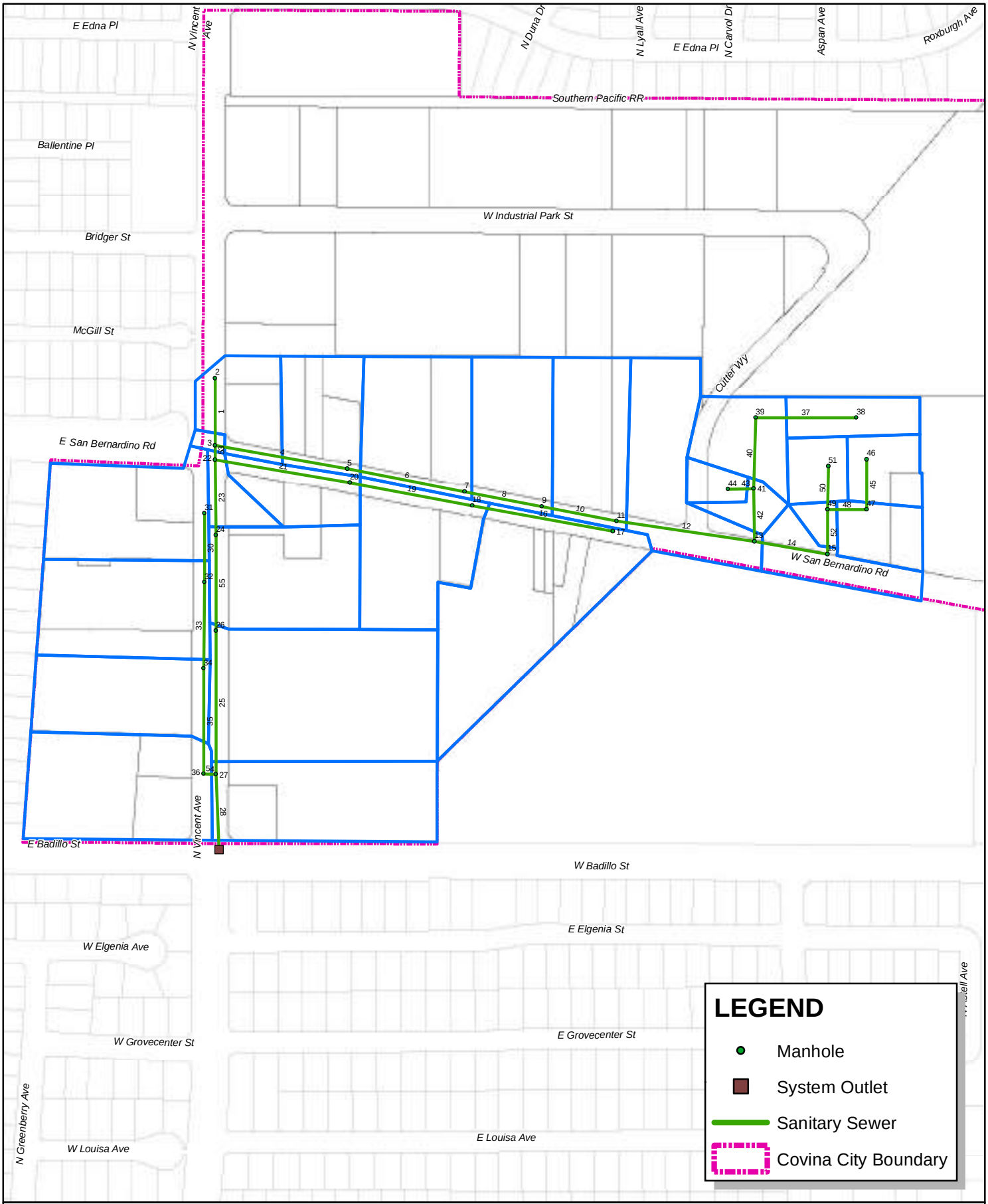
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 14

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	10.000	262.753	0.838	2.326	0.628	0.862	0.024	0.640	0.583	-0.255
2	10	11	9	10.000	353.465	0.651	2.175	0.538	0.851	0.200	0.640	0.575	-0.075
3	12	13	11	10.000	355.401	0.550	2.082	0.488	0.849	0.299	0.640	0.574	0.023
4	14	15	13	10.000	328.784	0.454	2.320	0.388	1.053	0.598	0.640	0.712	0.257
5	16	17	15	10.000	215.935	0.344	2.169	0.333	1.066	0.722	0.640	0.721	0.377
6	4	5	3	10.000	329.358	0.838	2.318	0.629	0.859	0.021	0.640	0.581	-0.258
7	6	7	5	10.000	267.289	0.756	2.271	0.587	0.861	0.104	0.640	0.582	-0.175
8	8	9	7	10.000	394.215	0.751	2.263	0.585	0.858	0.108	0.640	0.580	-0.170

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500	0.000	0.000	0.000
3		12	0.500	0.000	0.000	0.000
4		14	0.500	0.000	0.000	0.000
5		16	0.500	0.000	0.000	0.000
6		4	0.500	0.000	0.000	0.000
7		6	0.500	0.000	0.000	0.000
8		8	0.500			

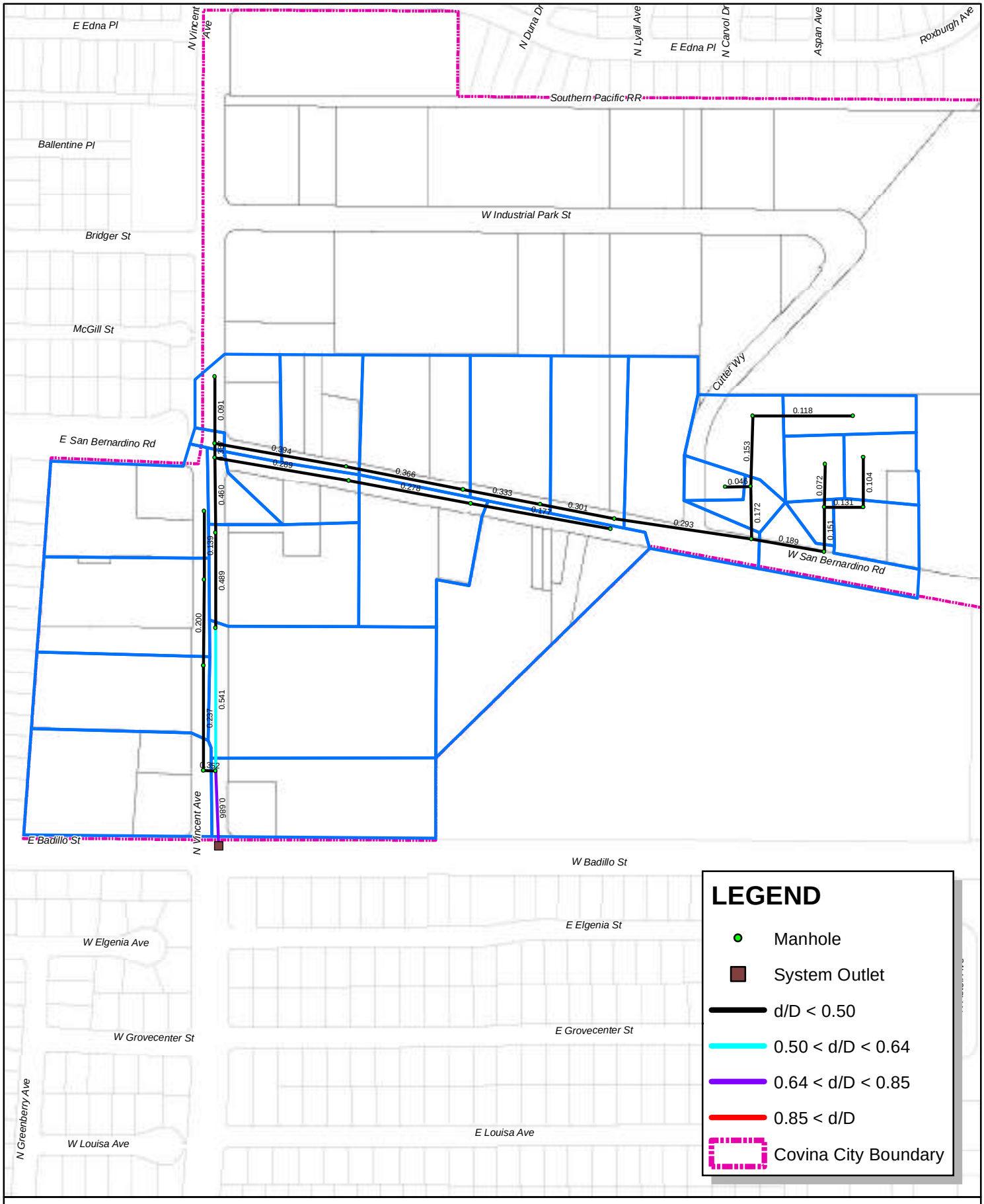

Area 14 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
452.0
450.2
448.4
446.6
444.8
443.0
441.2
439.4
437.6
435.8
434.0
17
15
13
11
9
7
5
3
2
16
14
12
10
8
6
4
1
0.0
250.7
501.4
752.1
1002.8
1253.5
1504.2
1754.9
2005.6
2256.3
2507.0
Distance (ft)



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 15

WILLDAN



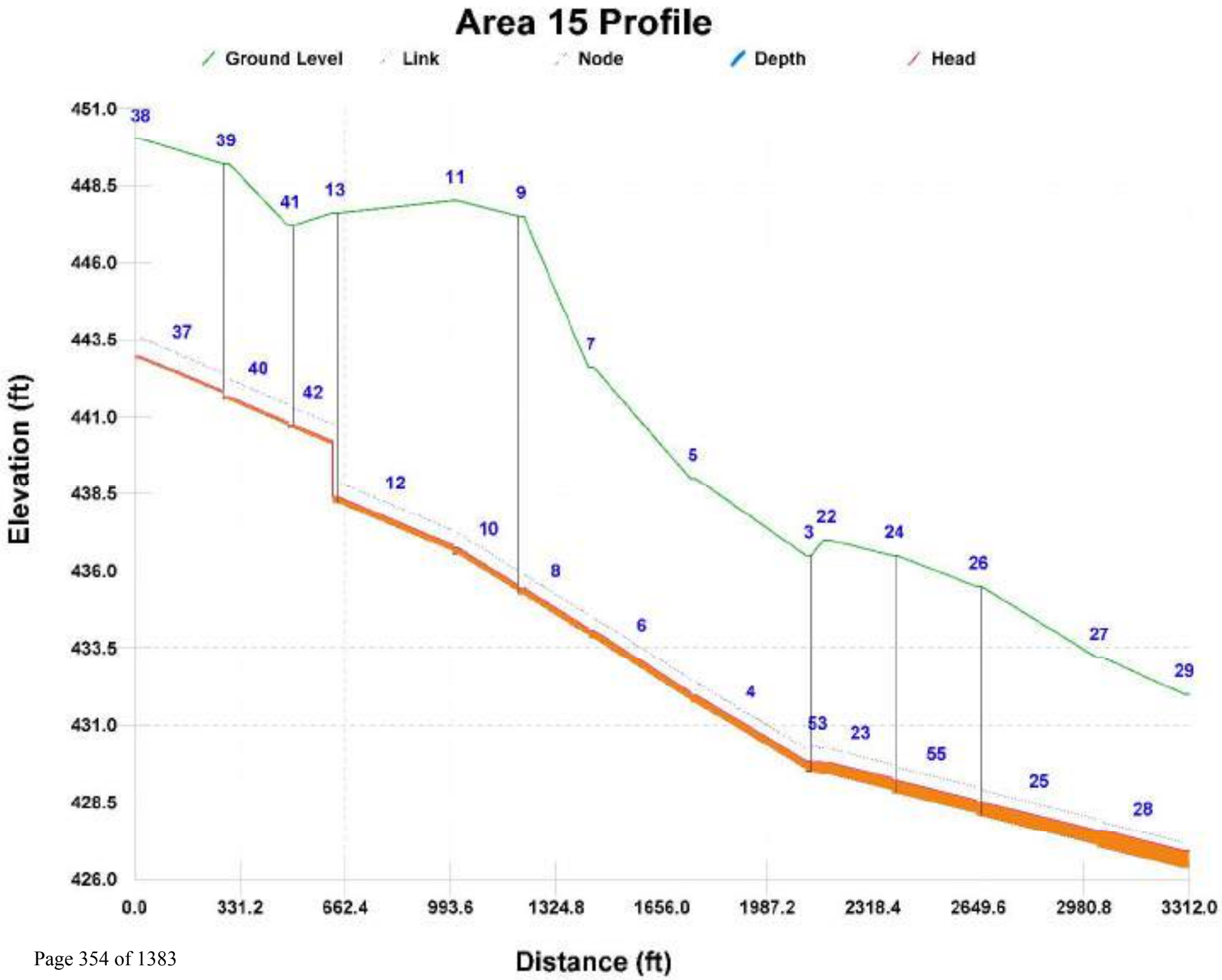
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W E
S

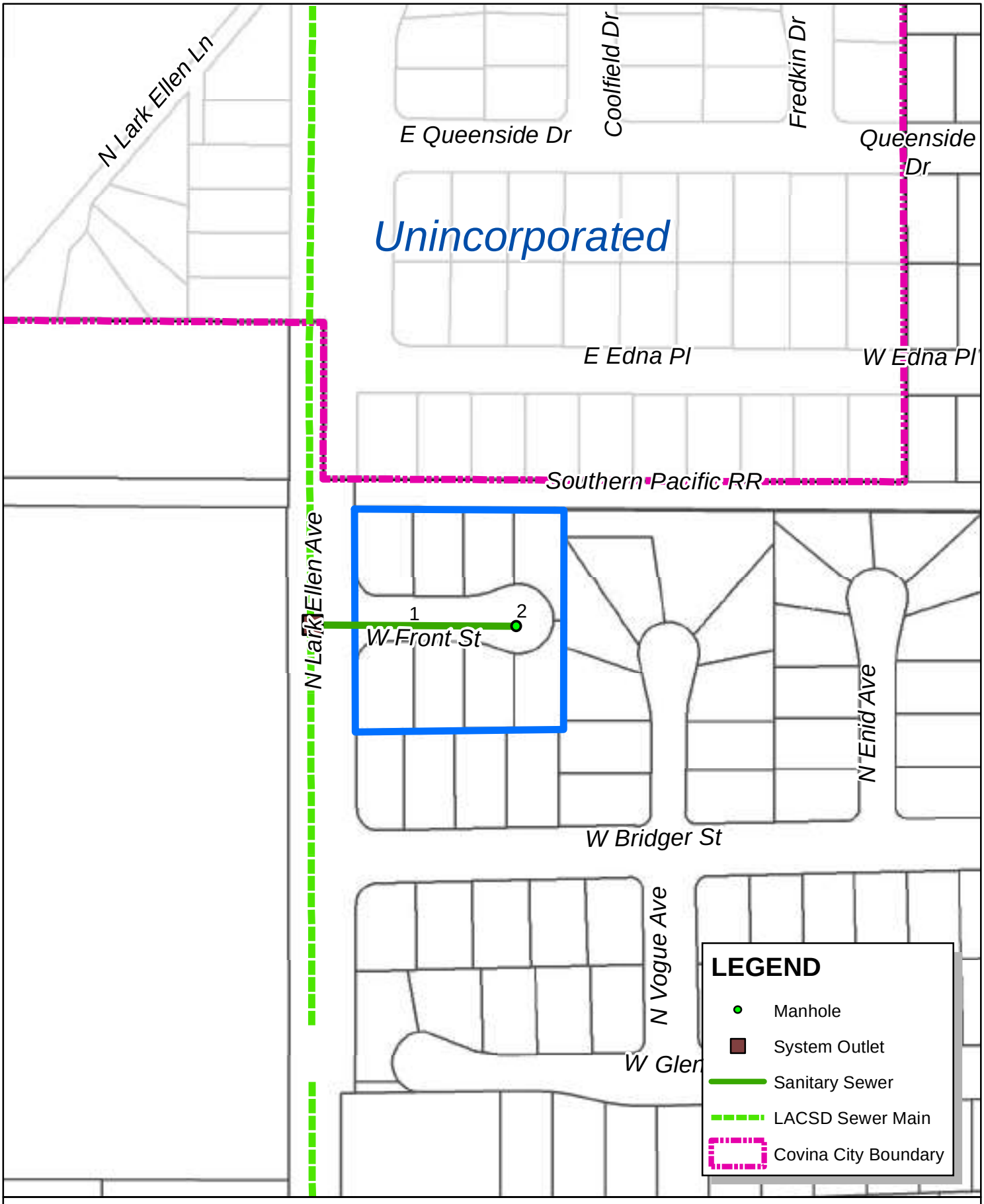
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 15

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	175.318	0.018	1.142	0.091	0.781	0.763	0.640	0.528	0.510
2		10	11	9	8.000	204.349	0.181	2.074	0.298	0.693	0.511	0.640	0.468	0.287
3		12	13	11	8.000	388.183	0.140	1.668	0.289	0.566	0.427	0.640	0.383	0.243
4		14	15	13	8.000	207.697	0.055	1.207	0.189	0.524	0.469	0.640	0.354	0.299
5		16	17	18	8.000	396.420	0.084	2.020	0.177	0.913	0.828	0.640	0.617	0.533
6		19	18	20	8.000	345.690	0.129	1.631	0.278	0.566	0.437	0.640	0.383	0.254
7		21	20	22	8.000	373.849	0.144	1.721	0.289	0.584	0.441	0.640	0.395	0.251
8		23	22	24	10.000	210.671	0.465	1.907	0.458	0.800	0.334	0.640	0.540	0.075
9		25	26	27	10.000	389.903	0.612	2.040	0.539	0.798	0.186	0.640	0.539	-0.072
10		28	27	29	10.000	278.003	0.875	2.202	0.684	0.798	-0.077	0.640	0.539	-0.336
11		30	31	32	10.000	188.522	0.048	1.052	0.139	0.862	0.813	0.640	0.582	0.534
12		33	32	34	10.000	237.730	0.100	1.295	0.200	0.850	0.749	0.640	0.574	0.474
13		35	34	36	10.000	284.094	0.143	1.452	0.237	0.862	0.719	0.640	0.583	0.439
14		37	38	39	8.000	279.897	0.023	0.980	0.118	0.567	0.544	0.640	0.383	0.360
15		4	5	3	8.000	373.229	0.298	2.347	0.392	0.679	0.381	0.640	0.459	0.161
16		40	39	41	8.000	199.389	0.040	1.166	0.153	0.575	0.535	0.640	0.388	0.349
17		42	41	13	8.000	133.542	0.046	1.201	0.166	0.565	0.519	0.640	0.382	0.336
18		43	44	41	8.000	73.208	0.000	0.000	0.000	0.662	0.000	0.640	0.448	0.000
19		45	46	47	8.000	144.009	0.023	1.198	0.104	0.754	0.731	0.640	0.510	0.487
20		48	47	49	8.000	105.200	0.037	1.357	0.131	0.736	0.700	0.640	0.498	0.461
21		50	51	49	8.000	120.365	0.011	0.950	0.072	0.753	0.742	0.640	0.509	0.498
22		52	49	15	8.000	117.420	0.051	1.550	0.151	0.771	0.720	0.640	0.521	0.470
23		53	3	22	10.000	43.011	0.316	1.631	0.385	0.743	0.428	0.640	0.502	0.187
24		54	36	27	8.000	32.216	0.204	1.864	0.352	0.569	0.365	0.640	0.385	0.180
25		55	24	26	10.000	267.185	0.513	1.948	0.487	0.795	0.282	0.640	0.538	0.024
26		6	7	5	8.000	326.821	0.268	2.335	0.364	0.701	0.433	0.640	0.474	0.206
27		8	9	7	8.000	218.213	0.221	2.198	0.330	0.694	0.474	0.640	0.469	0.249

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	10	0.500	0.000	0.000	0.000
3	☐	12	0.500	8.000	2.012	0.253
4	☐	14	0.500			
5	☐	16	0.500	0.000	0.000	0.000
6	☐	19	0.500			
7	☐	21	0.500	8.000	2.075	0.253
8	☐	23	0.500	10.000	2.313	0.396
9	☐	25	0.500	0.000	0.000	0.000
10	☐	28	0.500	12.000	2.711	0.430
11	☐	30	0.500			
12	☐	33	0.500			
13	☐	35	0.500			
14	☐	37	0.500			
15	☐	4	0.500	0.000	0.000	0.000
16	☐	40	0.500			
17	☐	42	0.500			
18	☐	43	0.500	0.000	0.000	0.000
19	☐	45	0.500			
20	☐	48	0.500			
21	☐	50	0.500			
22	☐	52	0.500			
23	☐	53	0.500			
24	☐	54	0.500	10.000	2.202	0.227
25	☐	55	0.500	10.000	2.366	0.419
26	☐	6	0.500	0.000	0.000	0.000
27	☐	8	0.500			

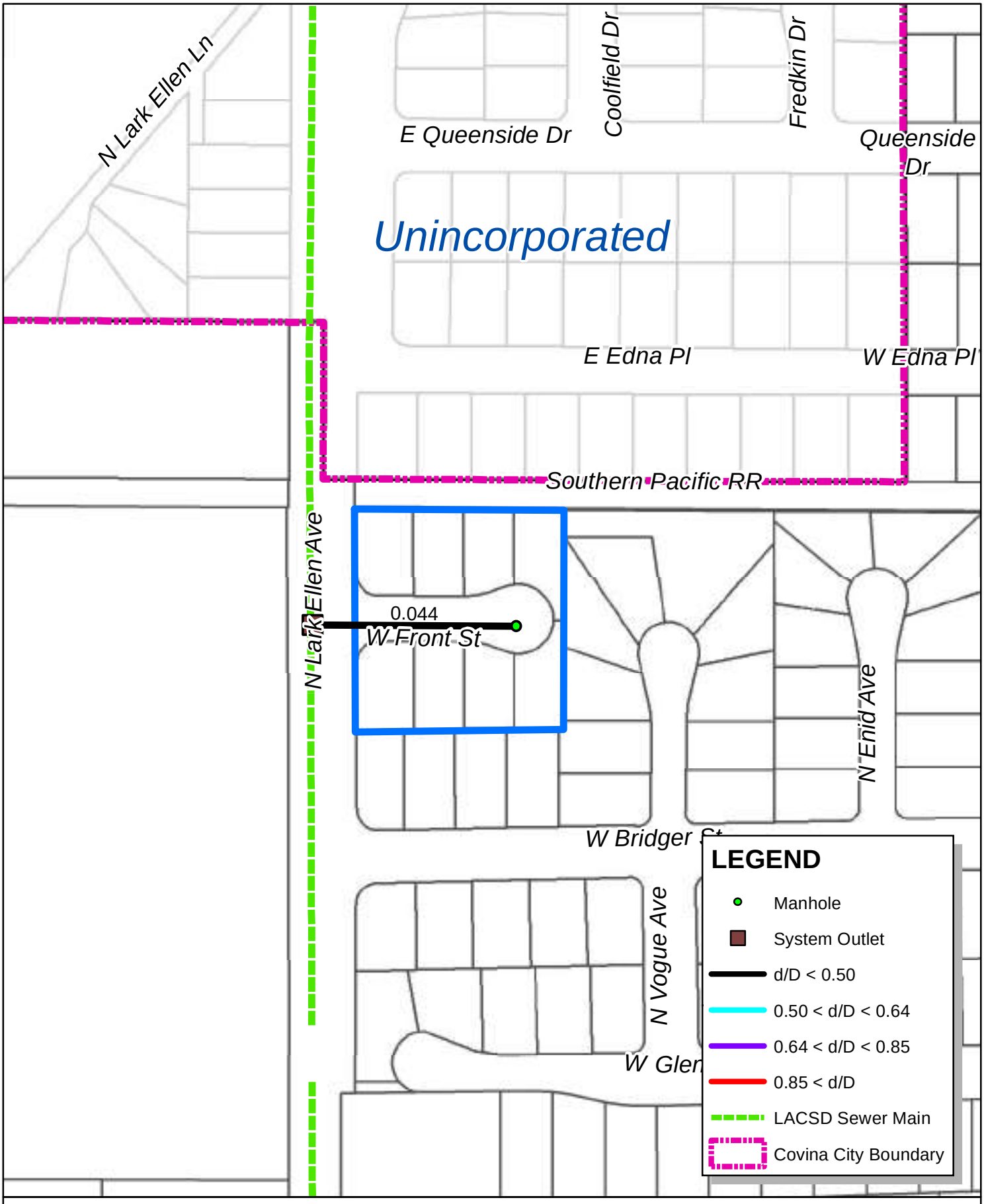

Area 15 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
451.0
448.5
446.0
443.5
441.0
438.5
436.0
433.5
431.0
428.5
426.0
0.0
331.2
662.4
993.6
1324.8
1656.0
1987.2
2318.4
2649.6
2980.8
3312.0
Distance (ft)
38
39
41
13
11
9
7
5
3
22
24
26
27
29
37
40
42
12
10
8
6
4
53
23
55
25
28



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 16

WILLDAN



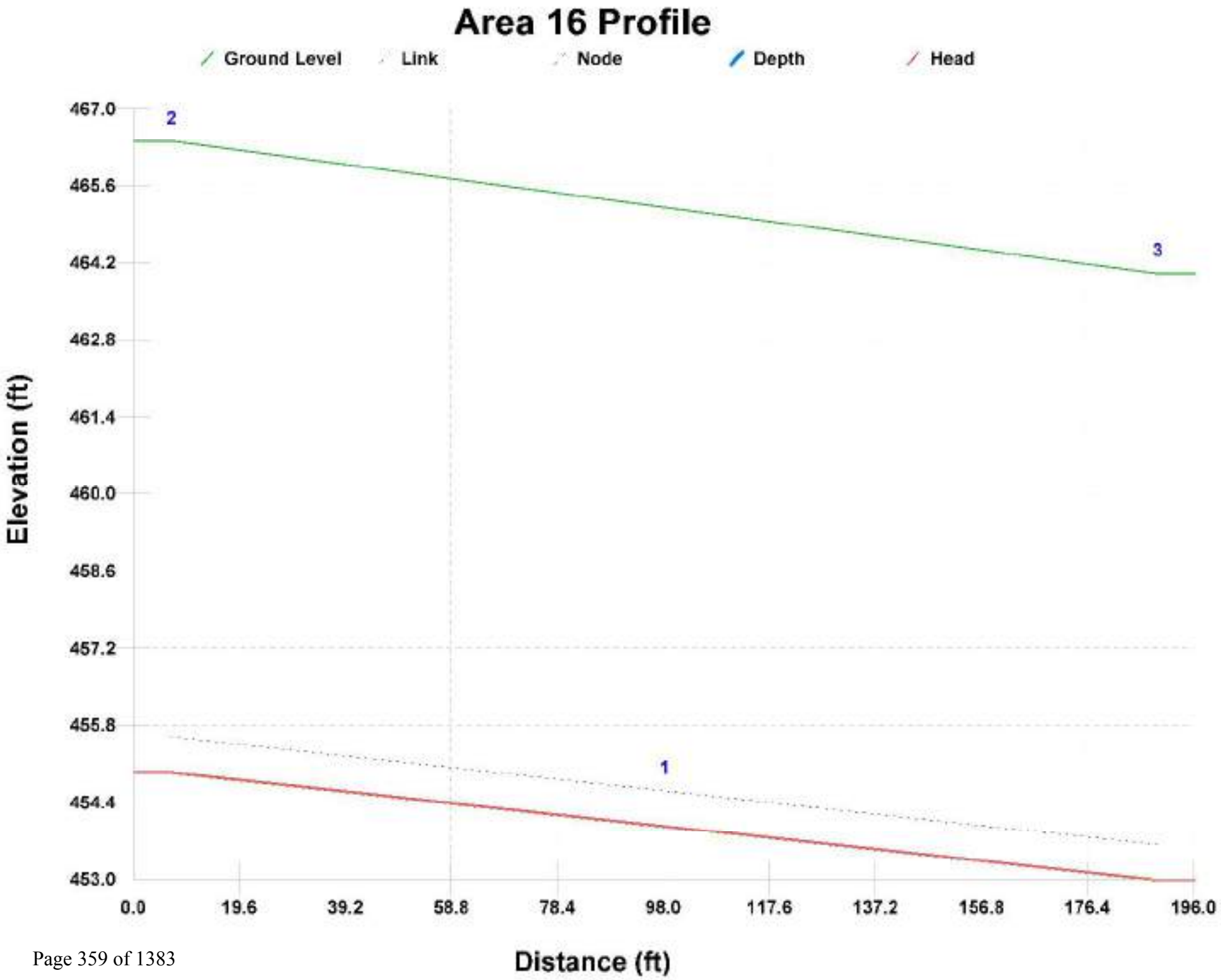
N
W E
S

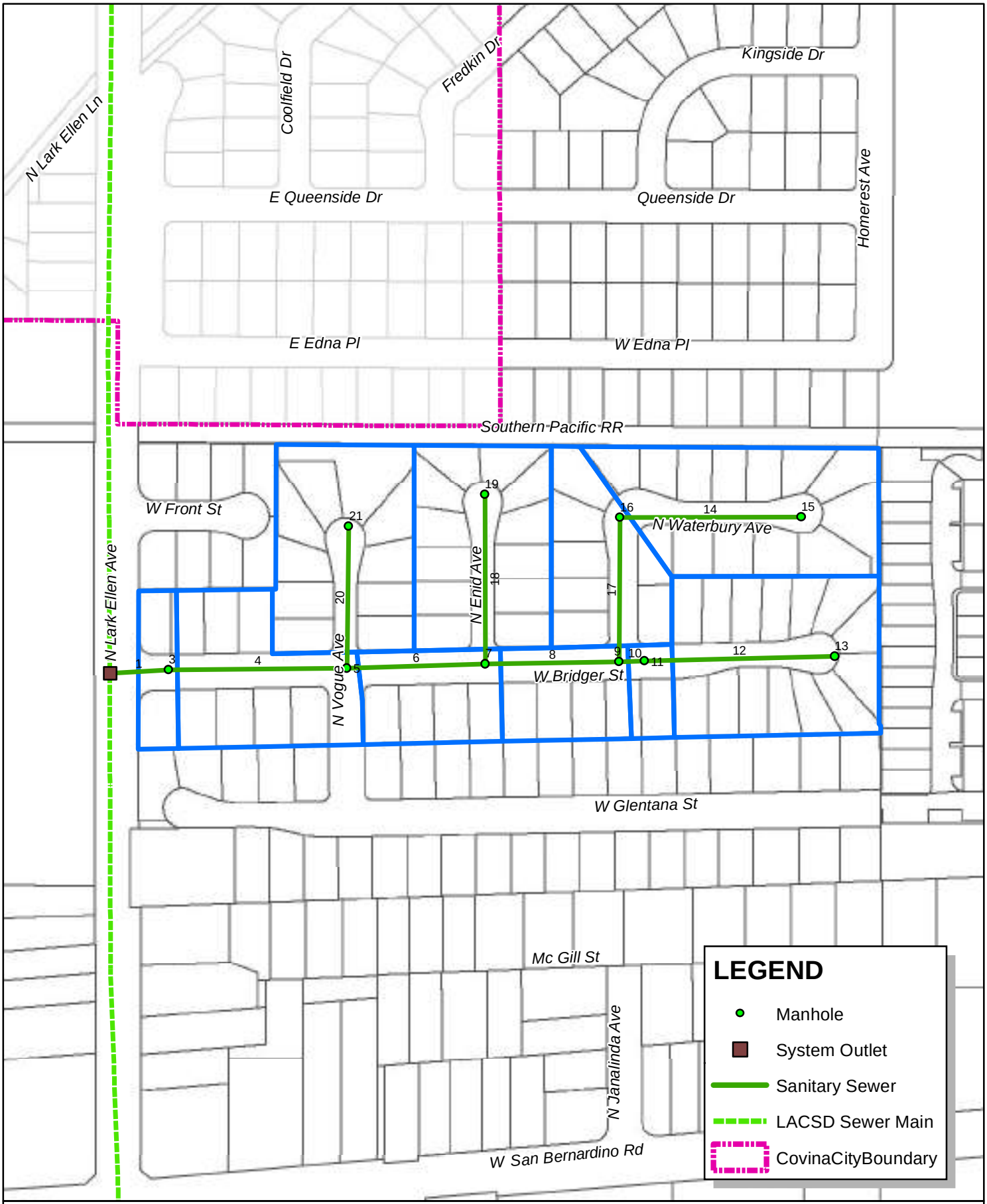
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 16

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	196.274	0.004	0.817	0.044	0.896	0.891	0.640	0.605	0.601

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			

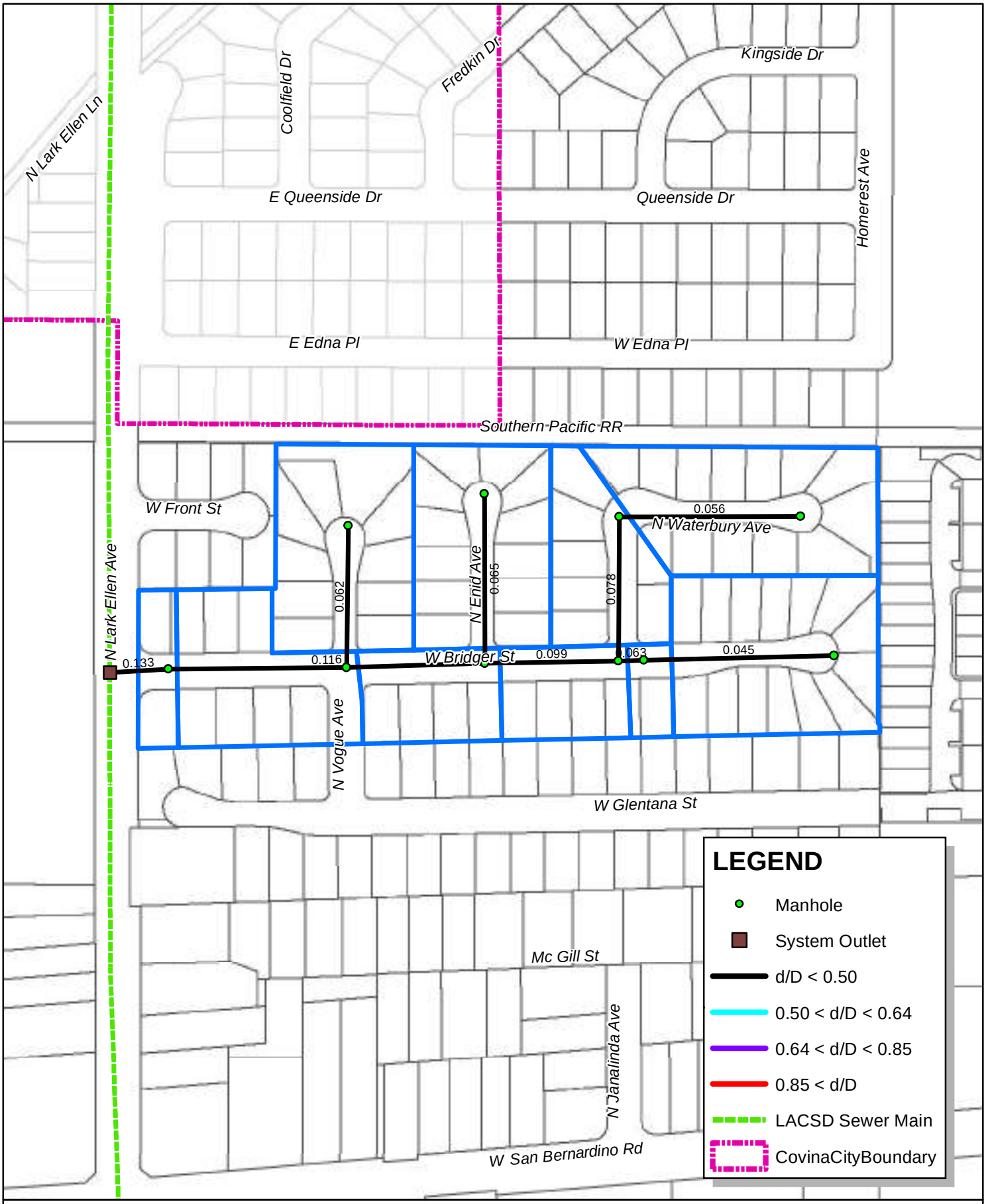

Area 16 Profile
Ground Level
Link
Node
Depth
Head
467.0
465.6
464.2
462.8
461.4
460.0
458.6
457.2
455.8
454.4
453.0
Elevation (ft)
2
3
1
0.0
19.6
39.2
58.8
78.4
98.0
117.6
137.2
156.8
176.4
196.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 17

WILLDAN



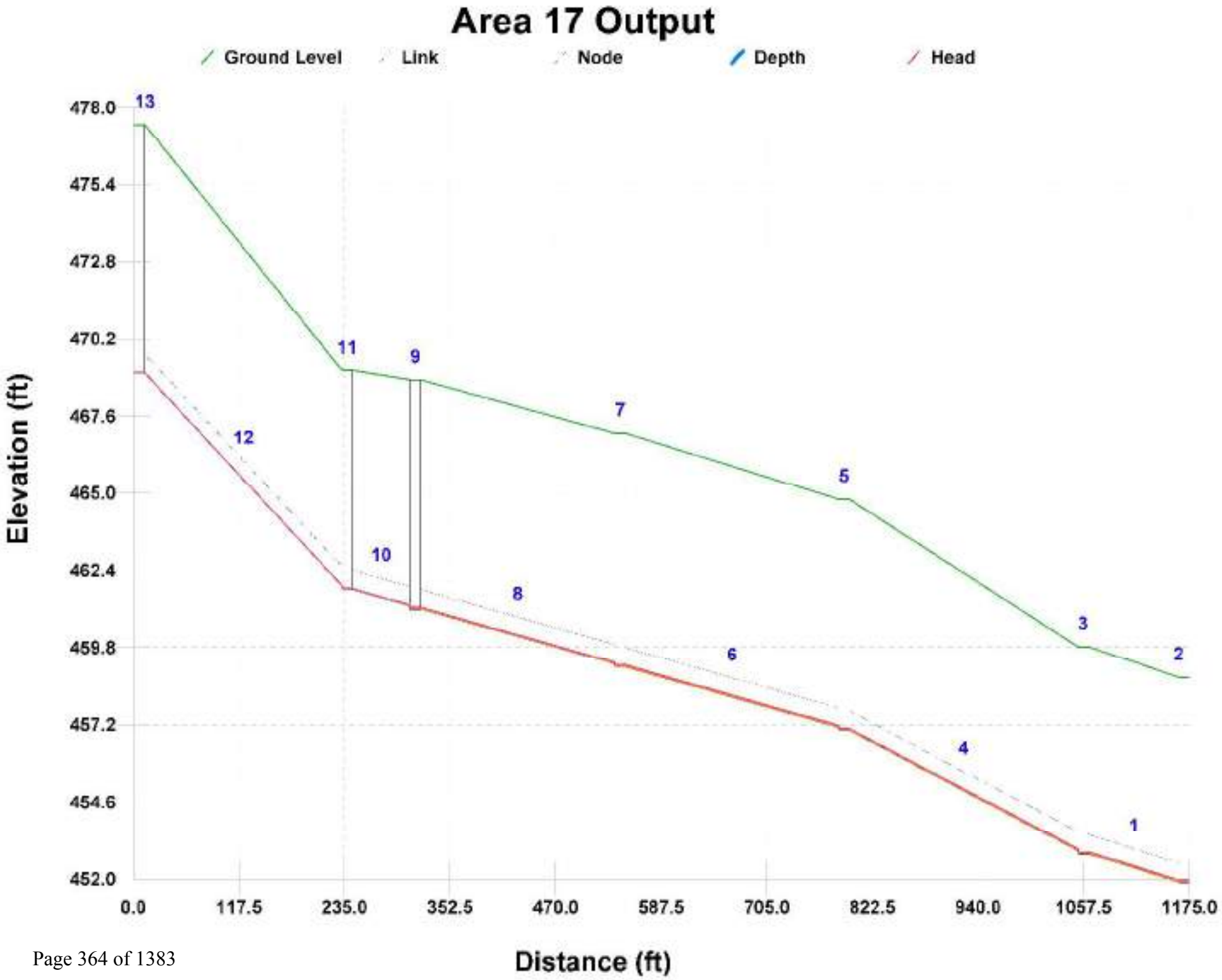
N
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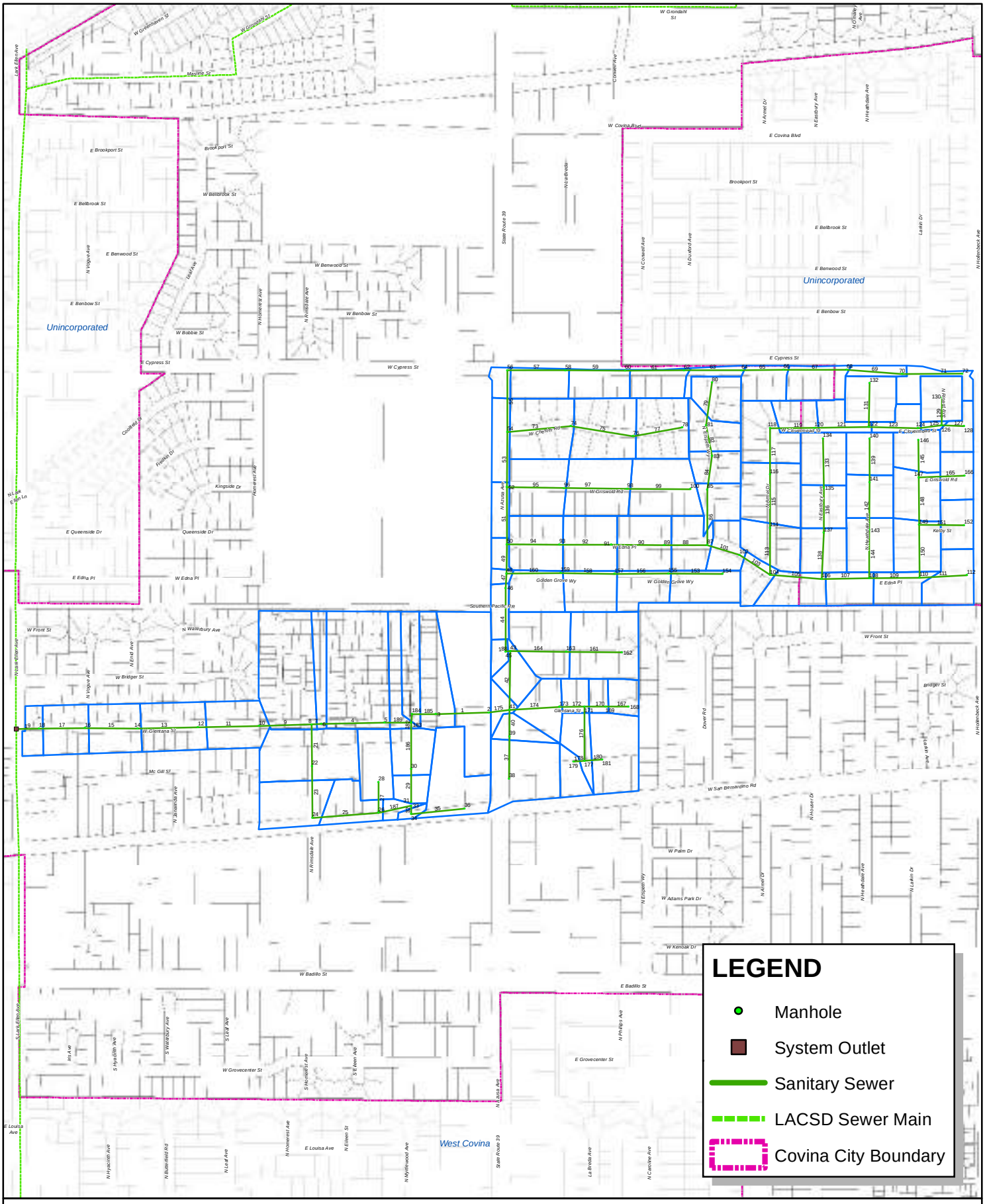
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 17

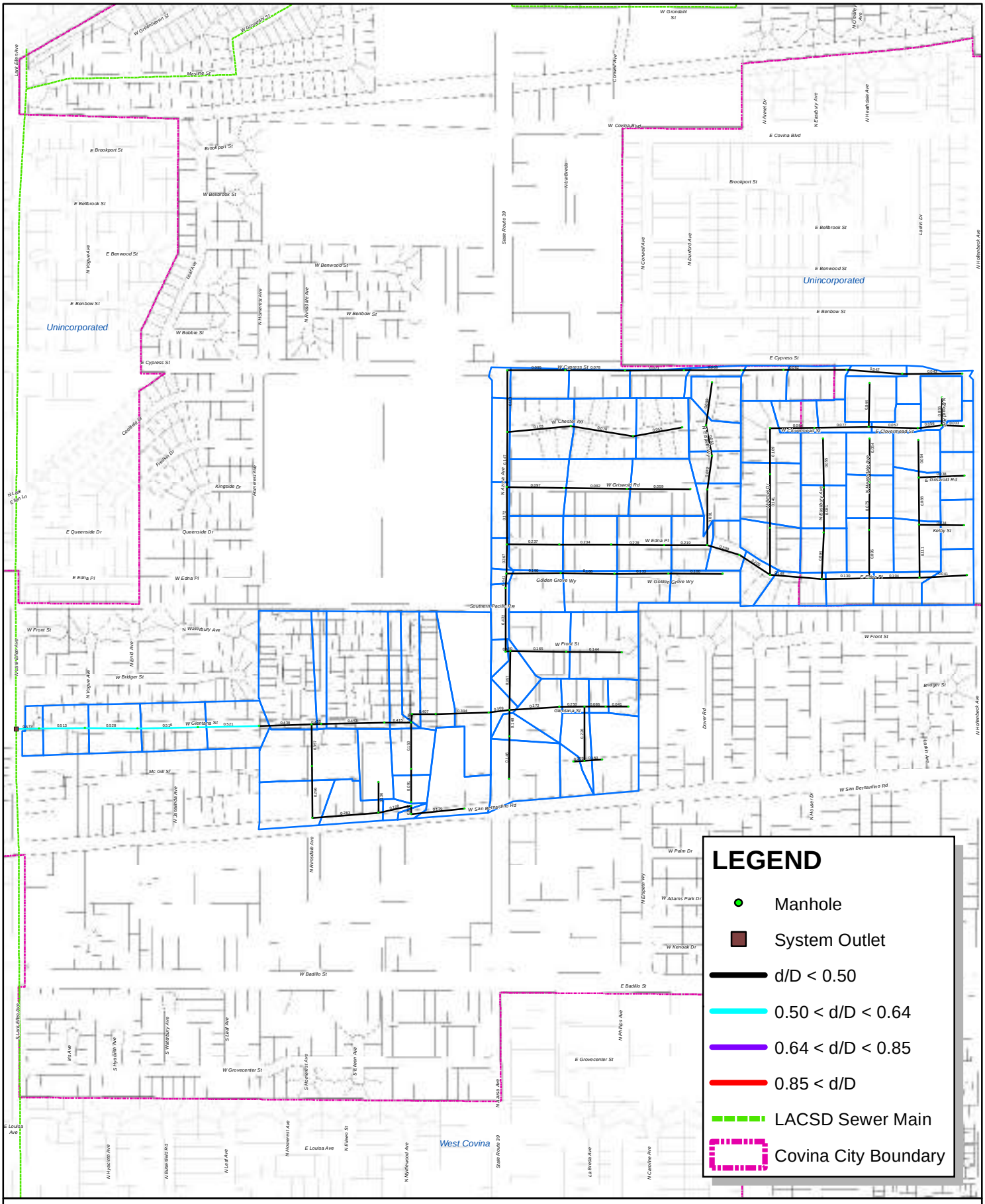
WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	107.615	0.043	1.567	0.133	0.842	0.799	0.640	0.569	0.526
2		10	11	9	8.000	68.733	0.009	0.931	0.063	0.802	0.793	0.640	0.542	0.533
3		12	13	11	8.000	236.305	0.008	1.443	0.045	1.561	1.553	0.640	1.055	1.047
4		14	15	16	8.000	278.694	0.008	1.016	0.056	0.954	0.947	0.640	0.645	0.637
5		17	16	9	8.000	250.092	0.012	0.919	0.078	0.694	0.683	0.640	0.469	0.458
6		18	19	7	8.000	245.887	0.006	0.668	0.065	0.566	0.559	0.640	0.382	0.376
7		20	21	5	8.000	207.478	0.007	0.770	0.062	0.670	0.663	0.640	0.453	0.446
8		4	5	3	8.000	273.935	0.042	1.862	0.116	1.091	1.049	0.640	0.738	0.695
9		6	7	5	8.000	255.262	0.031	1.369	0.116	0.801	0.770	0.640	0.542	0.511
10		8	9	7	8.000	232.977	0.022	1.239	0.099	0.801	0.779	0.640	0.541	0.519

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		12	0.500			
4		14	0.500			
5		17	0.500			
6		18	0.500			
7		20	0.500			
8		4	0.500			
9		6	0.500			
10		8	0.500			


Area 17 Output
Ground Level
Link
Node
Depth
Head
478.0
475.4
472.8
470.2
467.6
465.0
462.4
459.8
457.2
454.6
452.0
Elevation (ft)
0.0
117.5
235.0
352.5
470.0
587.5
705.0
822.5
940.0
1057.5
1175.0
Distance (ft)
13
11
9
7
5
3
2
12
10
8
6
4
1


Unincorporated
Unincorporated
West Covina
W Front St
W Badillo St
E Badillo St
W Cypress St
E Cypress St
W Benbow St
E Benbow St
W Benwood St
E Benwood St
E Brookport St
W Bellbrook St
E Bellbrook St
W Bobbie St
E Queenside Dr
Queenside Dr
E Edna Pl
W Edna Pl
W Griswold Rd
E Griswold Rd
W Golden Grove Wy
E Golden Grove Wy
W Briarger St
W Glentana St
Mc Gill St
W Grovecenter St
E Grovecenter St
E Louisa Ave
W San Bernardino Rd
W Palm Dr
W Adams Park Dr
W Kenoak Dr
Southern Pacific RR
Brookport St
E Covina Blvd
W Covina Blvd
W Grondahl St
W Greenhaven St
W Cypress St
Maple St
Lark Ellen Ave
N Vogue Ave
N Hollenbeck Ave
N Holmes Ave
N Hillside Ave
N Citrus Ave
N Azusa Ave
N Barranca Ave
N Grand Ave
N Glendora Ave
N Lark Ellen Ave
N Rimsdale Ave
N Hollenbeck Ave
N Hillcrest Ave
N Hillside Ave
N Vogue Ave
N Holmes Ave
N Lark Ellen Ave
S Lark Ellen Ave
S Holmes Ave
S Eileen Ave
S Leaf Ave
S Hyacinth Ave
S Butterfield Rd
S Valleydale Ave
N Leaf Ave
N Eileen Ave
N Myrtlewood Ave
N Carolee Ave
N La Brada Ave
N Azusa Ave
N Phillips Ave
N Eileen Ave
N Hyacinth Ave
N Butterfield Rd
N Valleydale Ave
N Lakin Dr
N Hooker Dr
N Armel Dr
N Eastbury Ave
N Heathdale Ave
N Orlinda Ave
N Covina Ave
N Dudley Ave
N Eileen Ave
N Elysian Wy
N Lakin Dr
N Hooker Dr
N Armel Dr
N Eastbury Ave
N Heathdale Ave
N Orlinda Ave
N Covina Ave
N Dudley Ave
N Elysian Wy
Dover Rd
Bridger St
Kelby St
Golden Grove Wy
Glentana St
Kingside Dr
Frailes Dr
Coolidge Dr
N Lee Ln
E Queenside Dr
W Cypress St
E Cypress St
W Benbow St
E Benbow St
W Benwood St
E Benwood St
E Bellbrook St
W Bellbrook St
E Brookport St
Brookport St
E Covina Blvd
W Covina Blvd
W Grondahl St
W Greenhaven St
W Glendora St
Maple St
Lark Ellen Ave
N Vogue Ave
N Hollenbeck Ave
N Holmes Ave
N Hillside Ave
N Citrus Ave
N Azusa Ave
N Barranca Ave
N Grand Ave
N Glendora Ave
N Lark Ellen Ave
N Rimsdale Ave
N Hollenbeck Ave
N Hillcrest Ave
N Hillside Ave
N Vogue Ave
N Holmes Ave
N Lark Ellen Ave
S Lark Ellen Ave
S Holmes Ave
S Eileen Ave
S Leaf Ave
S Hyacinth Ave
S Butterfield Rd
S Valleydale Ave
N Leaf Ave
N Eileen Ave
N Myrtlewood Ave
N Carolee Ave
N La Brada Ave
N Azusa Ave
N Phillips Ave
N Eileen Ave
N Hyacinth Ave
N Butterfield Rd
N Valleydale Ave



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 18

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	10.000	357.862	0.708	3.545	0.394	1.598	0.890	0.640	1.080	0.373
2		101	102	87	8.000	180.726	0.110	2.091	0.208	0.859	0.749	0.640	0.581	0.471
3		103	104	102	8.000	196.401	0.106	2.130	0.200	0.893	0.787	0.640	0.604	0.497
4		105	106	104	8.000	315.805	0.065	2.026	0.148	1.020	0.955	0.640	0.689	0.624
5		107	108	106	8.000	264.522	0.047	1.757	0.130	0.961	0.914	0.640	0.649	0.603
6		109	110	108	8.000	279.024	0.029	1.531	0.104	0.961	0.932	0.640	0.650	0.620
7		11	10	12	10.000	325.480	1.165	4.056	0.521	1.609	0.443	0.640	1.087	-0.078
8		111	112	110	8.000	232.053	0.005	1.086	0.041	1.237	1.232	0.640	0.836	0.831
9		113	114	104	8.000	245.255	0.038	1.188	0.148	0.597	0.559	0.640	0.404	0.365
10		115	116	114	8.000	306.133	0.033	1.096	0.141	0.568	0.535	0.640	0.384	0.351
11		117	118	116	8.000	238.692	0.025	1.195	0.109	0.727	0.702	0.640	0.491	0.467
12		119	120	118	8.000	261.406	0.018	1.279	0.084	0.921	0.903	0.640	0.622	0.605
13		121	122	120	8.000	311.428	0.015	1.238	0.077	0.939	0.924	0.640	0.635	0.619
14		123	124	122	8.000	284.707	0.009	1.064	0.057	0.978	0.969	0.640	0.661	0.653
15		125	126	124	8.000	183.266	0.007	0.933	0.056	0.871	0.864	0.640	0.589	0.581
16		127	128	126	8.000	90.053	0.003	0.788	0.033	1.043	1.040	0.640	0.705	0.702
17		129	130	126	8.000	184.699	0.004	0.599	0.055	0.567	0.563	0.640	0.383	0.379
18		13	12	14	10.000	313.467	1.172	4.134	0.516	1.647	0.475	0.640	1.113	-0.059
19		131	132	122	8.000	184.283	0.005	0.948	0.044	1.036	1.030	0.640	0.700	0.695
20		133	134	135	8.000	238.692	0.005	0.717	0.055	0.674	0.669	0.640	0.456	0.450
21		136	135	137	8.000	265.477	0.010	0.742	0.081	0.545	0.535	0.640	0.368	0.358
22		138	137	106	8.000	246.329	0.015	0.875	0.094	0.585	0.571	0.640	0.396	0.381
23		139	140	141	8.000	238.692	0.004	0.592	0.054	0.565	0.561	0.640	0.382	0.378
24		142	141	143	8.000	265.477	0.009	0.733	0.075	0.566	0.558	0.640	0.383	0.374
25		144	143	108	8.000	246.328	0.014	0.846	0.095	0.562	0.548	0.640	0.380	0.366
26		145	146	147	8.000	212.278	0.004	0.537	0.054	0.511	0.507	0.640	0.345	0.341
27		148	147	149	8.000	267.774	0.012	0.818	0.088	0.569	0.557	0.640	0.385	0.372
28		15	14	16	10.000	305.713	1.177	4.032	0.528	1.591	0.414	0.640	1.075	-0.102
29		150	149	110	8.000	270.445	0.021	0.996	0.111	0.599	0.578	0.640	0.405	0.384
30		151	152	149	8.000	272.681	0.004	1.041	0.034	1.347	1.343	0.640	0.911	0.907
31		153	154	155	8.000	327.299	0.032	1.742	0.100	1.121	1.089	0.640	0.758	0.726
32		156	155	157	8.000	280.509	0.052	1.894	0.133	1.018	0.966	0.640	0.688	0.636
33		158	157	159	8.000	302.636	0.079	2.084	0.166	0.980	0.901	0.640	0.663	0.584
34		160	159	48	8.000	297.102	0.107	2.306	0.190	0.997	0.891	0.640	0.674	0.568
35		161	162	163	8.000	341.556	0.052	1.684	0.144	0.863	0.811	0.640	0.584	0.532
36		164	163	43	8.000	304.881	0.093	2.468	0.165	1.165	1.072	0.640	0.787	0.695
37		165	166	147	8.000	280.221	0.004	0.867	0.038	1.051	1.047	0.640	0.710	0.706
38		167	168	169	8.000	137.994	0.007	1.403	0.041	1.617	1.610	0.640	1.093	1.086
39		17	16	18	10.000	209.631	1.182	4.198	0.513	1.676	0.494	0.640	1.133	-0.049
40		170	169	171	8.000	129.345	0.012	0.801	0.086	0.568	0.557	0.640	0.384	0.372
41		172	171	173	8.000	168.966	0.105	1.543	0.250	0.569	0.463	0.640	0.384	0.279
42		174	173	41	8.000	247.474	0.125	3.139	0.172	1.444	1.318	0.640	0.976	0.850
43		175	41	2	10.000	113.770	0.615	3.367	0.369	1.569	0.954	0.640	1.060	0.445
44		176	177	171	8.000	322.140	0.084	1.424	0.226	0.556	0.472	0.640	0.376	0.291

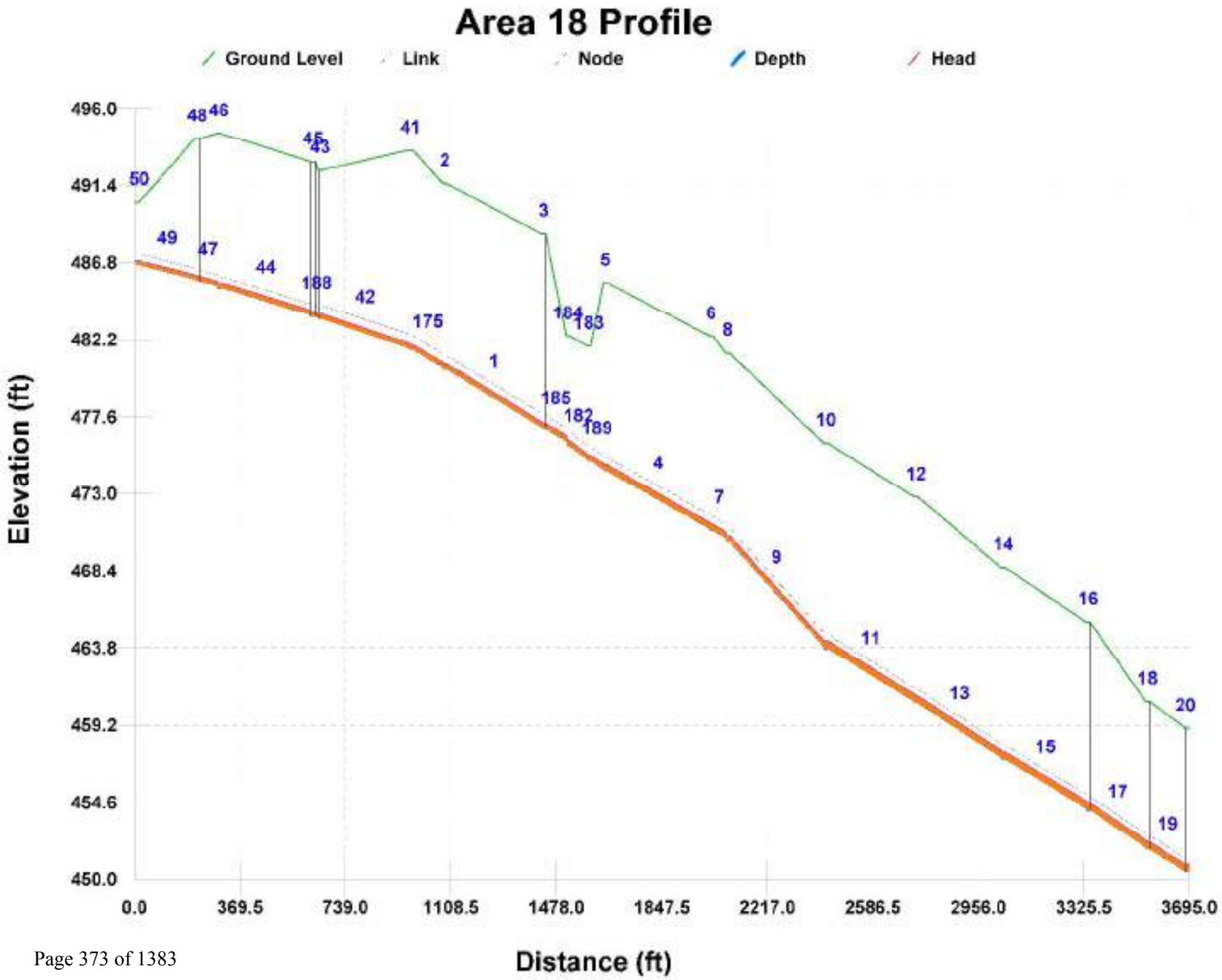
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45	178	179	177	8.000	82.076	0.016	1.021	0.092	0.693	0.676	0.640	0.468	0.452
46	180	181	177	8.000	68.756	0.048	1.404	0.153	0.692	0.645	0.640	0.468	0.420
47	182	184	183	10.000	64.459	0.760	3.923	0.385	1.788	1.028	0.640	1.208	0.448
48	185	3	184	10.000	77.116	0.743	3.565	0.407	1.581	0.838	0.640	1.069	0.326
49	186	30	183	8.000	264.870	0.043	1.308	0.150	0.654	0.611	0.640	0.442	0.399
50	187	33	26	8.000	113.358	0.056	2.796	0.108	1.719	1.662	0.640	1.162	1.105
51	188	45	43	8.000	12.000	0.326	2.139	0.450	0.579	0.252	0.640	0.391	0.065
52	189	183	5	10.000	46.827	0.816	3.821	0.415	1.679	0.863	0.640	1.135	0.319
53	19	18	20	10.000	135.558	1.184	4.142	0.519	1.646	0.461	0.640	1.112	-0.072
54	21	22	8	8.000	256.429	0.212	1.892	0.357	0.574	0.362	0.640	0.388	0.176
55	23	24	22	8.000	255.179	0.144	1.666	0.296	0.558	0.414	0.640	0.377	0.233
56	25	26	24	8.000	369.070	0.112	1.525	0.263	0.546	0.434	0.640	0.369	0.257
57	27	28	26	8.000	184.059	0.034	1.207	0.136	0.640	0.606	0.640	0.433	0.399
58	29	31	30	8.000	164.044	0.014	0.894	0.091	0.610	0.596	0.640	0.412	0.398
59	32	34	33	8.000	49.447	0.051	2.950	0.097	1.933	1.882	0.640	1.307	1.255
60	35	36	34	8.000	320.742	0.050	1.909	0.129	1.047	0.997	0.640	0.708	0.658
61	37	38	39	8.000	211.539	0.044	1.385	0.146	0.703	0.659	0.640	0.475	0.431
62	4	5	6	10.000	385.464	0.879	3.654	0.453	1.540	0.661	0.640	1.041	0.162
63	40	39	41	8.000	149.299	0.055	1.706	0.148	0.859	0.803	0.640	0.580	0.525
64	42	43	41	10.000	326.962	0.434	2.487	0.357	1.179	0.744	0.640	0.797	0.362
65	44	46	45	8.000	341.049	0.326	2.260	0.432	0.623	0.297	0.640	0.421	0.095
66	47	48	46	8.000	66.716	0.326	2.200	0.441	0.601	0.275	0.640	0.406	0.080
67	49	50	48	8.000	210.807	0.220	1.892	0.367	0.566	0.346	0.640	0.382	0.163
68	51	52	50	8.000	312.276	0.071	1.777	0.172	0.818	0.747	0.640	0.553	0.482
69	53	54	52	8.000	309.914	0.047	1.459	0.147	0.738	0.691	0.640	0.499	0.452
70	55	56	54	8.000	313.212	0.021	0.959	0.113	0.573	0.552	0.640	0.387	0.367
71	57	58	56	8.000	371.914	0.021	1.237	0.095	0.825	0.804	0.640	0.558	0.537
72	59	60	58	8.000	297.211	0.017	1.355	0.078	1.020	1.003	0.640	0.689	0.672
73	61	62	60	8.000	297.396	0.013	1.239	0.071	0.997	0.984	0.640	0.674	0.660
74	63	64	62	8.000	309.157	0.010	0.981	0.068	0.809	0.799	0.640	0.547	0.537
75	65	66	64	8.000	357.845	0.010	1.084	0.062	0.949	0.939	0.640	0.641	0.632
76	67	68	66	8.000	319.621	0.007	0.737	0.062	0.646	0.639	0.640	0.437	0.430
77	69	70	68	8.000	284.615	0.003	0.522	0.042	0.584	0.582	0.640	0.395	0.392
78	7	6	8	10.000	46.590	0.891	3.737	0.450	1.579	0.689	0.640	1.067	0.177
79	71	72	70	8.000	342.105	0.003	0.515	0.043	0.573	0.571	0.640	0.388	0.385
80	73	74	54	8.000	353.950	0.026	1.354	0.103	0.854	0.828	0.640	0.577	0.551
81	75	76	74	8.000	347.788	0.017	1.340	0.078	1.013	0.996	0.640	0.684	0.668
82	77	78	76	8.000	306.809	0.008	1.005	0.055	0.948	0.940	0.640	0.641	0.633
83	79	80	81	8.000	212.732	0.005	0.701	0.050	0.706	0.701	0.640	0.477	0.473
84	82	81	83	8.000	185.979	0.008	0.914	0.063	0.789	0.780	0.640	0.533	0.525
85	84	83	85	8.000	183.542	0.012	1.058	0.072	0.837	0.825	0.640	0.566	0.554
86	86	85	87	8.000	329.487	0.015	1.132	0.081	0.836	0.822	0.640	0.565	0.550
87	88	87	89	8.000	245.140	0.129	2.282	0.219	0.909	0.780	0.640	0.614	0.485
88	9	8	10	10.000	355.983	1.157	5.031	0.438	2.153	0.997	0.640	1.455	0.299

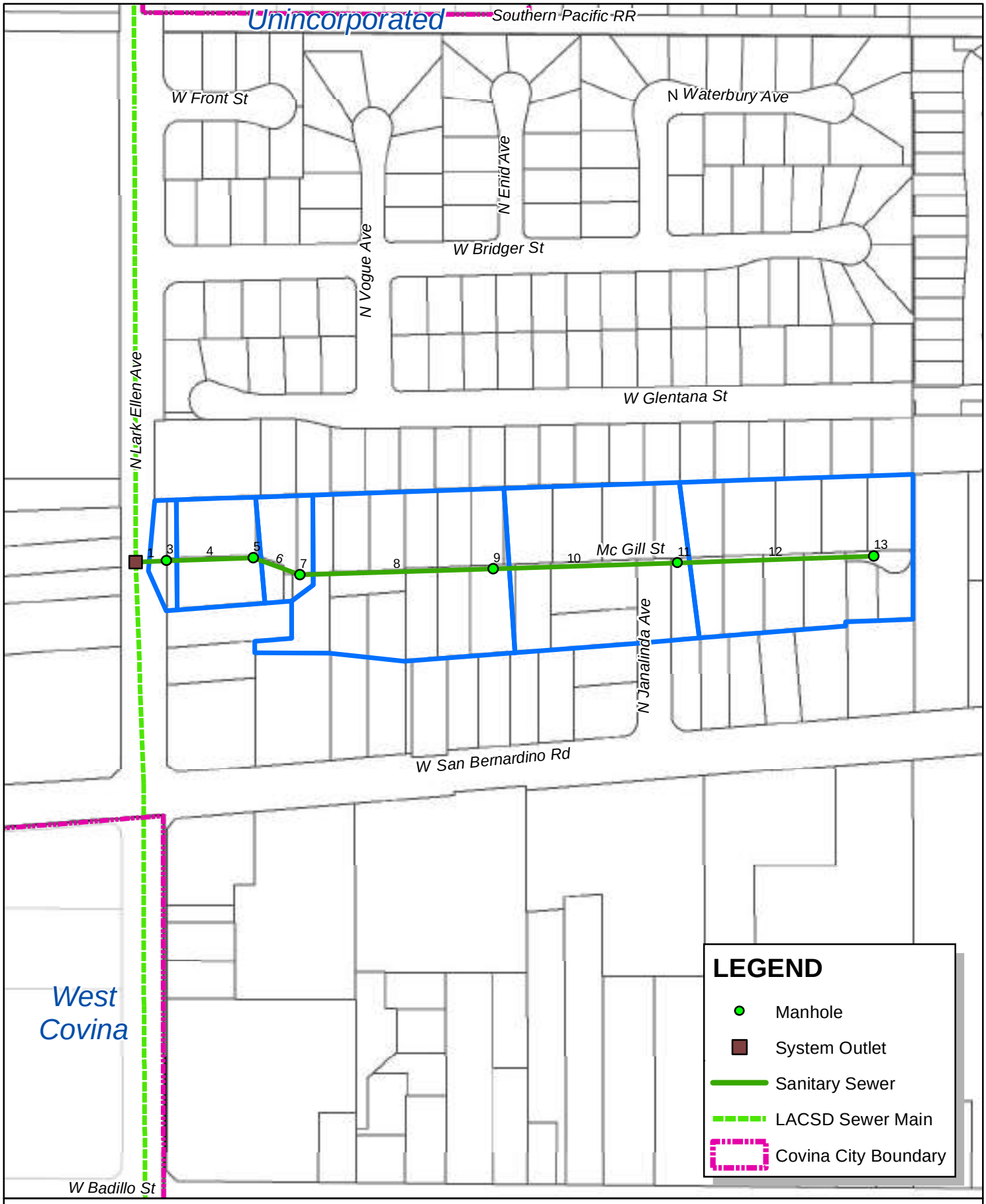
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89	☐	90	89	91	8.000	307.341	0.136	2.263	0.228	0.880	0.744	0.640	0.595	0.459
90	☐	92	91	93	8.000	282.121	0.142	2.292	0.234	0.878	0.736	0.640	0.594	0.452
91	☐	94	93	50	8.000	291.380	0.149	2.352	0.237	0.894	0.745	0.640	0.604	0.456
92	☐	95	96	52	8.000	318.938	0.024	1.407	0.097	0.925	0.901	0.640	0.625	0.601
93	☐	97	98	96	8.000	356.473	0.017	1.254	0.082	0.918	0.901	0.640	0.621	0.604
94	☐	99	100	98	8.000	349.360	0.009	1.023	0.059	0.920	0.911	0.640	0.622	0.613

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	101	0.500	0.000	0.000	0.000
3	103	0.500	0.000	0.000	0.000
4	105	0.500	0.000	0.000	0.000
5	107	0.500			
6	109	0.500			
7	11	0.500	0.000	0.000	0.000
8	111	0.500			
9	113	0.500			
10	115	0.500			
11	117	0.500			
12	119	0.500			
13	121	0.500			
14	123	0.500			
15	125	0.500			
16	127	0.500			
17	129	0.500			
18	13	0.500	0.000	0.000	0.000
19	131	0.500			
20	133	0.500			
21	136	0.500			
22	138	0.500			
23	139	0.500			
24	142	0.500			
25	144	0.500			
26	145	0.500			
27	148	0.500			
28	15	0.500	0.000	0.000	0.000
29	150	0.500			
30	151	0.500			
31	153	0.500			
32	156	0.500			
33	158	0.500	0.000	0.000	0.000
34	160	0.500	0.000	0.000	0.000
35	161	0.500			
36	164	0.500	0.000	0.000	0.000
37	165	0.500			
38	167	0.500			
39	17	0.500	0.000	0.000	0.000
40	170	0.500			
41	172	0.500			
42	174	0.500	0.000	0.000	0.000
43	175	0.500	0.000	0.000	0.000
44	176	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	178	0.500			
46	180	0.500			
47	182	0.500	0.000	0.000	0.000
48	185	0.500	0.000	0.000	0.000
49	186	0.500			
50	187	0.500	0.000	0.000	0.000
51	188	0.500	0.000	0.000	0.000
52	189	0.500	0.000	0.000	0.000
53	19	0.500	0.000	0.000	0.000
54	21	0.500			
55	23	0.500			
56	25	0.500			
57	27	0.500			
58	29	0.500			
59	32	0.500	0.000	0.000	0.000
60	35	0.500			
61	37	0.500			
62	4	0.500	0.000	0.000	0.000
63	40	0.500			
64	42	0.500	0.000	0.000	0.000
65	44	0.500	0.000	0.000	0.000
66	47	0.500	0.000	0.000	0.000
67	49	0.500			
68	51	0.500			
69	53	0.500			
70	55	0.500			
71	57	0.500			
72	59	0.500			
73	61	0.500			
74	63	0.500			
75	65	0.500			
76	67	0.500			
77	69	0.500			
78	7	0.500	0.000	0.000	0.000
79	71	0.500			
80	73	0.500			
81	75	0.500			
82	77	0.500			
83	79	0.500			
84	82	0.500			
85	84	0.500			
86	86	0.500			
87	88	0.500	0.000	0.000	0.000
88	9	0.500	0.000	0.000	0.000

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	☐	90	0.500	0.000	0.000	0.000
90	☐	92	0.500	0.000	0.000	0.000
91	☐	94	0.500	0.000	0.000	0.000
92	☐	95	0.500			
93	☐	97	0.500			
94	☐	99	0.500			

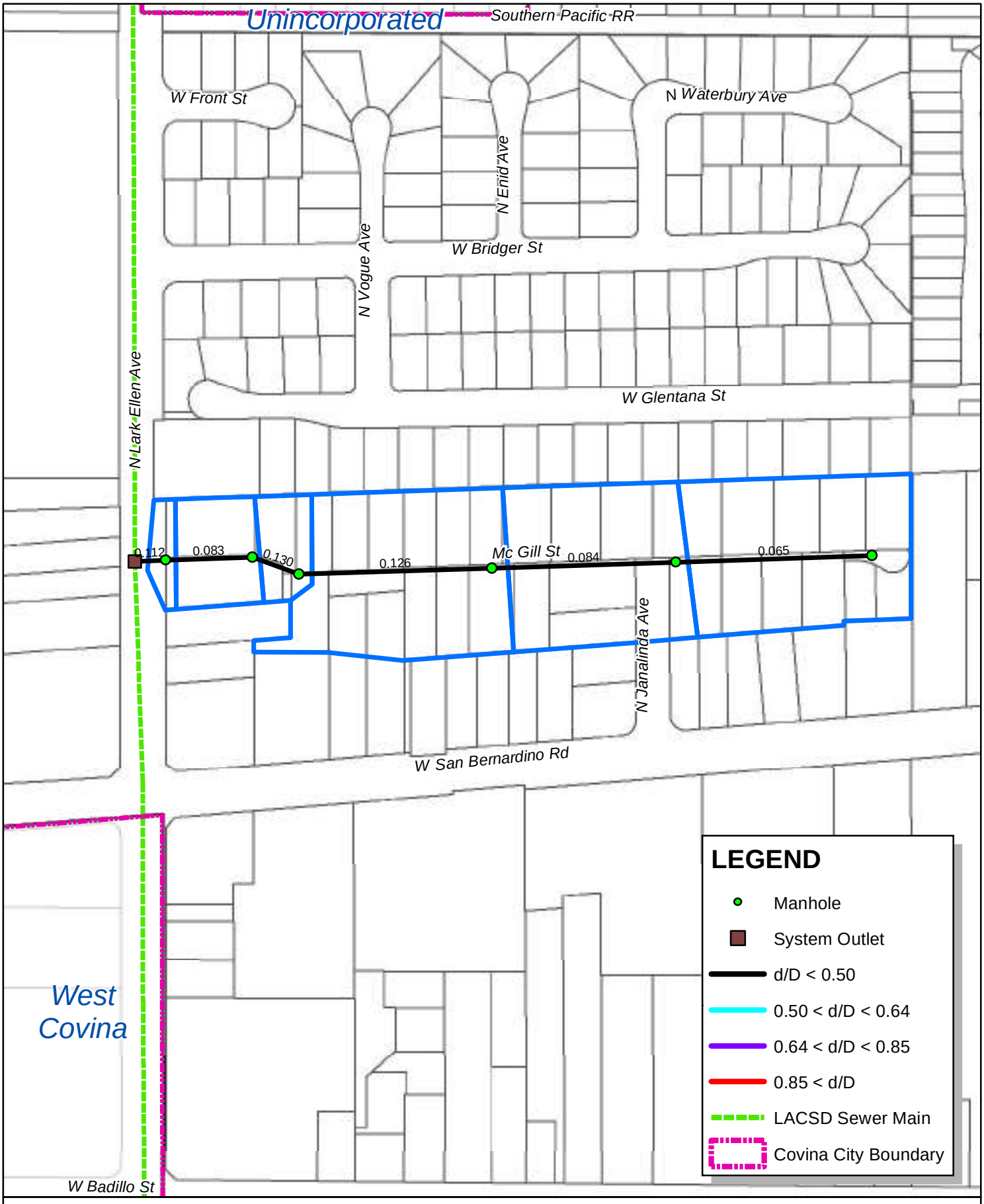

Area 18 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
496.0
491.4
486.8
482.2
477.6
473.0
468.4
463.8
459.2
454.6
450.0
0.0
369.5
739.0
1108.5
1478.0
1847.5
2217.0
2586.5
2956.0
3325.5
3695.0
Distance (ft)
48
46
45
43
41
2
50
3
49
47
44
188
42
5
175
164
183
6
8
1
185
182
189
10
4
12
7
9
14
16
11
18
13
20
15
17
19



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 19

WILLDAN



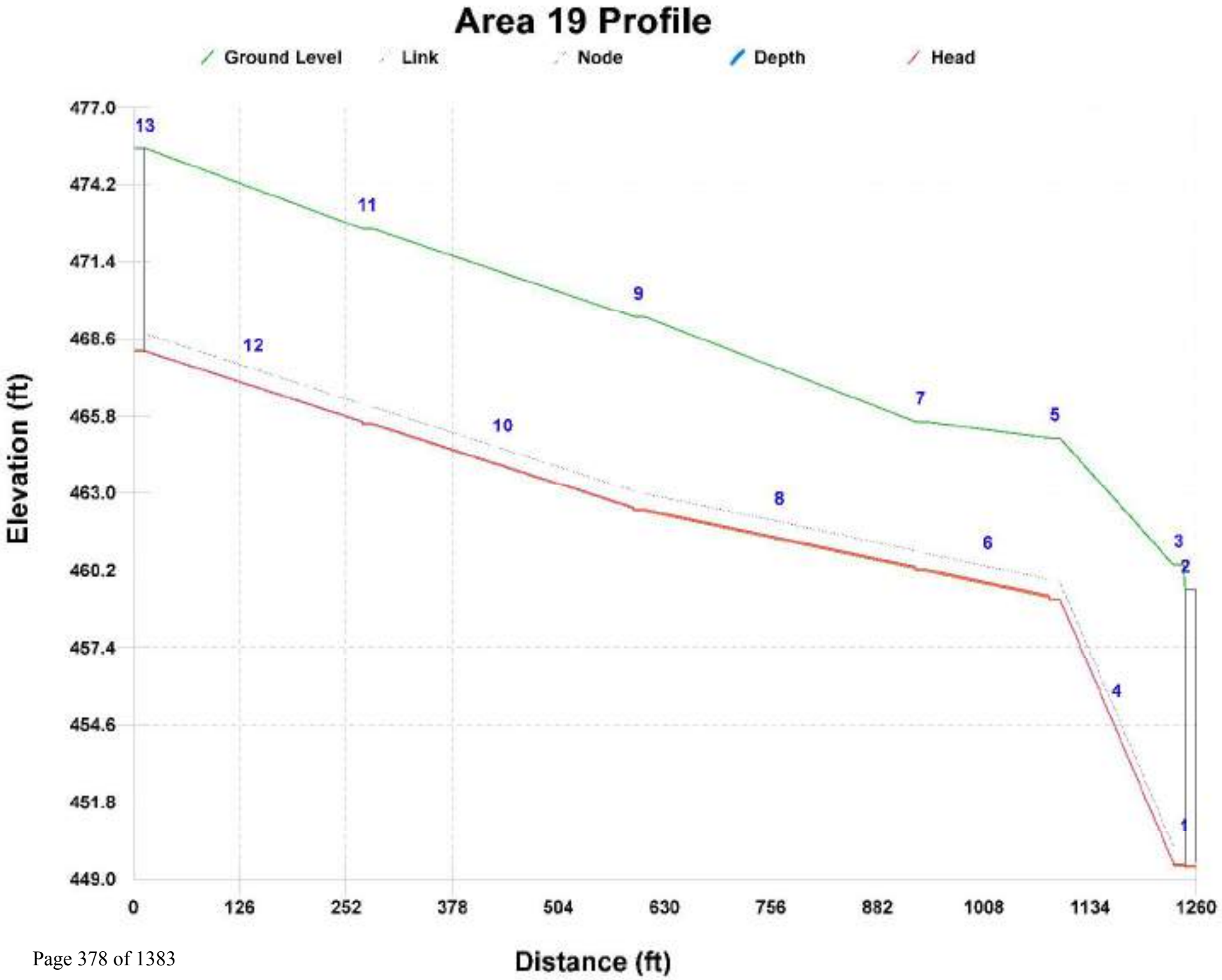
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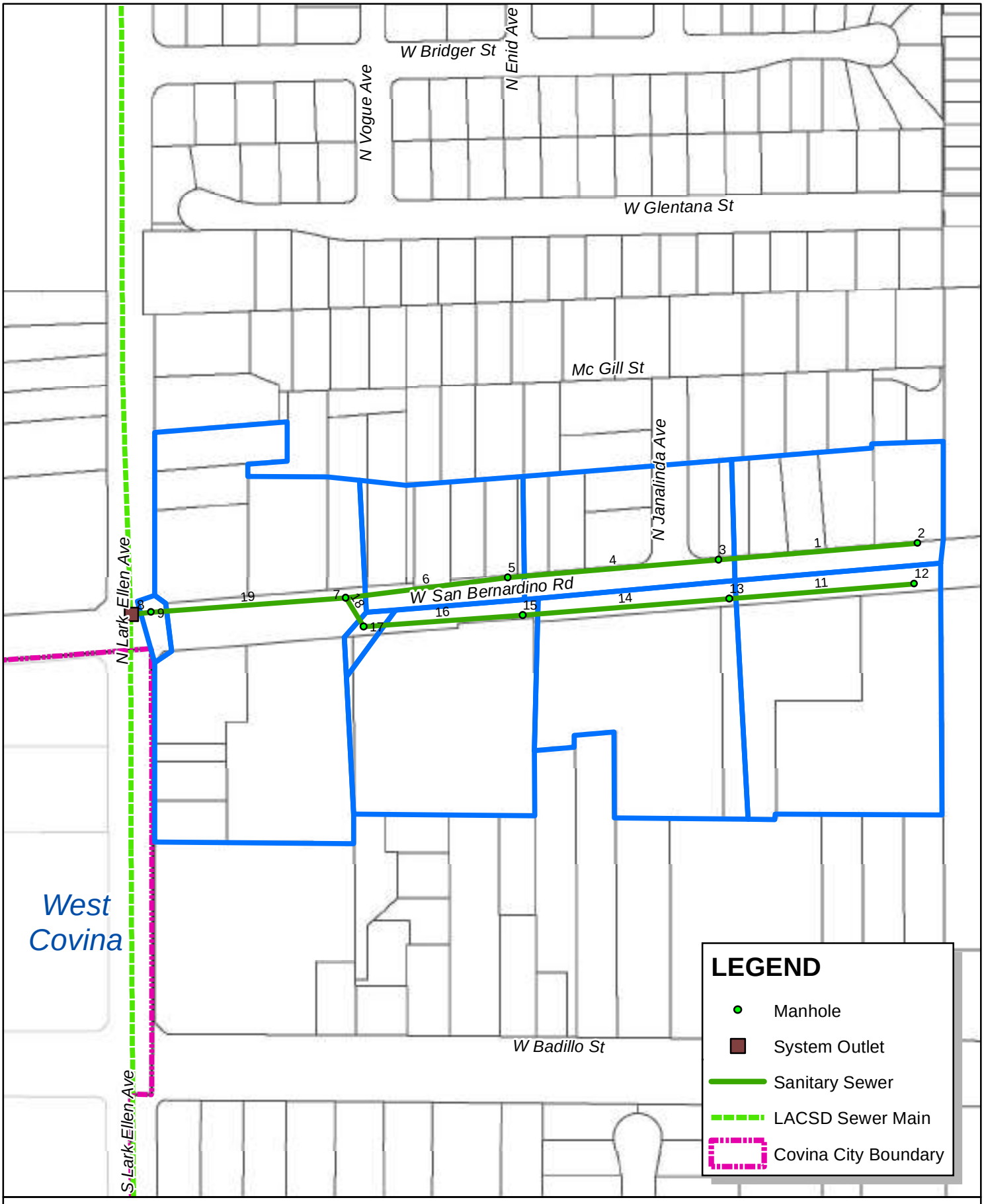
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 19

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	2.000	0.045	2.113	0.112	1.267	1.222	0.640	0.857	0.812
2	☐	10	11	9	8.000	332.940	0.017	1.194	0.084	0.858	0.841	0.640	0.580	0.563
3	☐	12	13	11	8.000	276.756	0.010	1.010	0.065	0.859	0.849	0.640	0.580	0.571
4	☐	4	5	3	8.000	144.826	0.044	3.178	0.083	2.303	2.259	0.640	1.556	1.513
5	☐	6	7	5	8.000	157.504	0.034	1.276	0.130	0.696	0.662	0.640	0.470	0.436
6	☐	8	9	7	8.000	345.975	0.032	1.246	0.126	0.693	0.662	0.640	0.469	0.437

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	10	0.500			
3	☐	12	0.500			
4	☐	4	0.500	0.000	0.000	0.000
5	☐	6	0.500			
6	☐	8	0.500			

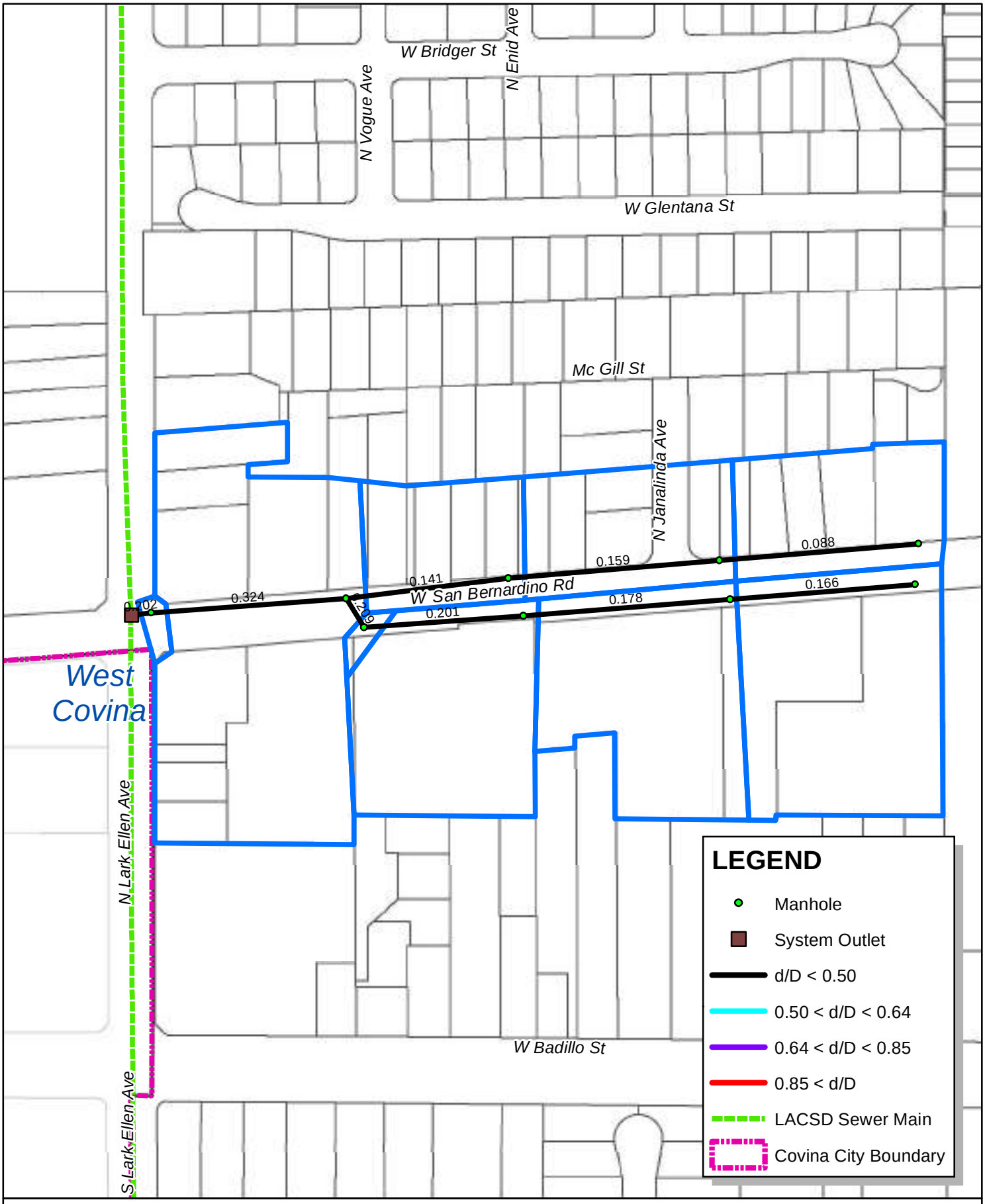

Area 19 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
477.0
474.2
471.4
468.6
465.8
463.0
460.2
457.4
454.6
451.8
449.0
0
126
252
378
504
630
756
882
1008
1134
1260
Distance (ft)
13
11
9
7
5
3
2
1
4
6
8
10
12



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 20

WILLDAN



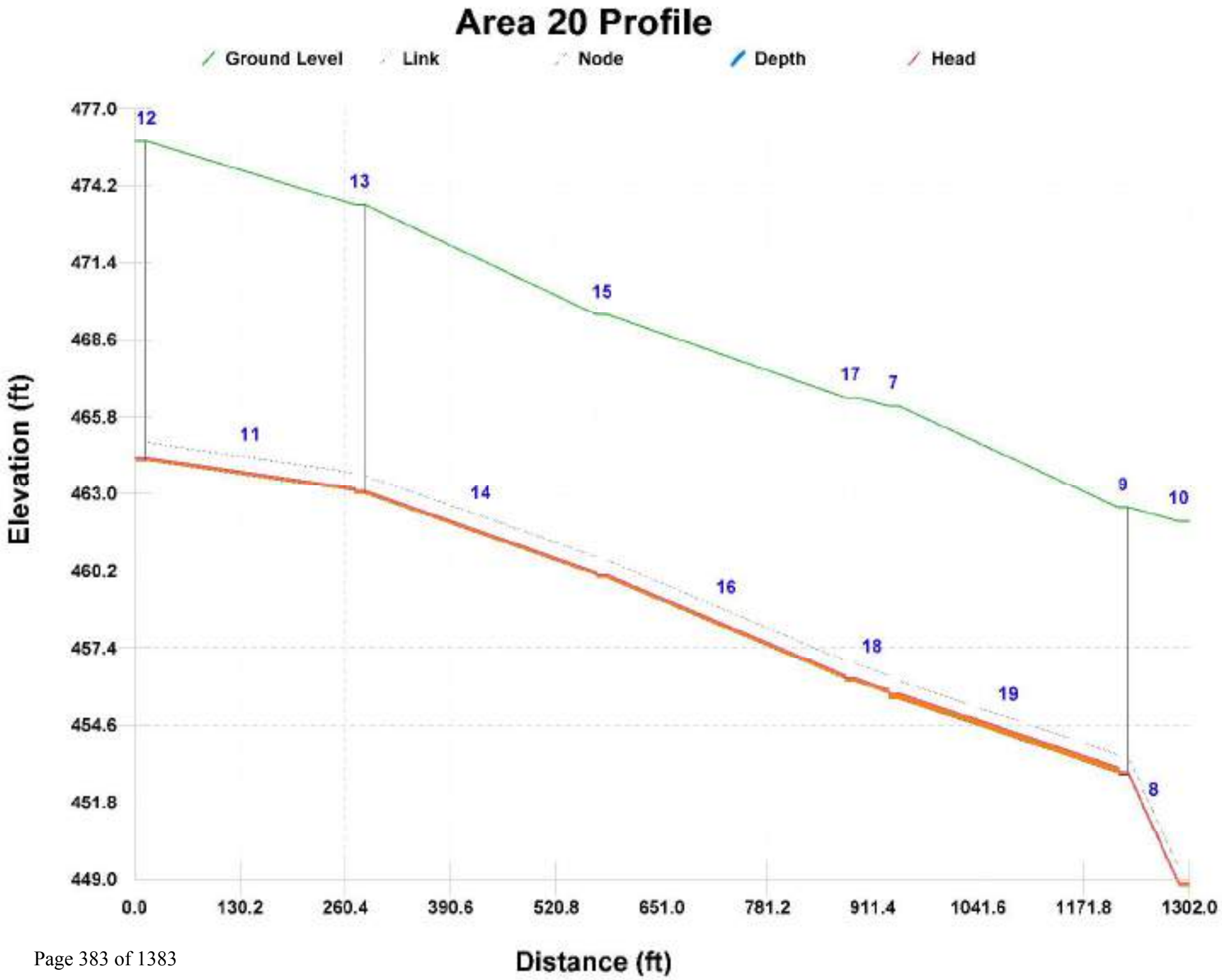
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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 20

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	288.098	0.027	1.762	0.088	1.228	1.202	0.640	0.830	0.804
2		11	12	13	8.000	277.101	0.046	1.207	0.166	0.567	0.521	0.640	0.383	0.338
3		14	13	15	8.000	307.679	0.082	1.948	0.178	0.878	0.796	0.640	0.593	0.511
4		16	15	17	8.000	316.252	0.116	2.306	0.201	0.964	0.848	0.640	0.652	0.536
5		18	17	7	8.000	42.873	0.116	2.196	0.209	0.898	0.781	0.640	0.607	0.490
6		19	7	9	8.000	291.156	0.265	2.697	0.324	0.860	0.595	0.640	0.581	0.316
7		4	3	5	8.000	311.951	0.048	1.340	0.159	0.646	0.598	0.640	0.437	0.389
8		6	5	7	8.000	301.002	0.069	2.290	0.141	1.189	1.121	0.640	0.804	0.735
9		8	9	10	8.000	67.235	0.265	5.256	0.202	2.194	1.929	0.640	1.483	1.218

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	11	0.500			
3	☐	14	0.500			
4	☐	16	0.500	0.000	0.000	0.000
5	☐	18	0.500	0.000	0.000	0.000
6	☐	19	0.500	0.000	0.000	0.000
7	☐	4	0.500			
8	☐	6	0.500	0.000	0.000	0.000
9	☐	8	0.500			


Area 20 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
477.0
474.2
471.4
468.6
465.8
463.0
460.2
457.4
454.6
451.8
449.0
12
13
15
17
7
9
10
11
14
16
18
19
8
0.0
130.2
260.4
390.6
520.8
651.0
781.2
911.4
1041.6
1171.8
1302.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 21



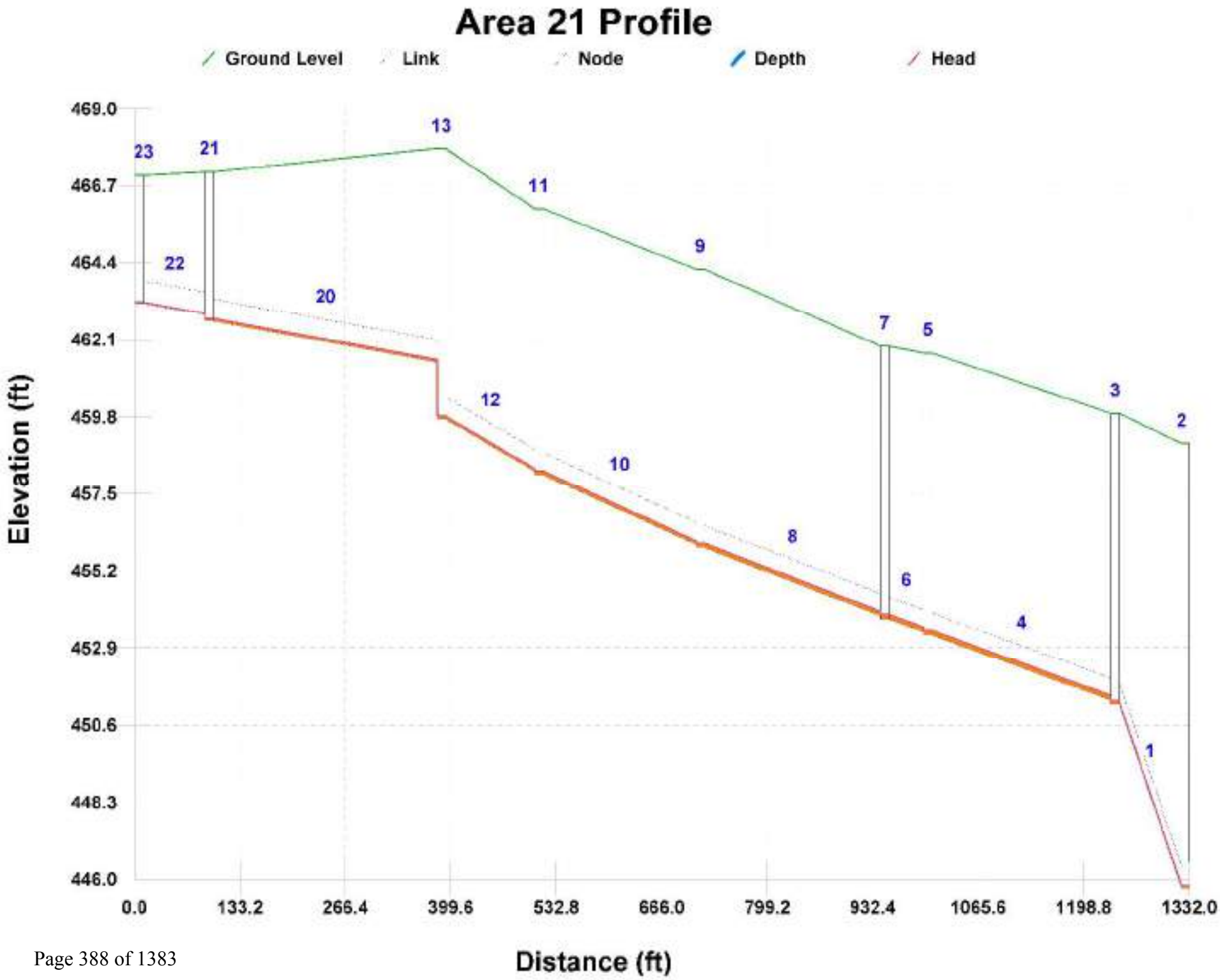
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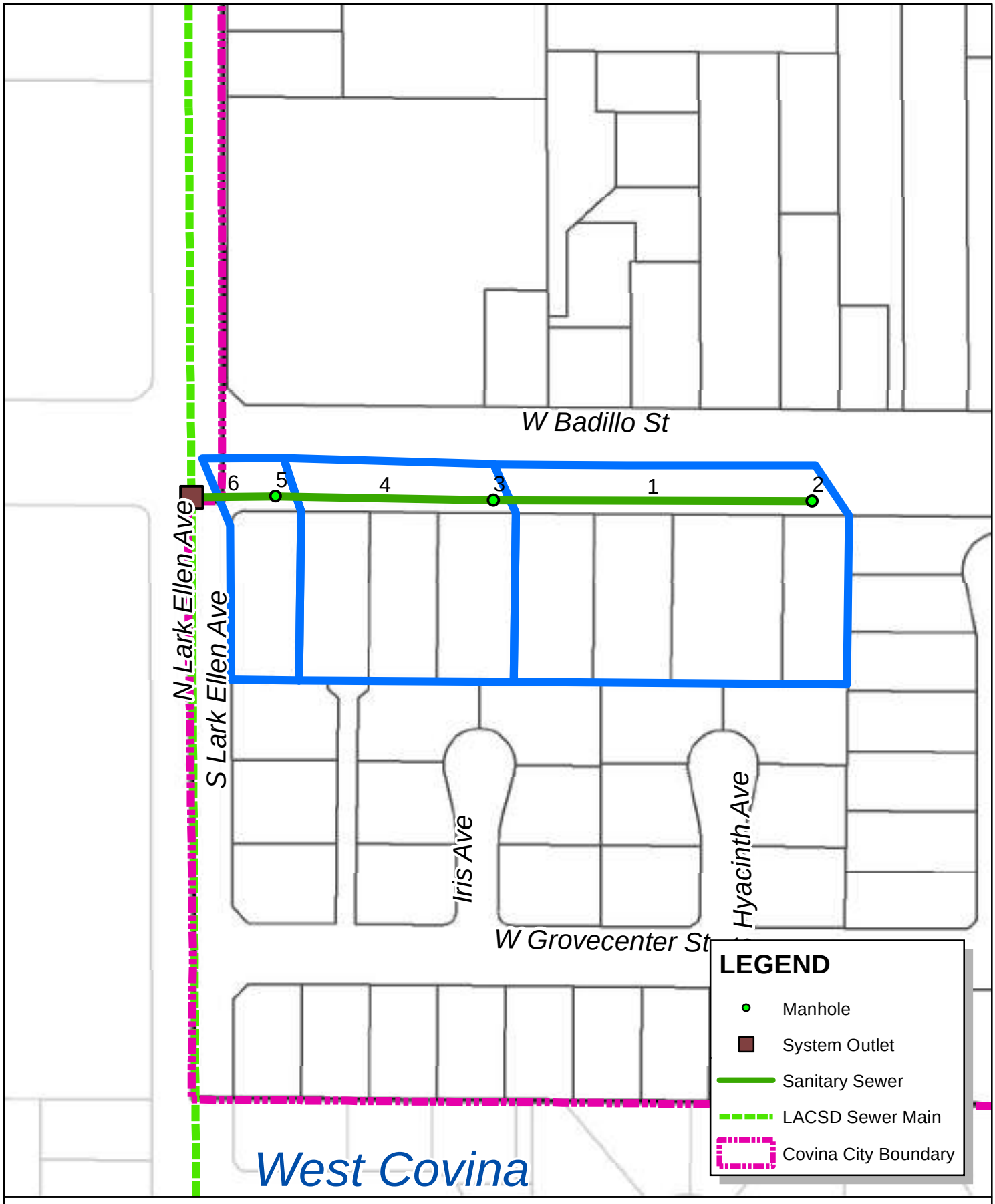
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 21

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	84.618	0.117	4.248	0.133	2.287	2.170	0.640	1.546	1.429
2		10	11	9	8.000	208.357	0.085	2.001	0.180	0.895	0.810	0.640	0.605	0.520
3		12	13	11	8.000	121.131	0.054	1.914	0.135	1.020	0.966	0.640	0.690	0.636
4		14	15	13	8.000	123.776	0.018	1.340	0.081	0.983	0.965	0.640	0.665	0.647
5		16	17	15	8.000	36.376	0.009	1.016	0.062	0.892	0.883	0.640	0.603	0.594
6		18	19	7	8.000	183.692	0.016	1.478	0.069	1.203	1.187	0.640	0.813	0.798
7		20	21	13	8.000	303.935	0.024	0.999	0.122	0.568	0.544	0.640	0.384	0.360
8		22	23	21	8.000	84.122	0.004	0.570	0.050	0.570	0.566	0.640	0.385	0.381
9		24	25	15	8.000	303.133	0.009	0.738	0.076	0.566	0.557	0.640	0.383	0.374
10		4	5	3	8.000	243.627	0.117	2.031	0.222	0.802	0.685	0.640	0.542	0.425
11		6	7	5	8.000	47.273	0.117	2.034	0.222	0.804	0.687	0.640	0.543	0.426
12		8	9	7	8.000	239.621	0.101	1.983	0.204	0.823	0.721	0.640	0.556	0.455

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500	0.000	0.000	0.000
3		12	0.500			
4		14	0.500			
5		16	0.500			
6		18	0.500			
7		20	0.500			
8		22	0.500			
9		24	0.500			
10		4	0.500	0.000	0.000	0.000
11		6	0.500	0.000	0.000	0.000
12		8	0.500			

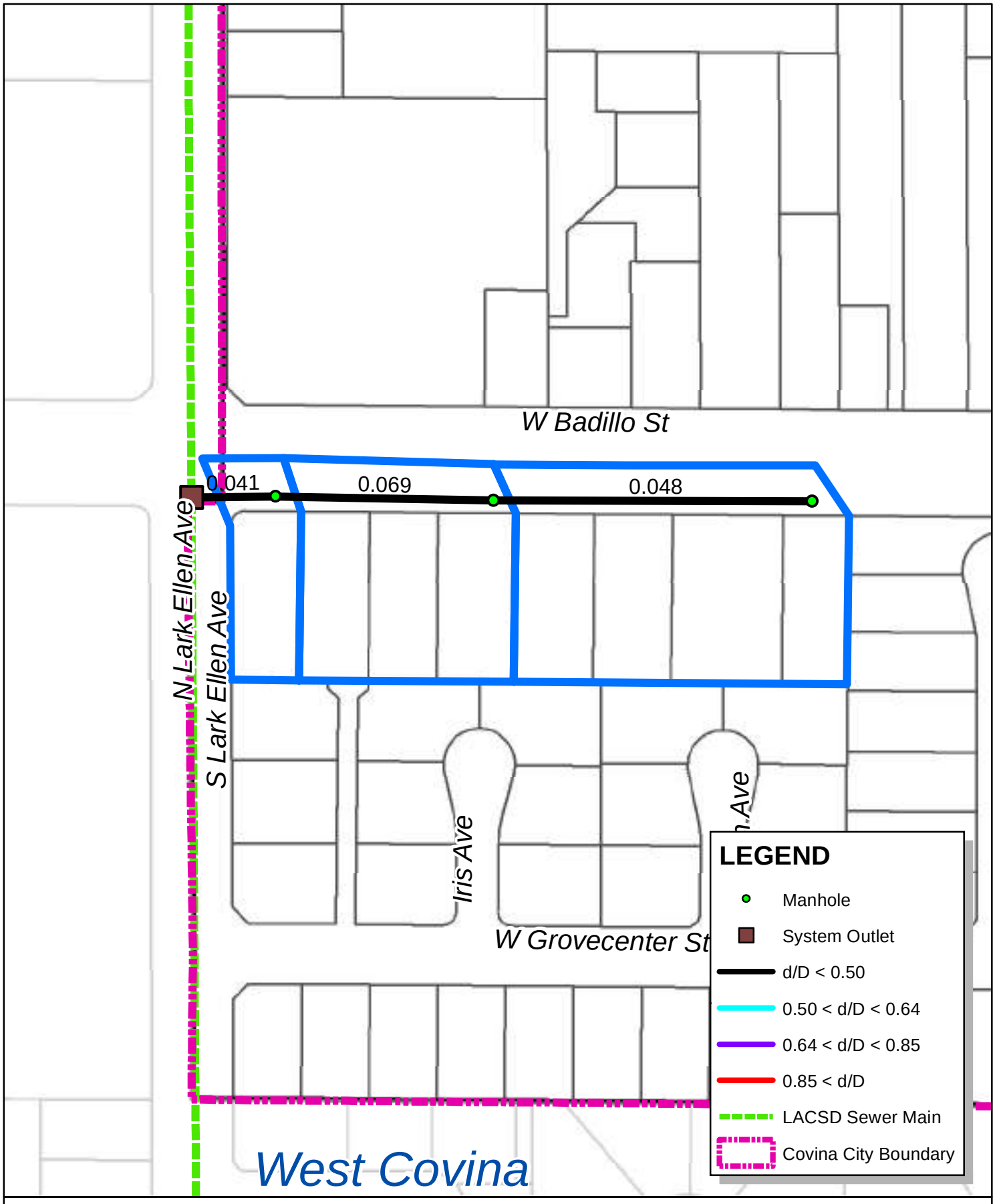

Area 21 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
469.0
466.7
464.4
462.1
459.8
457.5
455.2
452.9
450.6
448.3
446.0
0.0
133.2
266.4
399.6
532.8
666.0
799.2
932.4
1065.6
1198.8
1332.0
Distance (ft)
23
21
13
11
9
7
5
3
2
22
20
12
10
8
6
4
1



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 22

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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 22

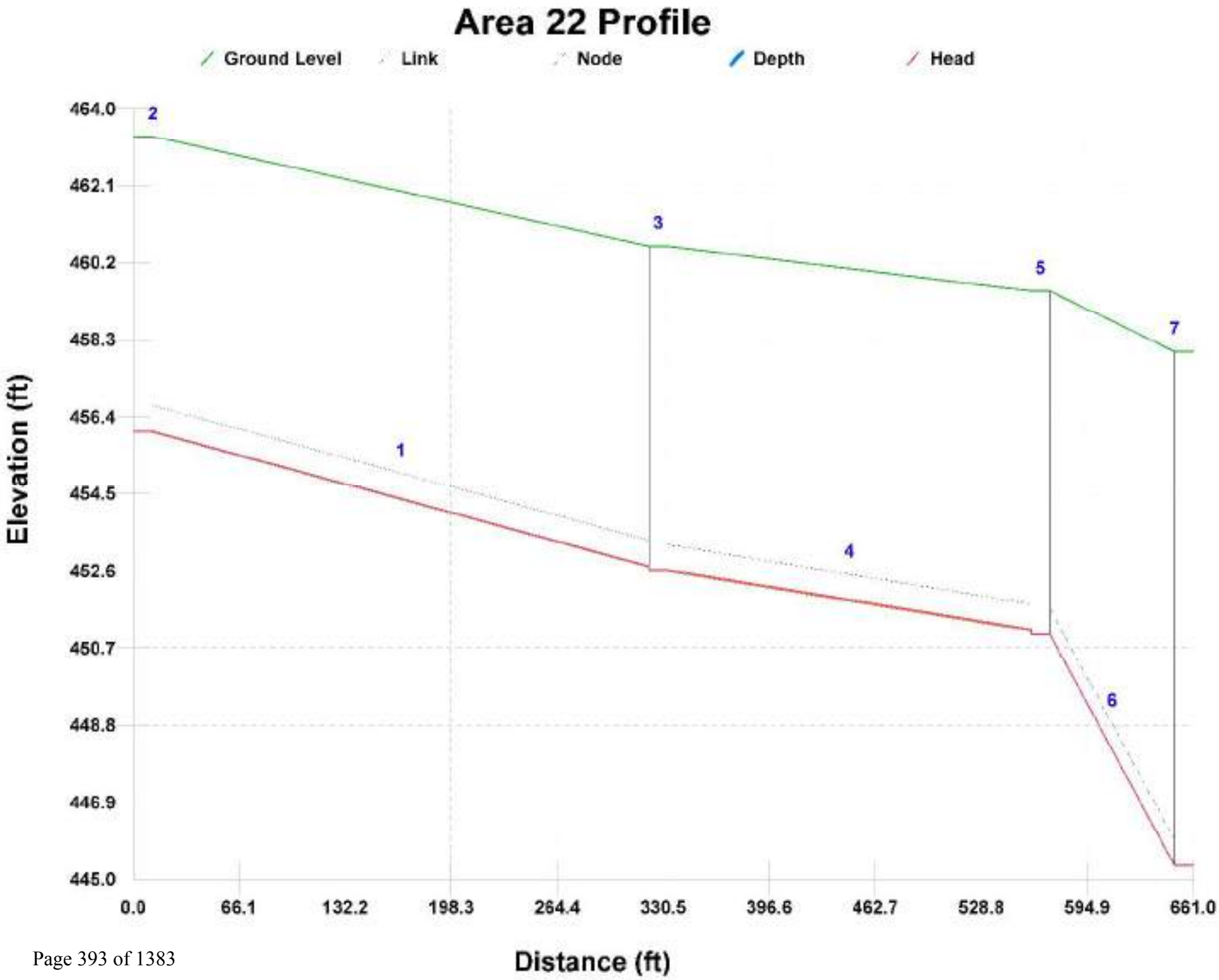
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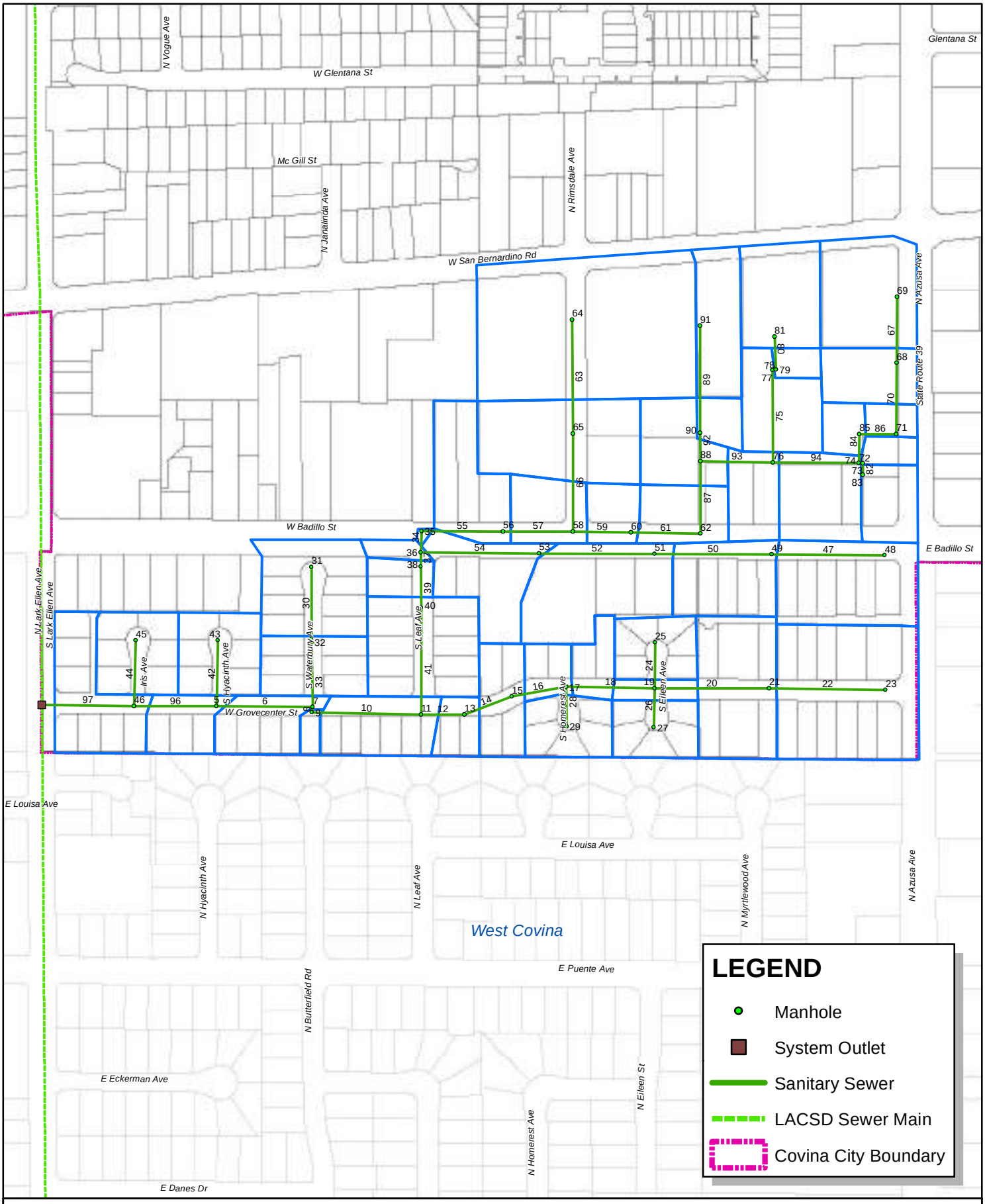
Area 22 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	333.151	0.005	0.872	0.048	0.896	0.891	0.640	0.606	0.600
2	☐	4	3	5	8.000	243.987	0.009	0.848	0.069	0.693	0.684	0.640	0.469	0.460
3	☐	6	5	7	8.000	83.935	0.010	2.049	0.041	2.338	2.328	0.640	1.580	1.570

Area 22 Output

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			
3	☐	6	0.500			


Area 22 Profile
Ground Level
Link
Node
Depth
Head
464.0
462.1
460.2
458.3
456.4
454.5
452.6
450.7
448.8
446.9
445.0
Elevation (ft)
0.0
66.1
132.2
198.3
264.4
330.5
396.6
462.7
528.8
594.9
661.0
Distance (ft)
1
2
3
4
5
6
7



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 23



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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 23

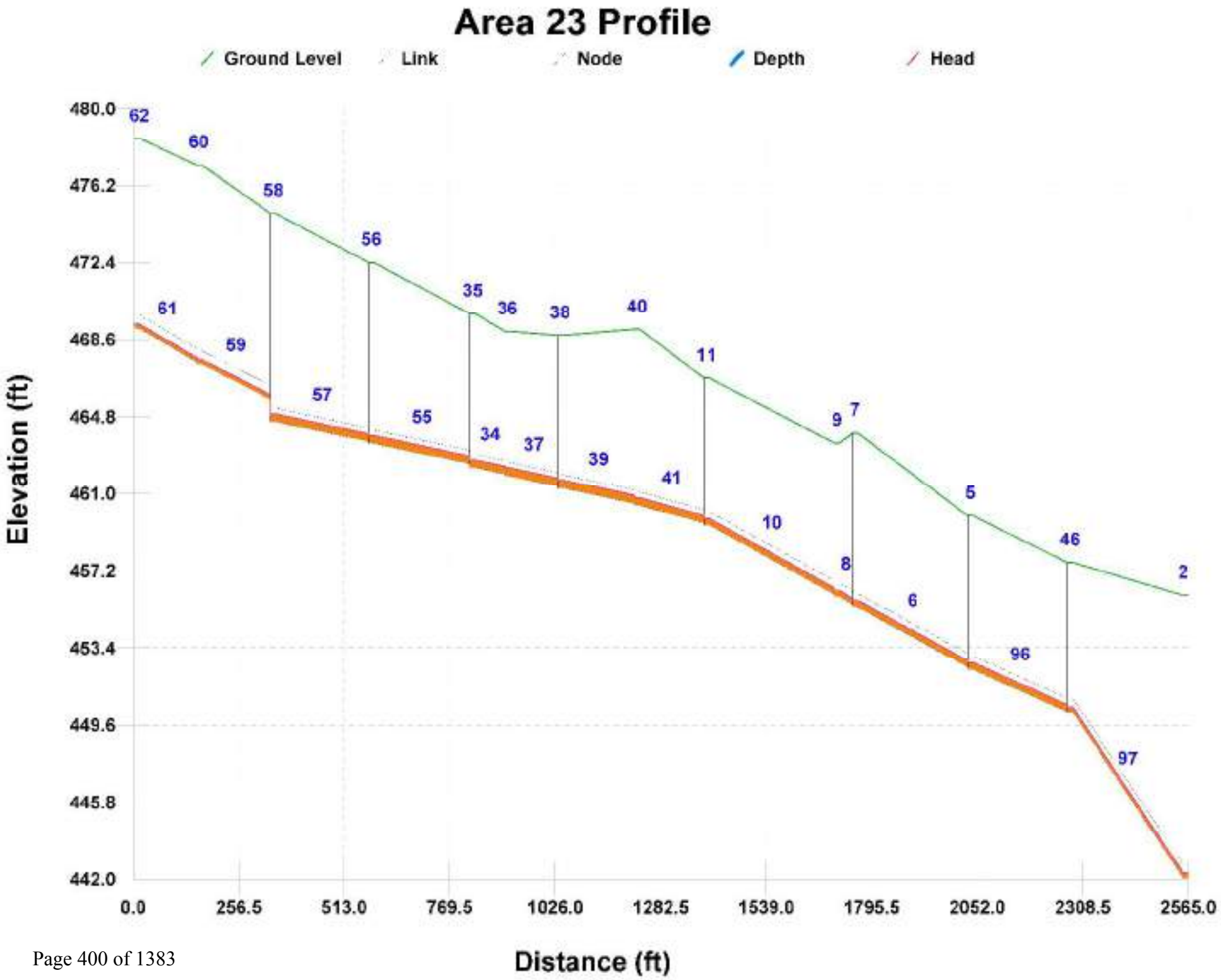
WILLDAN

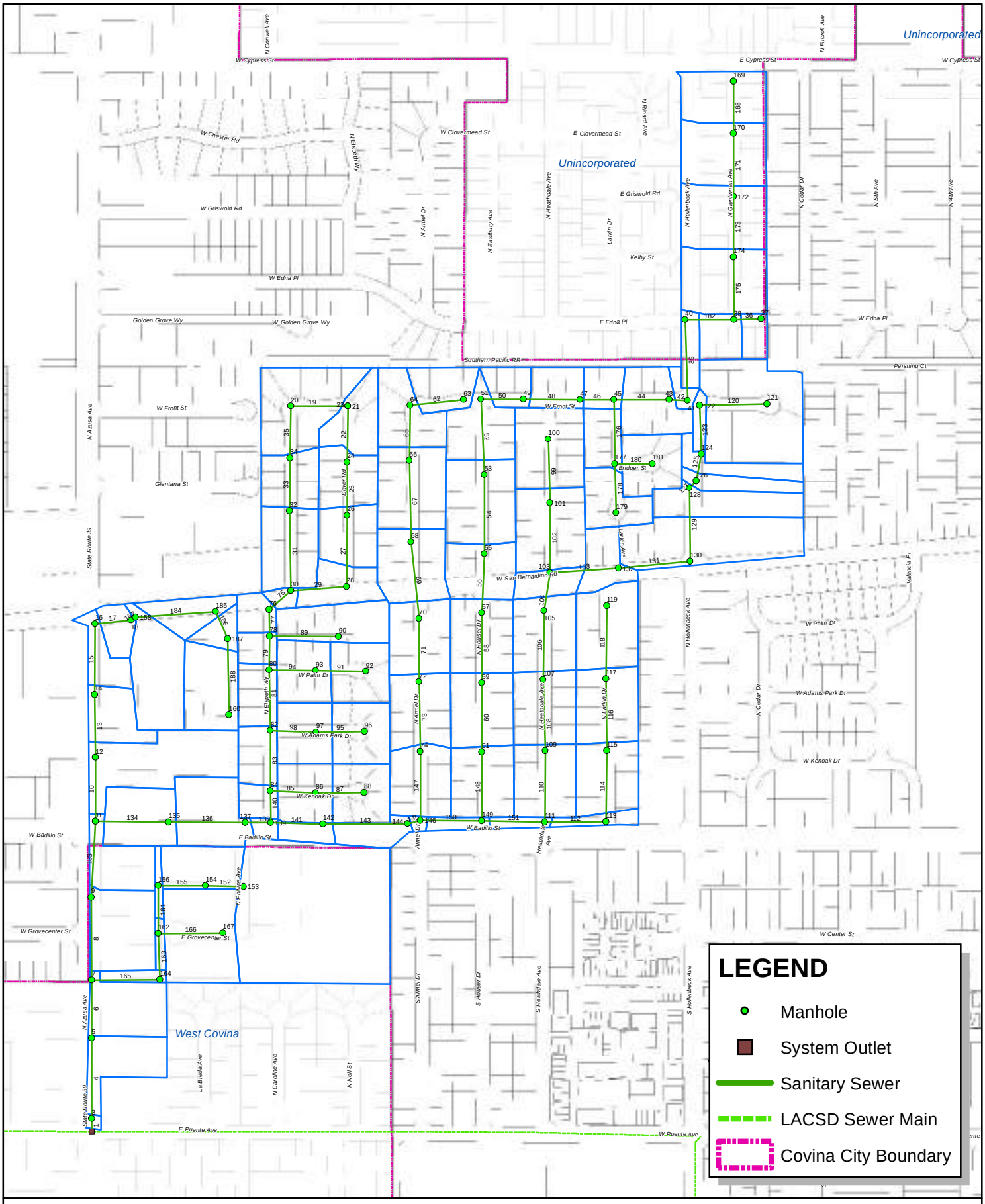
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	10	11	9	8.000	327.392	0.558	3.448	0.472	0.913	0.355	0.640	0.617	0.059
2	12	13	11	8.000	129.401	0.037	1.575	0.118	0.912	0.875	0.640	0.616	0.580
3	14	15	13	8.000	196.923	0.035	1.007	0.156	0.491	0.455	0.640	0.332	0.296
4	16	17	15	8.000	111.607	0.032	1.718	0.101	1.100	1.068	0.640	0.743	0.712
5	18	19	17	8.000	234.755	0.027	1.470	0.100	0.949	0.922	0.640	0.641	0.615
6	20	21	19	8.000	385.004	0.019	1.435	0.081	1.053	1.033	0.640	0.711	0.692
7	22	23	21	8.000	336.048	0.012	1.151	0.068	0.952	0.940	0.640	0.643	0.632
8	24	25	19	8.000	107.085	0.004	0.595	0.048	0.612	0.609	0.640	0.414	0.410
9	26	27	19	8.000	83.469	0.004	0.617	0.046	0.651	0.647	0.640	0.440	0.436
10	28	29	17	8.000	82.755	0.004	0.622	0.047	0.654	0.650	0.640	0.442	0.438
11	30	31	32	8.000	173.953	0.006	0.723	0.058	0.662	0.656	0.640	0.448	0.442
12	33	32	7	8.000	177.528	0.010	1.077	0.065	0.917	0.907	0.640	0.620	0.610
13	34	35	36	8.000	77.033	0.485	2.328	0.576	0.569	0.084	0.640	0.384	-0.100
14	37	36	38	8.000	124.518	0.509	2.352	0.595	0.568	0.059	0.640	0.384	-0.125
15	39	38	40	8.000	187.282	0.511	2.351	0.596	0.567	0.057	0.640	0.383	-0.127
16	41	40	11	8.000	168.153	0.518	2.604	0.555	0.645	0.127	0.640	0.436	-0.082
17	42	43	5	8.000	210.357	0.005	0.618	0.056	0.580	0.575	0.640	0.392	0.387
18	44	45	46	8.000	214.050	0.005	0.612	0.056	0.575	0.570	0.640	0.388	0.384
19	47	48	49	8.000	322.751	0.006	0.967	0.047	1.013	1.007	0.640	0.684	0.679
20	50	49	51	8.000	362.402	0.011	1.156	0.063	0.998	0.987	0.640	0.674	0.664
21	52	51	53	8.000	348.009	0.020	1.327	0.087	0.934	0.914	0.640	0.631	0.612
22	54	53	36	8.000	369.001	0.024	0.982	0.124	0.552	0.528	0.640	0.373	0.349
23	55	56	35	8.000	251.399	0.485	2.317	0.578	0.565	0.081	0.640	0.382	-0.103
24	57	58	56	8.000	242.727	0.459	2.293	0.558	0.567	0.107	0.640	0.383	-0.076
25	59	60	58	8.000	180.617	0.284	2.797	0.333	0.880	0.595	0.640	0.595	0.310
26	6	7	5	8.000	287.873	0.572	3.461	0.479	0.910	0.338	0.640	0.615	0.043
27	61	62	60	8.000	148.835	0.275	2.915	0.315	0.944	0.669	0.640	0.638	0.363
28	63	64	65	8.000	333.390	0.114	1.568	0.261	0.564	0.450	0.640	0.381	0.267
29	66	65	58	8.000	326.783	0.164	1.683	0.322	0.539	0.375	0.640	0.364	0.200
30	67	69	68	8.000	200.025	0.034	1.503	0.117	0.878	0.844	0.640	0.594	0.559
31	70	68	71	8.000	224.962	0.053	1.737	0.142	0.896	0.843	0.640	0.606	0.553
32	72	73	74	8.000	23.571	0.014	1.412	0.066	1.182	1.168	0.640	0.799	0.785
33	75	77	76	8.000	258.475	0.070	1.925	0.162	0.919	0.849	0.640	0.621	0.551
34	78	79	77	8.000	13.964	0.039	1.110	0.158	0.536	0.497	0.640	0.363	0.323
35	8	9	7	8.000	33.558	0.559	3.729	0.445	1.015	0.455	0.640	0.686	0.127
36	80	81	79	8.000	96.059	0.033	1.593	0.110	0.968	0.935	0.640	0.654	0.621
37	82	83	73	8.000	29.863	0.010	2.508	0.035	3.184	3.175	0.640	2.152	2.143
38	84	85	74	8.000	124.344	0.067	1.697	0.171	0.783	0.716	0.640	0.530	0.462
39	86	71	85	8.000	114.451	0.058	1.751	0.150	0.875	0.817	0.640	0.591	0.534
40	87	88	62	8.000	199.319	0.260	2.302	0.359	0.695	0.435	0.640	0.470	0.210
41	89	91	90	8.000	300.278	0.028	1.248	0.115	0.735	0.707	0.640	0.497	0.469
42	92	90	88	8.000	118.159	0.037	1.116	0.152	0.553	0.516	0.640	0.374	0.337
43	93	76	88	8.000	225.201	0.195	2.545	0.271	0.896	0.701	0.640	0.606	0.411
44	94	74	76	8.000	266.919	0.108	2.121	0.203	0.883	0.775	0.640	0.597	0.489

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		96	5	46	8.000	247.320	0.579	3.222	0.512	0.824	0.245	0.640	0.557	-0.022
46		97	46	2	8.000	288.679	0.589	5.055	0.368	1.509	0.920	0.640	1.020	0.431

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		10	0.500	0.000	0.000	0.000
2		12	0.500			
3		14	0.500			
4		16	0.500			
5		18	0.500			
6		20	0.500			
7		22	0.500			
8		24	0.500			
9		26	0.500			
10		28	0.500			
11		30	0.500			
12		33	0.500			
13		34	0.500	0.000	0.000	0.000
14		37	0.500	0.000	0.000	0.000
15		39	0.500	0.000	0.000	0.000
16		41	0.500	0.000	0.000	0.000
17		42	0.500			
18		44	0.500			
19		47	0.500			
20		50	0.500			
21		52	0.500			
22		54	0.500			
23		55	0.500	0.000	0.000	0.000
24		57	0.500	0.000	0.000	0.000
25		59	0.500	0.000	0.000	0.000
26		6	0.500	0.000	0.000	0.000
27		61	0.500	0.000	0.000	0.000
28		63	0.500			
29		66	0.500			
30		67	0.500			
31		70	0.500			
32		72	0.500			
33		75	0.500			
34		78	0.500			
35		8	0.500	0.000	0.000	0.000
36		80	0.500			
37		82	0.500	0.000	0.000	0.000
38		84	0.500			
39		86	0.500			
40		87	0.500	0.000	0.000	0.000
41		89	0.500			
42		92	0.500			
43		93	0.500	0.000	0.000	0.000
44		94	0.500	0.000	0.000	0.000

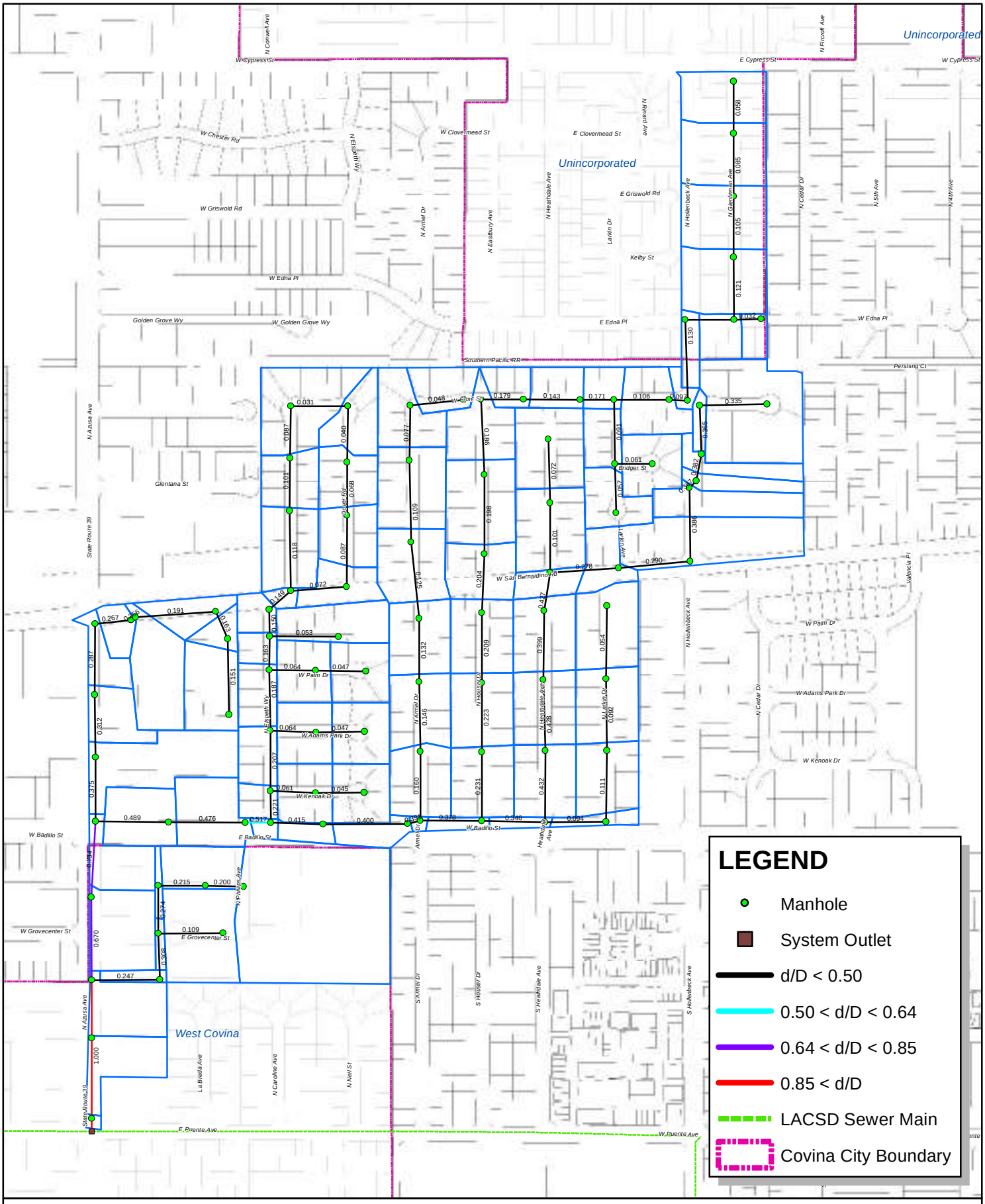
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		96	0.500	0.000	0.000	0.000
46		97	0.500			


Area 23 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
480.0
476.2
472.4
468.6
464.8
461.0
457.2
453.4
449.6
445.8
442.0
0.0
256.5
513.0
769.5
1026.0
1282.5
1539.0
1795.5
2052.0
2308.5
2565.0
Distance (ft)
62
60
58
56
35
36
38
40
11
9
7
5
46
2
61
59
57
55
34
37
39
41
10
8
6
96
97



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 24

WILLDAN


Unincorporated
Unincorporated
West Covina
W Cypress St
E Cypress St
W Clovermead St
E Clovermead St
W Chester Rd
W Griswold Rd
E Griswold Rd
W Edna Pl
E Edna Pl
Golden Grove Wy
W Golden Grove Wy
Kelby St
Southern Pacific RR
W Grant St
Glentana St
Bridger St
W San Bernardino Rd
W Palm Dr
W Adams Park Dr
W Kenoak Dr
E Badillo St
W Badillo St
W Grovecenter St
E Grovecenter St
E Puente Ave
W Puente Ave
Pershing Ct
Valencia Pl
N Azusa Ave
State Route 39
N Elsbeth Wy
N Arnel Dr
N Eastbury Ave
N Healthdale Ave
Larkin Dr
N Hollenbeck Ave
N Glenfinnan Ave
N Cedar Dr
N 5th Ave
N 4th Ave
N Conwell Ave
N Ricroft Ave
N Rimhurst Ave
N Holiday Ave
N Housel Dr
N Lolita Dr
N Cedar Dr
S Arnel Dr
S Housel Dr
S Healthdale Ave
S Hollenbeck Ave
N Phillips Ave
La Breda Ave
N Caroline Ave
N Neil St
0.031
0.048
0.179
0.143
0.171
0.106
0.097
0.335
0.058
0.085
0.105
0.121
0.032
0.130
0.061
0.290
0.053
0.064
0.047
0.045
0.489
0.476
0.517
0.415
0.400
0.378
0.346
0.694
0.215
0.200
0.109
0.247
1.000
0.670
0.312
0.375
0.267
0.191
0.151
0.672
0.204
0.209
0.223
0.231
0.399
0.432
0.428
0.146
0.160
0.132
0.109
0.198
0.101
0.072
0.091
0.057
0.386
0.282
0.365
0.087
0.040
0.101
0.118
0.088
0.077
0.054
0.092
0.111
LEGEND
Manhole
System Outlet
d/D < 0.50
0.50 < d/D < 0.64
0.64 < d/D < 0.85
0.85 < d/D
LACSD Sewer Main
Covina City Boundary
N
W
E
S
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 24
WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	79.124	1.039	2.978	1.000	0.570	-0.469	0.640	0.385	-0.654
2		10	12	11	8.000	264.710	0.217	1.815	0.375	0.537	0.320	0.640	0.363	0.146
3		102	101	103	8.000	261.888	0.016	0.885	0.101	0.568	0.551	0.640	0.384	0.367
4		104	103	105	8.000	216.541	0.280	1.965	0.427	0.545	0.265	0.640	0.368	0.088
5		106	105	107	8.000	303.935	0.286	2.199	0.399	0.630	0.343	0.640	0.426	0.139
6		108	107	109	8.000	307.299	0.292	2.048	0.428	0.567	0.275	0.640	0.383	0.091
7		110	109	111	8.000	296.165	0.299	2.068	0.432	0.570	0.272	0.640	0.386	0.087
8		112	113	111	8.000	279.758	0.021	1.235	0.094	0.827	0.806	0.640	0.559	0.538
9		114	115	113	8.000	321.102	0.020	0.926	0.111	0.557	0.537	0.640	0.376	0.357
10		116	117	115	8.000	304.834	0.013	0.827	0.092	0.560	0.547	0.640	0.379	0.365
11		118	119	117	8.000	307.345	0.007	0.951	0.054	0.909	0.902	0.640	0.614	0.607
12		120	121	122	8.000	335.524	0.186	1.808	0.335	0.566	0.381	0.640	0.383	0.197
13		123	122	124	8.000	234.055	0.187	1.624	0.365	0.487	0.299	0.640	0.329	0.141
14		125	124	126	8.000	107.238	0.199	1.619	0.382	0.474	0.275	0.640	0.320	0.122
15		127	126	128	8.000	69.470	0.209	1.799	0.367	0.538	0.329	0.640	0.363	0.154
16		129	128	130	8.000	304.992	0.229	1.847	0.386	0.538	0.309	0.640	0.364	0.135
17		13	14	12	8.000	236.730	0.153	1.648	0.312	0.537	0.384	0.640	0.363	0.210
18		131	130	132	8.000	321.610	0.261	3.103	0.290	1.051	0.789	0.640	0.710	0.449
19		133	132	103	8.000	303.433	0.264	3.335	0.278	1.159	0.895	0.640	0.783	0.520
20		134	135	11	8.000	351.354	0.579	3.411	0.489	0.889	0.311	0.640	0.601	0.023
21		136	137	135	8.000	361.846	0.557	3.394	0.476	0.895	0.339	0.640	0.605	0.048
22		138	139	137	8.000	109.549	0.531	2.913	0.517	0.742	0.211	0.640	0.501	-0.029
23		140	84	139	8.000	151.923	0.082	1.435	0.221	0.568	0.486	0.640	0.384	0.302
24		141	142	139	8.000	241.822	0.448	3.279	0.415	0.922	0.474	0.640	0.623	0.175
25		143	144	142	8.000	366.469	0.448	3.442	0.400	0.985	0.537	0.640	0.666	0.218
26		145	146	144	8.000	60.895	0.448	3.547	0.391	1.027	0.579	0.640	0.694	0.246
27		147	74	146	8.000	287.412	0.041	1.128	0.160	0.542	0.501	0.640	0.366	0.325
28		148	61	149	8.000	294.468	0.088	1.450	0.231	0.560	0.472	0.640	0.379	0.290
29		15	16	14	8.000	384.788	0.131	1.580	0.287	0.539	0.408	0.640	0.364	0.233
30		150	149	146	8.000	282.412	0.407	3.373	0.378	0.993	0.586	0.640	0.672	0.264
31		151	111	149	8.000	290.977	0.319	2.974	0.346	0.916	0.597	0.640	0.619	0.300
32		152	153	154	8.000	132.705	0.106	2.135	0.200	0.897	0.791	0.640	0.606	0.501
33		155	154	156	8.000	237.409	0.123	2.225	0.215	0.895	0.773	0.640	0.605	0.483
34		157	158	18	8.000	44.719	0.110	1.564	0.256	0.569	0.458	0.640	0.384	0.274
35		161	156	162	8.000	211.648	0.125	1.613	0.274	0.565	0.439	0.640	0.382	0.256
36		163	162	164	8.000	213.328	0.158	1.726	0.308	0.566	0.408	0.640	0.382	0.225
37		165	164	7	8.000	282.171	0.162	2.415	0.247	0.896	0.734	0.640	0.606	0.444
38		166	167	162	8.000	292.966	0.030	1.467	0.109	0.896	0.866	0.640	0.606	0.576
39		168	169	170	8.000	244.616	0.005	0.620	0.058	0.567	0.562	0.640	0.383	0.378
40		17	18	16	8.000	180.034	0.120	1.597	0.267	0.567	0.447	0.640	0.383	0.263
41		171	170	172	8.000	256.149	0.011	0.791	0.085	0.566	0.554	0.640	0.382	0.371
42		173	172	174	8.000	265.273	0.018	0.906	0.105	0.567	0.549	0.640	0.383	0.365
43		175	174	38	8.000	278.729	0.024	0.996	0.121	0.568	0.544	0.640	0.384	0.360
44		176	177	45	8.000	278.755	0.012	0.778	0.091	0.531	0.519	0.640	0.359	0.347

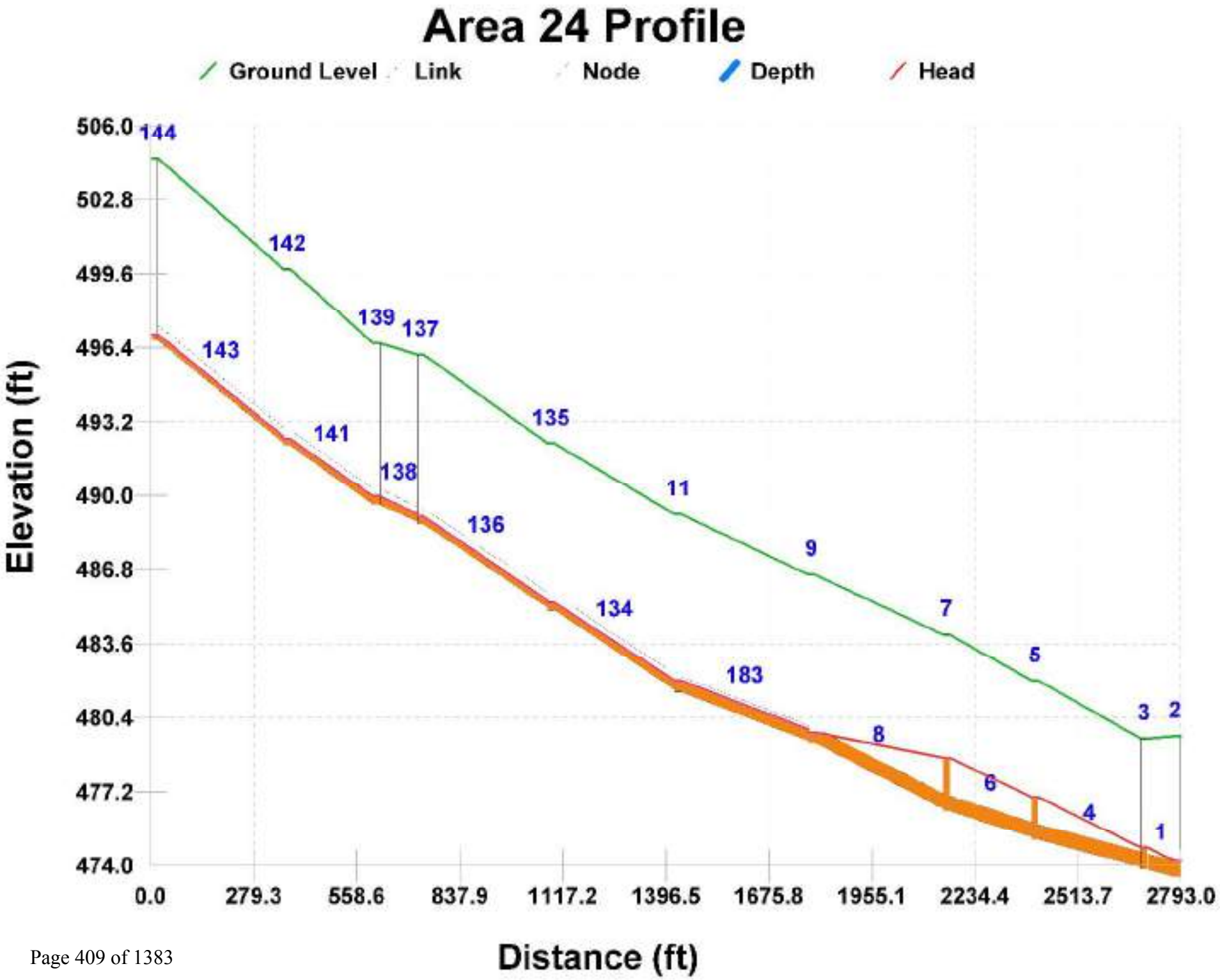
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		178	179	177	8.000	225.902	0.004	0.544	0.057	0.502	0.498	0.640	0.340	0.335
46		180	181	177	8.000	160.182	0.005	0.605	0.061	0.535	0.529	0.640	0.361	0.356
47		182	38	40	8.000	197.842	0.028	1.039	0.130	0.566	0.539	0.640	0.383	0.355
48		183	11	9	8.000	370.009	0.809	2.947	0.734	0.674	-0.135	0.640	0.455	-0.354
49		184	185	158	8.000	370.257	0.061	1.304	0.191	0.563	0.502	0.640	0.380	0.320
50		186	187	185	8.000	136.528	0.053	1.443	0.163	0.686	0.633	0.640	0.464	0.410
51		188	160	187	8.000	289.017	0.042	1.274	0.151	0.635	0.593	0.640	0.429	0.387
52		19	21	20	8.000	251.714	0.002	0.709	0.031	0.972	0.970	0.640	0.657	0.655
53		22	23	24	8.000	228.237	0.002	0.485	0.040	0.563	0.561	0.640	0.380	0.378
54		25	24	26	8.000	193.472	0.007	0.678	0.068	0.558	0.551	0.640	0.377	0.370
55		27	26	28	8.000	365.889	0.012	0.793	0.087	0.556	0.545	0.640	0.376	0.364
56		29	28	30	8.000	267.012	0.014	1.219	0.072	0.969	0.955	0.640	0.655	0.641
57		31	32	30	8.000	360.641	0.023	0.979	0.118	0.566	0.544	0.640	0.383	0.360
58		33	34	32	8.000	228.528	0.016	0.884	0.101	0.566	0.549	0.640	0.382	0.366
59		35	20	34	8.000	211.359	0.012	0.795	0.087	0.558	0.546	0.640	0.377	0.366
60		36	37	38	8.000	97.919	0.001	0.426	0.032	0.573	0.571	0.640	0.387	0.386
61		39	40	41	8.000	354.016	0.028	1.040	0.130	0.568	0.540	0.640	0.384	0.356
62		4	5	3	8.000	299.935	1.039	2.978	1.000	0.567	-0.472	0.640	0.383	-0.656
63		42	41	43	8.000	80.740	0.028	1.623	0.097	1.065	1.037	0.640	0.720	0.692
64		44	43	45	8.000	253.454	0.033	1.672	0.106	1.035	1.002	0.640	0.700	0.666
65		46	45	47	8.000	155.154	0.047	1.198	0.171	0.553	0.505	0.640	0.374	0.326
66		48	47	49	8.000	239.921	0.050	1.636	0.143	0.842	0.792	0.640	0.569	0.519
67		50	49	51	8.000	204.091	0.052	1.233	0.179	0.554	0.502	0.640	0.375	0.322
68		52	51	53	8.000	324.503	0.058	1.285	0.186	0.563	0.505	0.640	0.380	0.323
69		54	53	55	8.000	340.910	0.066	1.350	0.198	0.570	0.504	0.640	0.385	0.319
70		56	55	57	8.000	280.847	0.069	1.362	0.204	0.566	0.497	0.640	0.383	0.313
71		58	57	59	8.000	312.323	0.076	1.426	0.209	0.583	0.507	0.640	0.394	0.318
72		6	7	5	8.000	238.352	1.014	2.906	1.000	0.620	-0.394	0.640	0.419	-0.595
73		60	59	61	8.000	311.723	0.082	1.413	0.223	0.556	0.474	0.640	0.376	0.294
74		62	63	64	8.000	258.627	0.003	0.562	0.048	0.582	0.578	0.640	0.393	0.390
75		65	64	66	8.000	229.075	0.009	0.759	0.077	0.577	0.568	0.640	0.390	0.381
76		67	66	68	8.000	334.486	0.017	0.850	0.109	0.519	0.501	0.640	0.351	0.333
77		69	68	70	8.000	354.972	0.023	0.902	0.125	0.506	0.483	0.640	0.342	0.319
78		71	70	72	8.000	312.061	0.029	1.051	0.132	0.567	0.539	0.640	0.383	0.355
79		73	72	74	8.000	302.239	0.035	1.110	0.146	0.565	0.530	0.640	0.382	0.347
80		75	30	76	8.000	149.219	0.036	1.122	0.149	0.564	0.527	0.640	0.381	0.345
81		77	76	78	8.000	85.806	0.037	1.131	0.150	0.564	0.527	0.640	0.381	0.344
82		79	78	80	8.000	136.984	0.045	1.227	0.163	0.583	0.538	0.640	0.394	0.349
83		8	9	7	8.000	374.983	0.833	3.348	0.670	0.780	-0.053	0.640	0.527	-0.306
84		81	80	82	8.000	271.182	0.058	1.284	0.187	0.560	0.502	0.640	0.379	0.321
85		83	82	84	8.000	271.867	0.071	1.360	0.207	0.560	0.489	0.640	0.378	0.307
86		85	86	84	8.000	208.769	0.010	1.116	0.061	0.983	0.973	0.640	0.664	0.654
87		87	88	86	8.000	202.222	0.005	0.932	0.045	0.999	0.993	0.640	0.675	0.670
88		89	90	78	8.000	292.064	0.007	0.959	0.053	0.932	0.925	0.640	0.630	0.623

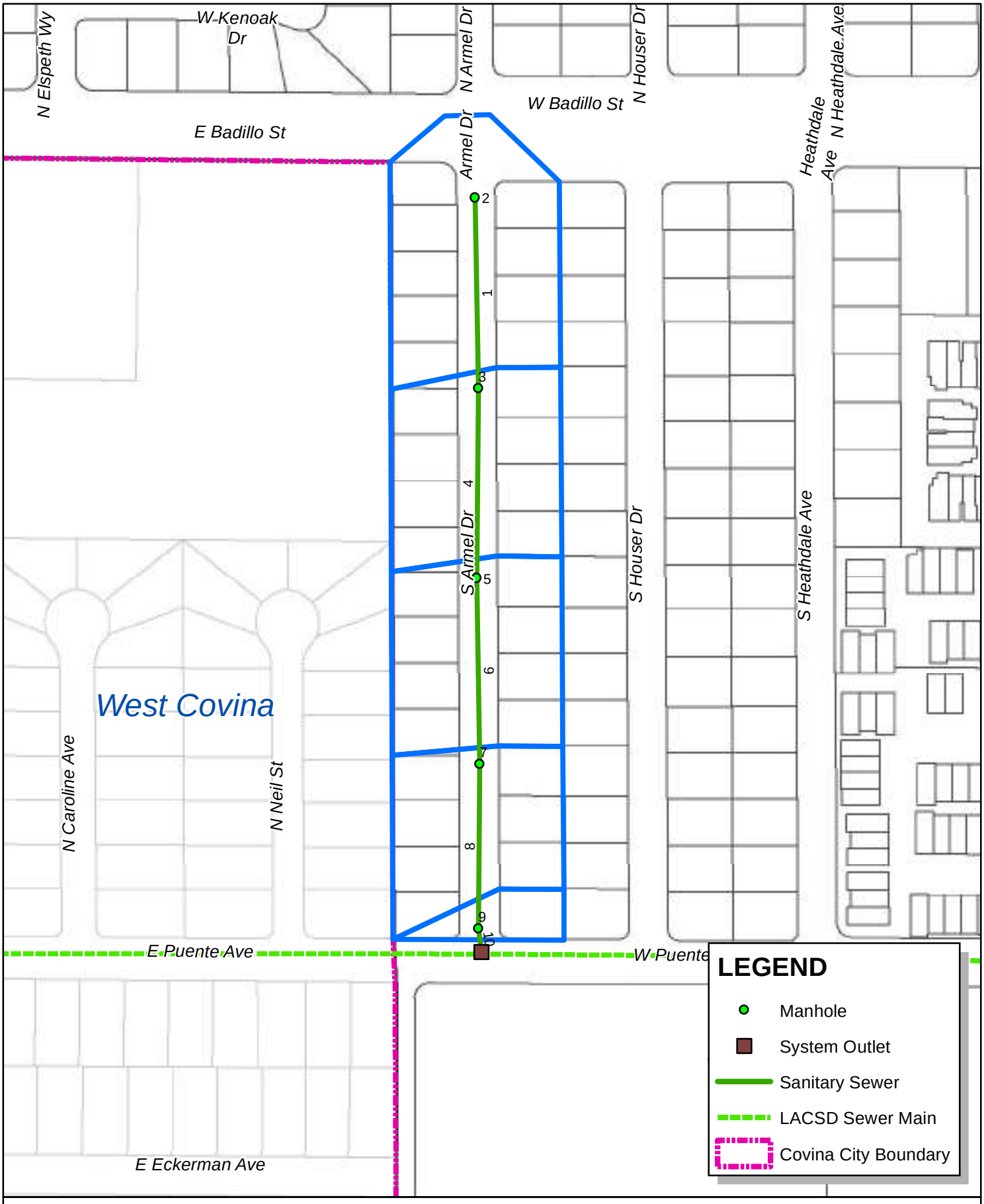
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89	☐	91	92	93	8.000	199.146	0.005	0.862	0.047	0.898	0.893	0.640	0.607	0.602
90	☐	94	93	80	8.000	215.733	0.010	1.060	0.064	0.905	0.895	0.640	0.612	0.602
91	☐	95	96	97	8.000	198.296	0.005	0.898	0.047	0.933	0.928	0.640	0.631	0.625
92	☐	98	97	82	8.000	220.341	0.010	1.089	0.064	0.930	0.919	0.640	0.628	0.618
93	☐	99	100	101	8.000	301.395	0.008	0.722	0.072	0.575	0.567	0.640	0.389	0.381

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	12.000	2.828	0.475
2	10	0.500			
3	102	0.500			
4	104	0.500			
5	106	0.500	0.000	0.000	0.000
6	108	0.500	0.000	0.000	0.000
7	110	0.500	0.000	0.000	0.000
8	112	0.500			
9	114	0.500			
10	116	0.500			
11	118	0.500			
12	120	0.500			
13	123	0.500			
14	125	0.500			
15	127	0.500			
16	129	0.500			
17	13	0.500			
18	131	0.500	0.000	0.000	0.000
19	133	0.500	0.000	0.000	0.000
20	134	0.500	0.000	0.000	0.000
21	136	0.500	0.000	0.000	0.000
22	138	0.500	0.000	0.000	0.000
23	140	0.500			
24	141	0.500	0.000	0.000	0.000
25	143	0.500	0.000	0.000	0.000
26	145	0.500	0.000	0.000	0.000
27	147	0.500			
28	148	0.500			
29	15	0.500			
30	150	0.500	0.000	0.000	0.000
31	151	0.500	0.000	0.000	0.000
32	152	0.500	0.000	0.000	0.000
33	155	0.500	0.000	0.000	0.000
34	157	0.500			
35	161	0.500			
36	163	0.500			
37	165	0.500	0.000	0.000	0.000
38	166	0.500			
39	168	0.500			
40	17	0.500			
41	171	0.500			
42	173	0.500			
43	175	0.500			
44	176	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	178	0.500			
46	180	0.500			
47	182	0.500			
48	183	0.500	10.000	3.012	0.494
49	184	0.500			
50	186	0.500			
51	188	0.500			
52	19	0.500			
53	22	0.500			
54	25	0.500			
55	27	0.500			
56	29	0.500			
57	31	0.500			
58	33	0.500			
59	35	0.500			
60	36	0.500			
61	39	0.500			
62	4	0.500	12.000	2.817	0.476
63	42	0.500			
64	44	0.500			
65	46	0.500			
66	48	0.500			
67	50	0.500			
68	52	0.500			
69	54	0.500			
70	56	0.500			
71	58	0.500			
72	6	0.500	12.000	2.991	0.446
73	60	0.500			
74	62	0.500			
75	65	0.500			
76	67	0.500			
77	69	0.500			
78	71	0.500			
79	73	0.500			
80	75	0.500			
81	77	0.500			
82	79	0.500			
83	8	0.500	10.000	3.384	0.462
84	81	0.500			
85	83	0.500			
86	85	0.500			
87	87	0.500			
88	89	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	☐	91	0.500			
90	☐	94	0.500			
91	☐	95	0.500			
92	☐	98	0.500			
93	☐	99	0.500			

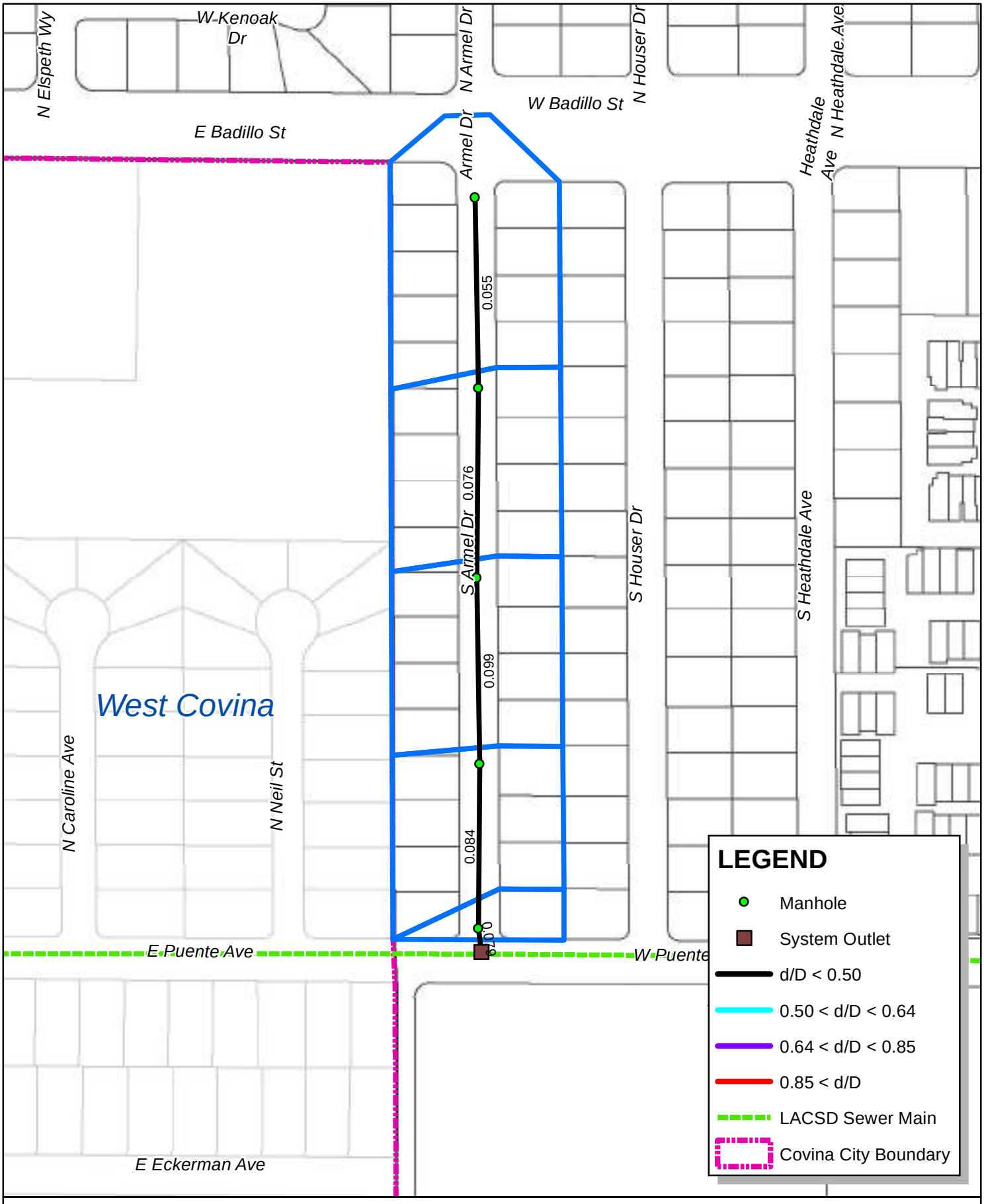

Area 24 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
506.0
502.8
499.6
496.4
493.2
490.0
486.8
483.6
480.4
477.2
474.0
144
142
139
137
135
11
9
7
5
3
2
143
141
138
136
134
183
8
6
4
1
0.0
279.3
558.6
837.9
1117.2
1396.5
1675.8
1955.1
2234.4
2513.7
2793.0
Distance (ft)



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 28

WILLDAN

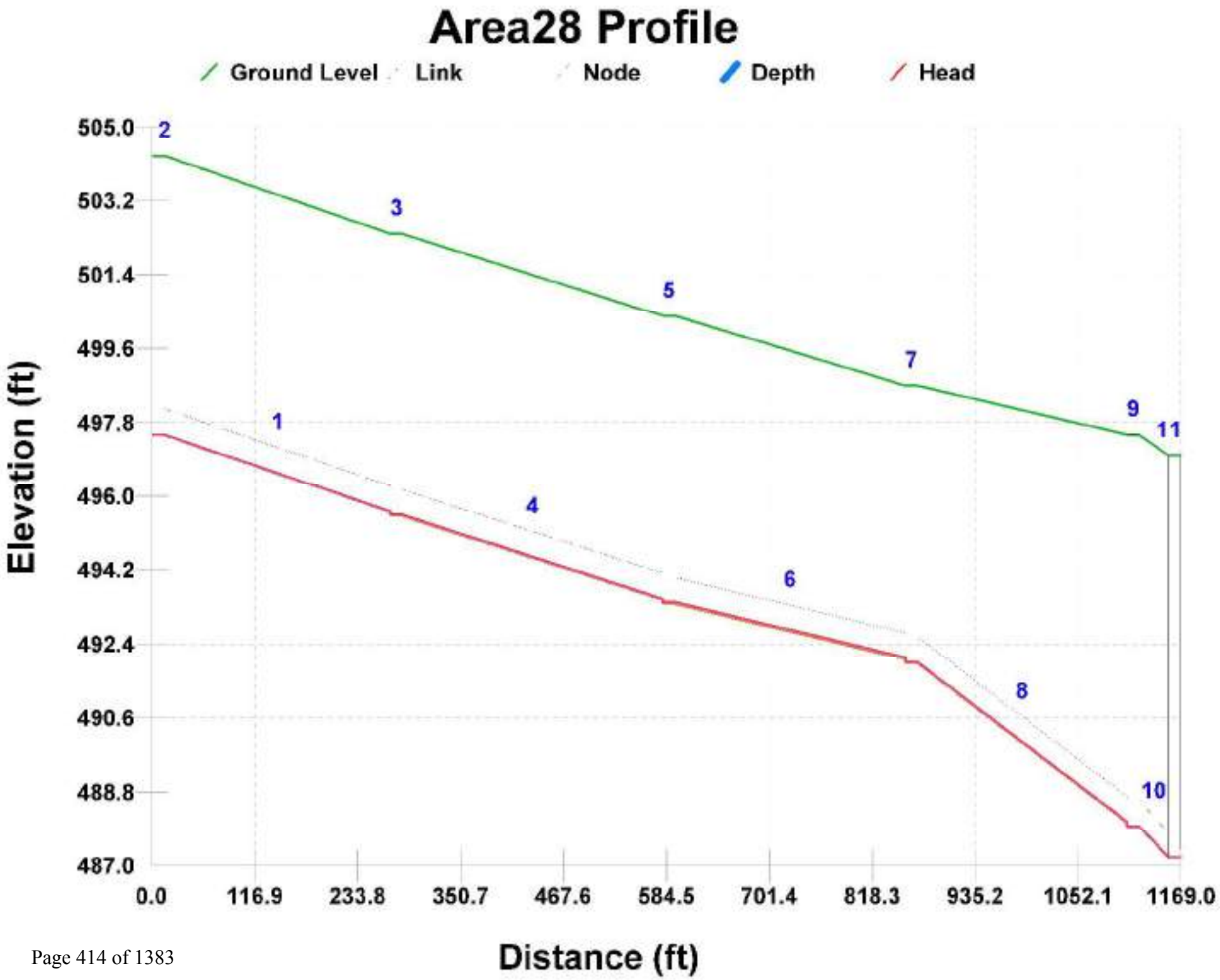


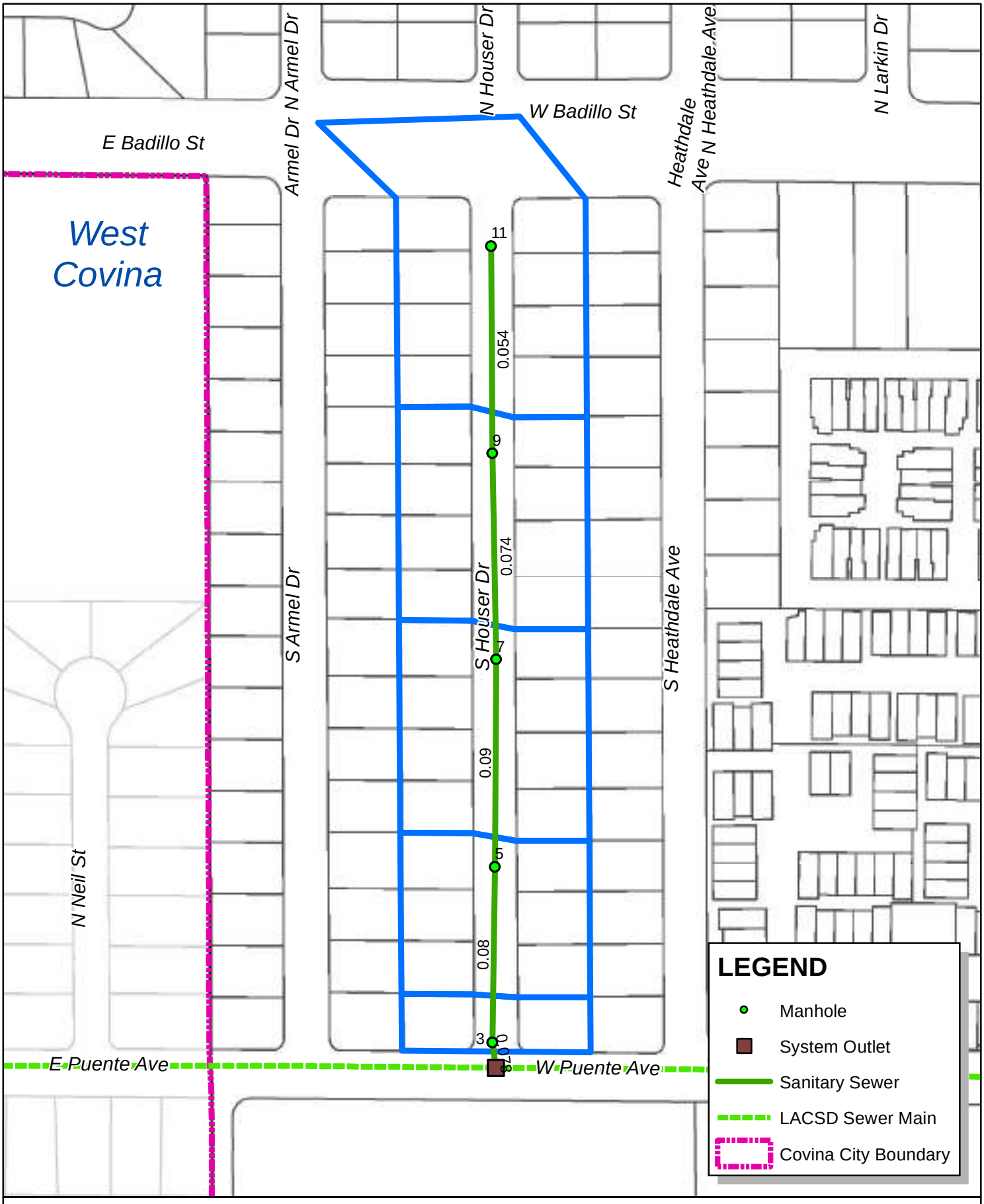
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 28

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	276.240	0.006	0.786	0.055	0.739	0.733	0.640	0.500	0.494
2	☐	10	9	11	8.000	36.329	0.023	1.748	0.079	1.305	1.282	0.640	0.882	0.859
3	☐	4	3	5	8.000	317.912	0.011	0.937	0.076	0.716	0.705	0.640	0.484	0.473
4	☐	6	5	7	8.000	281.999	0.017	0.955	0.099	0.620	0.603	0.640	0.419	0.402
5	☐	8	7	9	8.000	256.356	0.022	1.536	0.084	1.104	1.082	0.640	0.746	0.725

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	10	0.500			
3	☐	4	0.500			
4	☐	6	0.500			
5	☐	8	0.500			

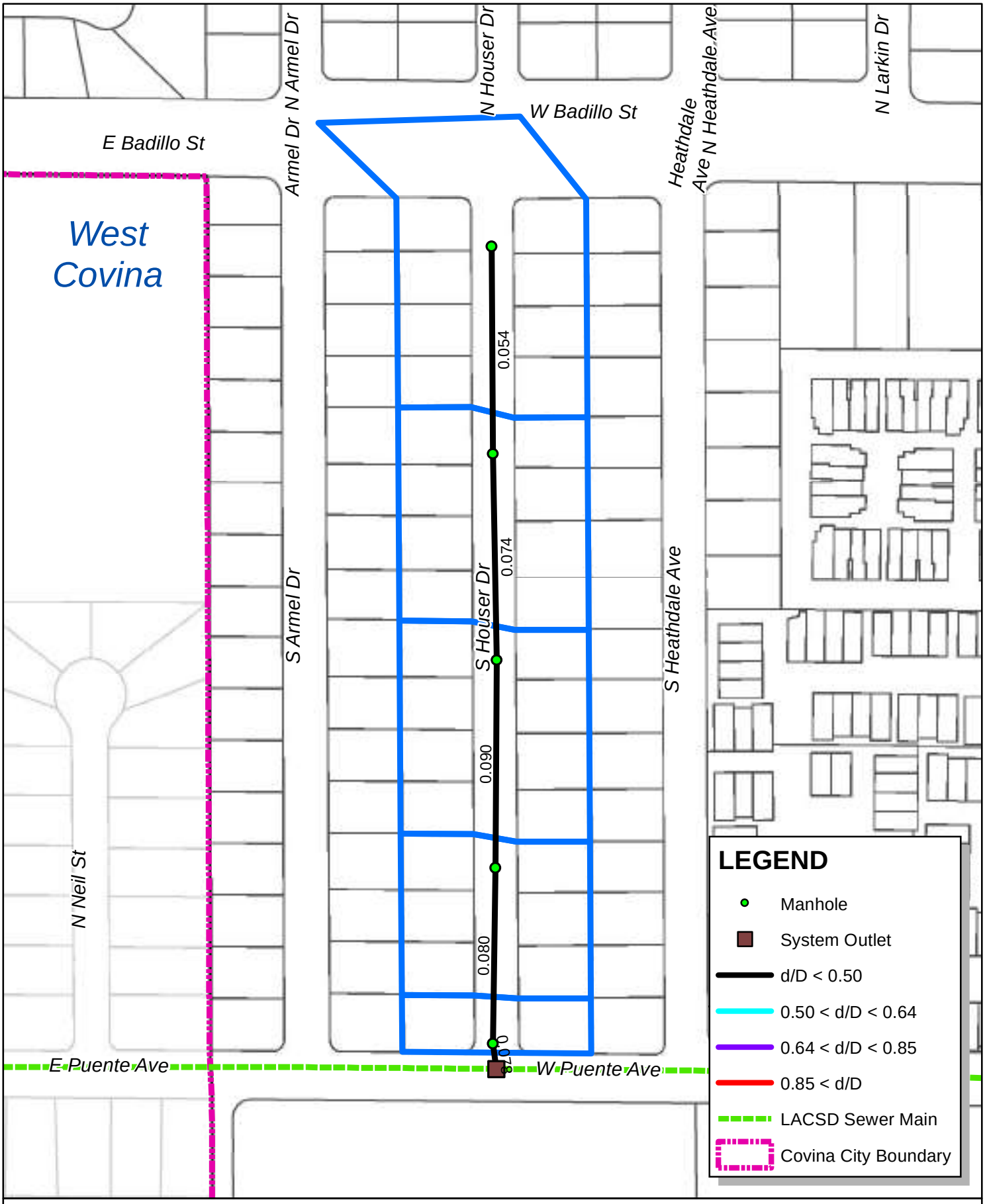

Area28 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
505.0
503.2
501.4
499.6
497.8
496.0
494.2
492.4
490.6
488.8
487.0
0.0
116.9
233.8
350.7
467.6
584.5
701.4
818.3
935.2
1052.1
1169.0
Distance (ft)
1
2
3
4
5
6
7
8
9
10
11



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 29

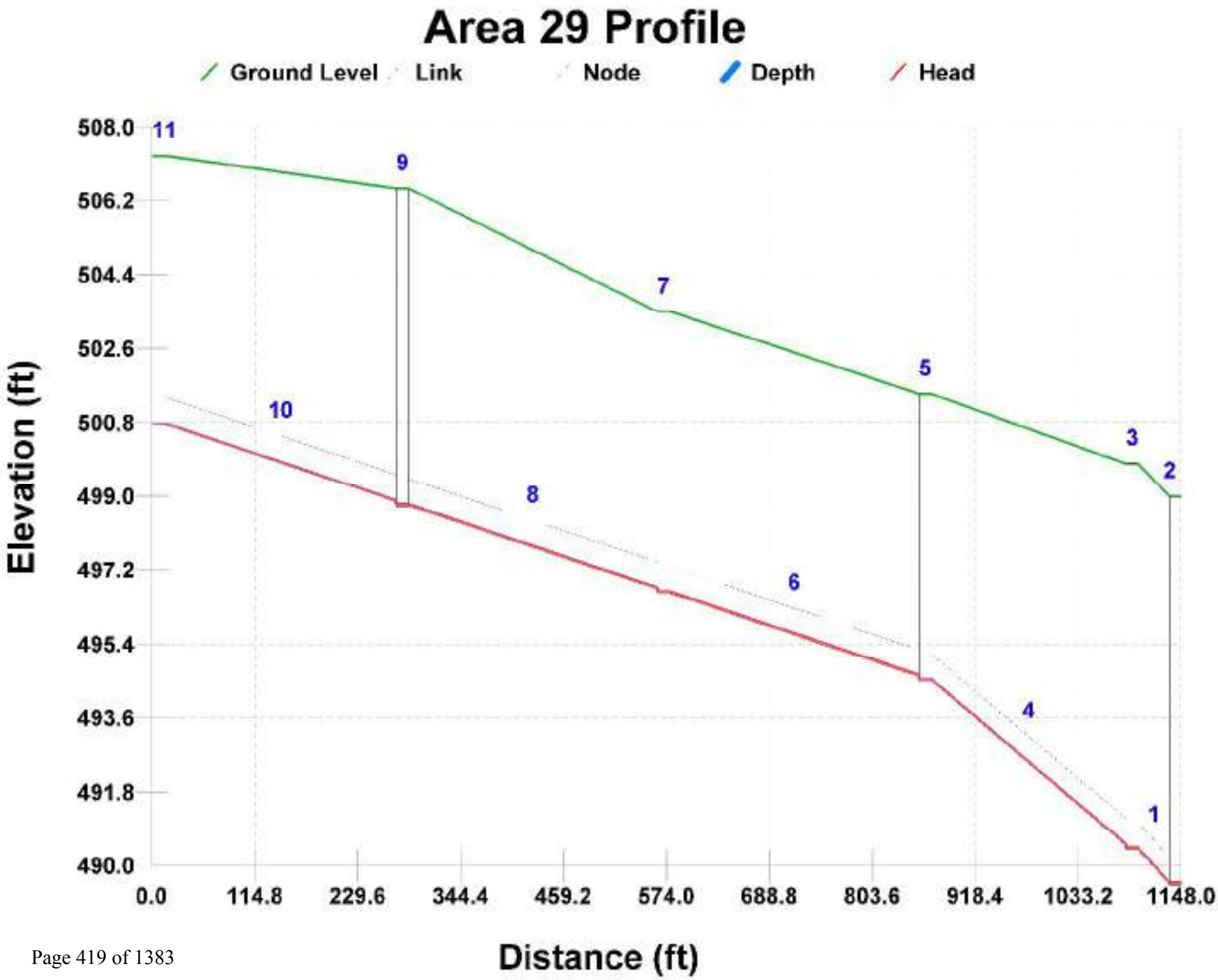
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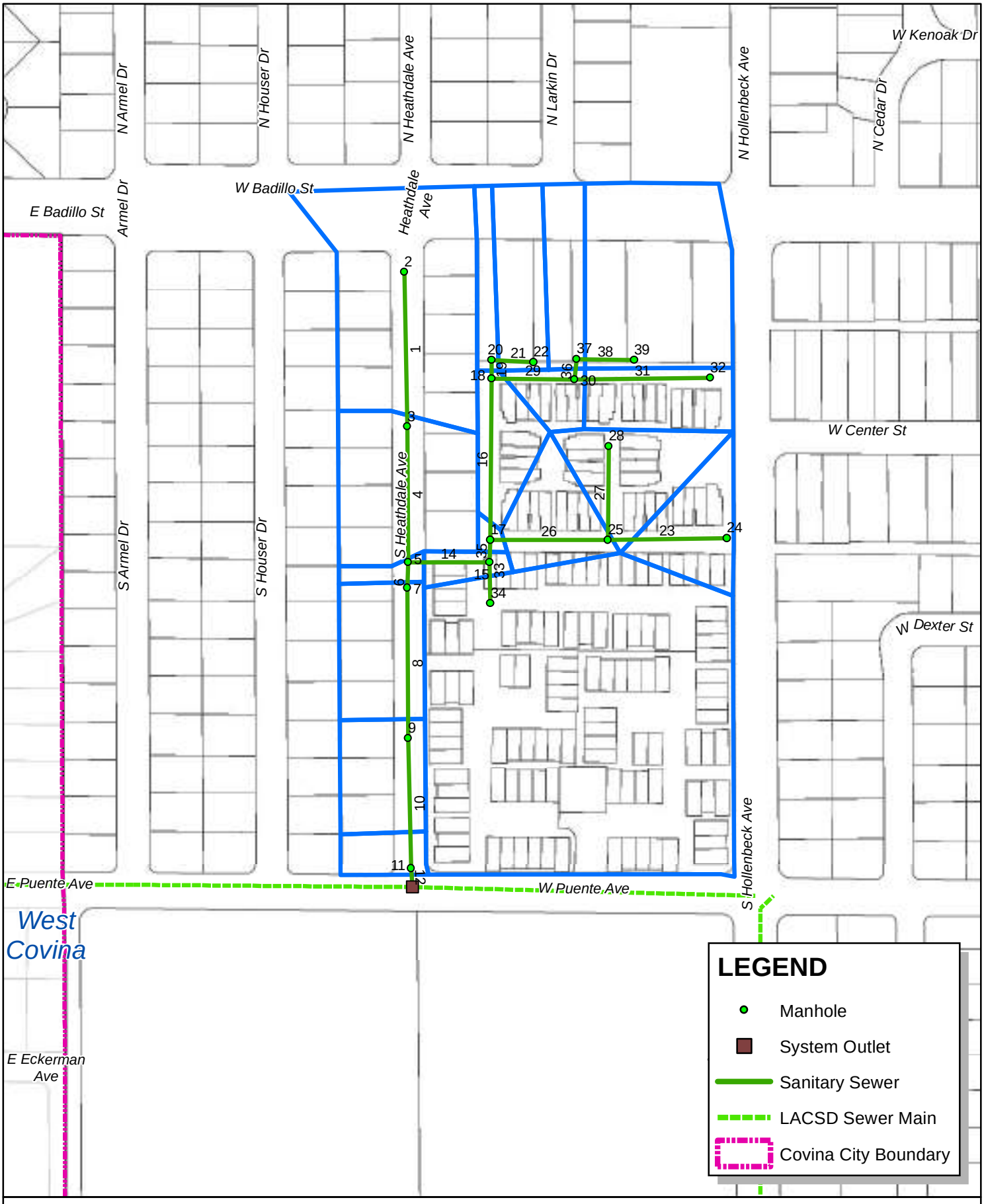


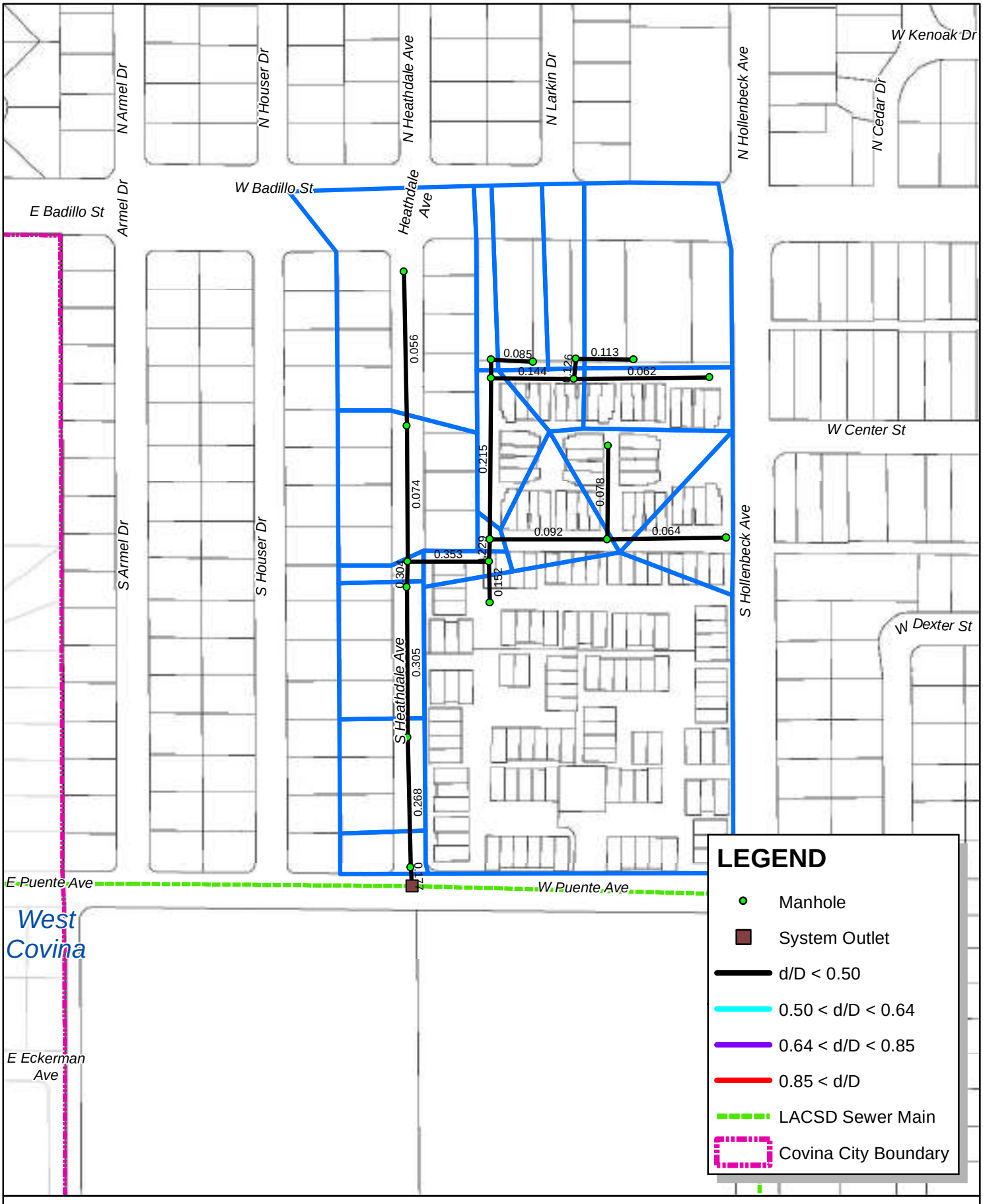
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 29

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	37.500	0.022	1.771	0.078	1.341	1.319	0.640	0.907	0.885
2	☐	10	11	9	8.000	278.233	0.006	0.769	0.054	0.739	0.733	0.640	0.499	0.494
3	☐	4	5	3	8.000	233.843	0.021	1.582	0.080	1.174	1.153	0.640	0.793	0.773
4	☐	6	7	5	8.000	299.936	0.017	1.072	0.090	0.739	0.723	0.640	0.500	0.483
5	☐	8	9	7	8.000	299.024	0.011	0.949	0.074	0.738	0.727	0.640	0.499	0.488

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	10	0.500			
3	☐	4	0.500			
4	☐	6	0.500			
5	☐	8	0.500			


Area 29 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
508.0
506.2
504.4
502.6
500.8
499.0
497.2
495.4
493.6
491.8
490.0
11
9
7
5
3
2
1
4
6
8
10
0.0
114.8
229.6
344.4
459.2
574.0
688.8
803.6
918.4
1033.2
1148.0
Distance (ft)


W Kenoak Dr
N Armel Dr
N Houser Dr
N Heathdale Ave
N Larkin Dr
N Hollenbeck Ave
N Cedar Dr
W Badillo St
E Badillo St
Armel Dr
Heathdale Ave
W Center St
S Armel Dr
S Houser Dr
S Heathdale Ave
W Dexter St
S Hollenbeck Ave
E Puente Ave
W Puente Ave
West Covina
E Eckerman Ave
LEGEND
Manhole
System Outlet
Sanitary Sewer
LACSD Sewer Main
Covina City Boundary
N
W
E
S
CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 30
WILLDAN



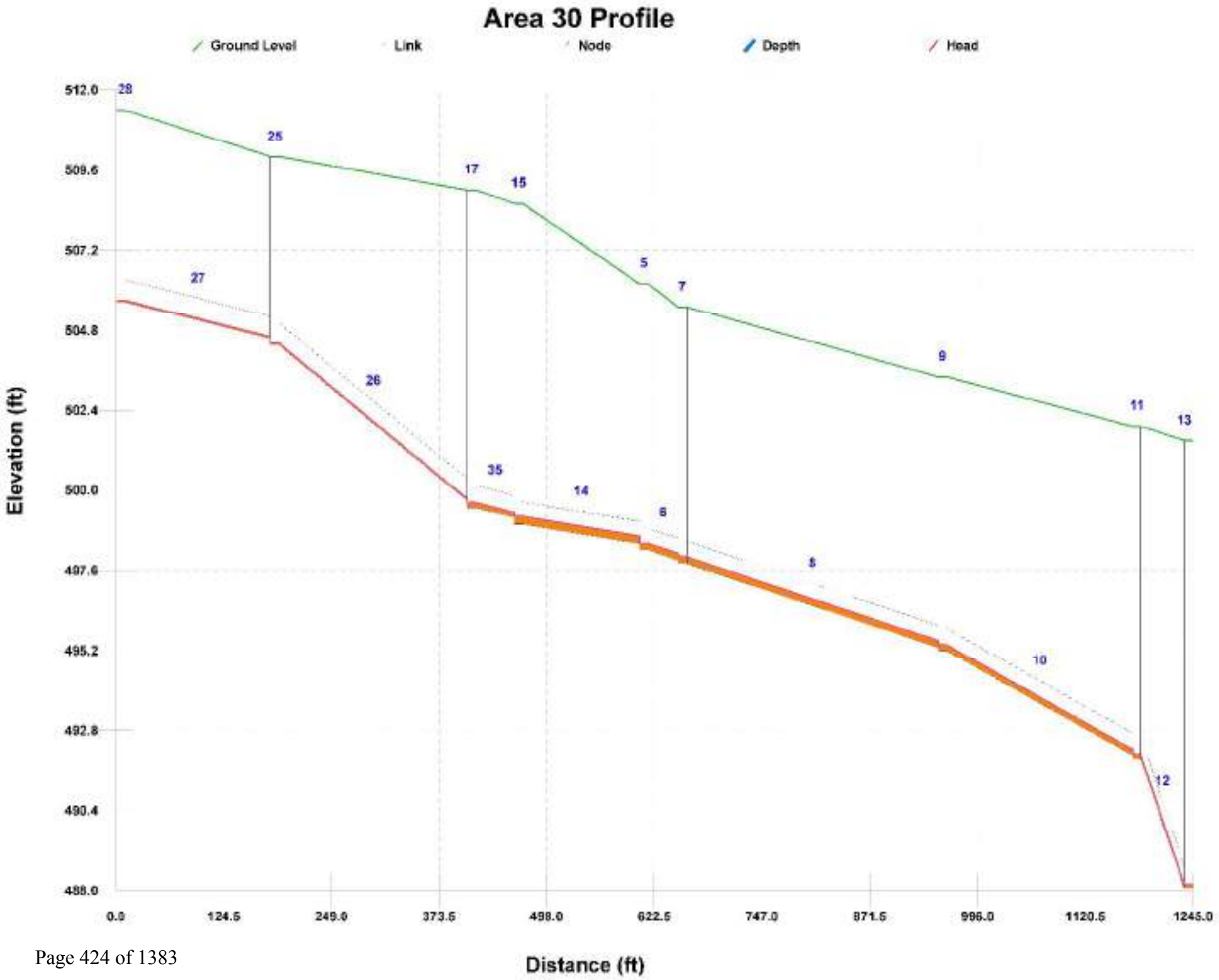
N
W E
S

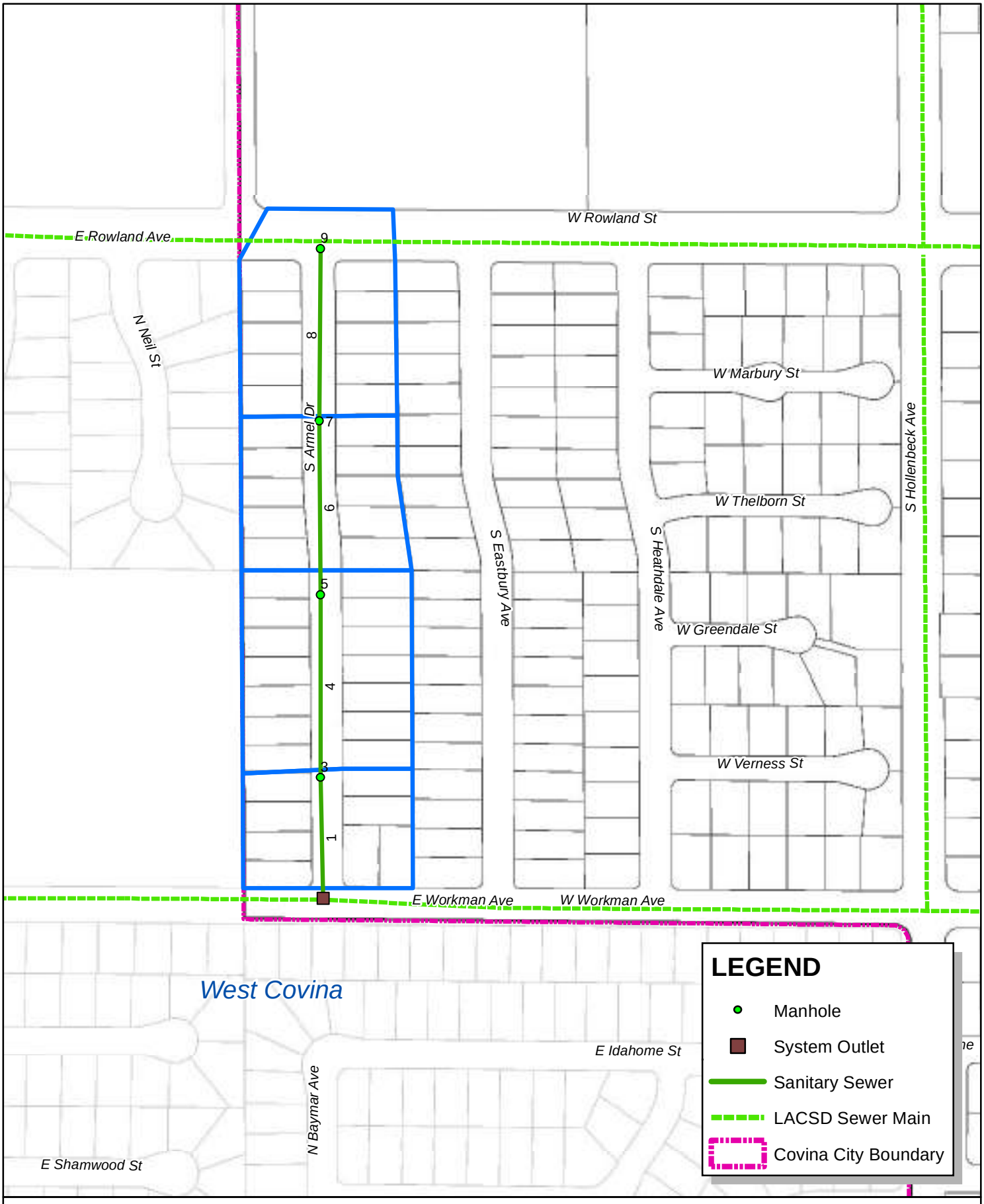
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 30

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	274.151	0.007	0.860	0.056	0.801	0.794	0.640	0.541	0.535
2	10	9	11	8.000	231.342	0.221	2.946	0.268	1.044	0.823	0.640	0.706	0.484
3	12	11	13	8.000	53.818	0.222	5.327	0.177	2.406	2.184	0.640	1.627	1.405
4	14	15	5	8.000	145.374	0.205	1.857	0.353	0.566	0.361	0.640	0.383	0.178
5	16	18	17	8.000	276.820	0.077	1.409	0.215	0.568	0.490	0.640	0.384	0.306
6	19	20	18	8.000	41.283	0.016	0.866	0.100	0.558	0.542	0.640	0.377	0.361
7	21	22	20	8.000	93.550	0.011	0.797	0.085	0.571	0.560	0.640	0.386	0.375
8	23	24	25	8.000	209.567	0.009	0.981	0.064	0.842	0.833	0.640	0.569	0.560
9	26	25	17	8.000	234.649	0.030	1.862	0.092	1.266	1.236	0.640	0.856	0.826
10	27	28	25	8.000	180.723	0.012	0.923	0.078	0.696	0.684	0.640	0.470	0.459
11	29	30	18	8.000	157.577	0.054	1.747	0.144	0.895	0.840	0.640	0.605	0.551
12	31	32	30	8.000	261.907	0.009	1.029	0.062	0.896	0.887	0.640	0.606	0.597
13	33	34	15	8.000	65.940	0.094	2.805	0.152	1.387	1.293	0.640	0.938	0.843
14	35	17	15	8.000	47.939	0.108	1.796	0.229	0.697	0.589	0.640	0.471	0.363
15	36	37	30	8.000	44.997	0.041	1.611	0.126	0.896	0.855	0.640	0.606	0.565
16	38	39	37	8.000	146.107	0.032	1.500	0.113	0.896	0.864	0.640	0.606	0.573
17	4	3	5	8.000	271.521	0.012	1.027	0.074	0.803	0.791	0.640	0.543	0.531
18	6	5	7	8.000	37.672	0.217	2.421	0.304	0.800	0.583	0.640	0.541	0.324
19	8	7	9	8.000	313.384	0.219	2.434	0.305	0.802	0.583	0.640	0.542	0.323

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500	0.000	0.000	0.000
3		12	0.500	0.000	0.000	0.000
4		14	0.500			
5		16	0.500			
6		19	0.500			
7		21	0.500			
8		23	0.500			
9		26	0.500			
10		27	0.500			
11		29	0.500			
12		31	0.500			
13		33	0.500	0.000	0.000	0.000
14		35	0.500			
15		36	0.500			
16		38	0.500			
17		4	0.500			
18		6	0.500	0.000	0.000	0.000
19		8	0.500			

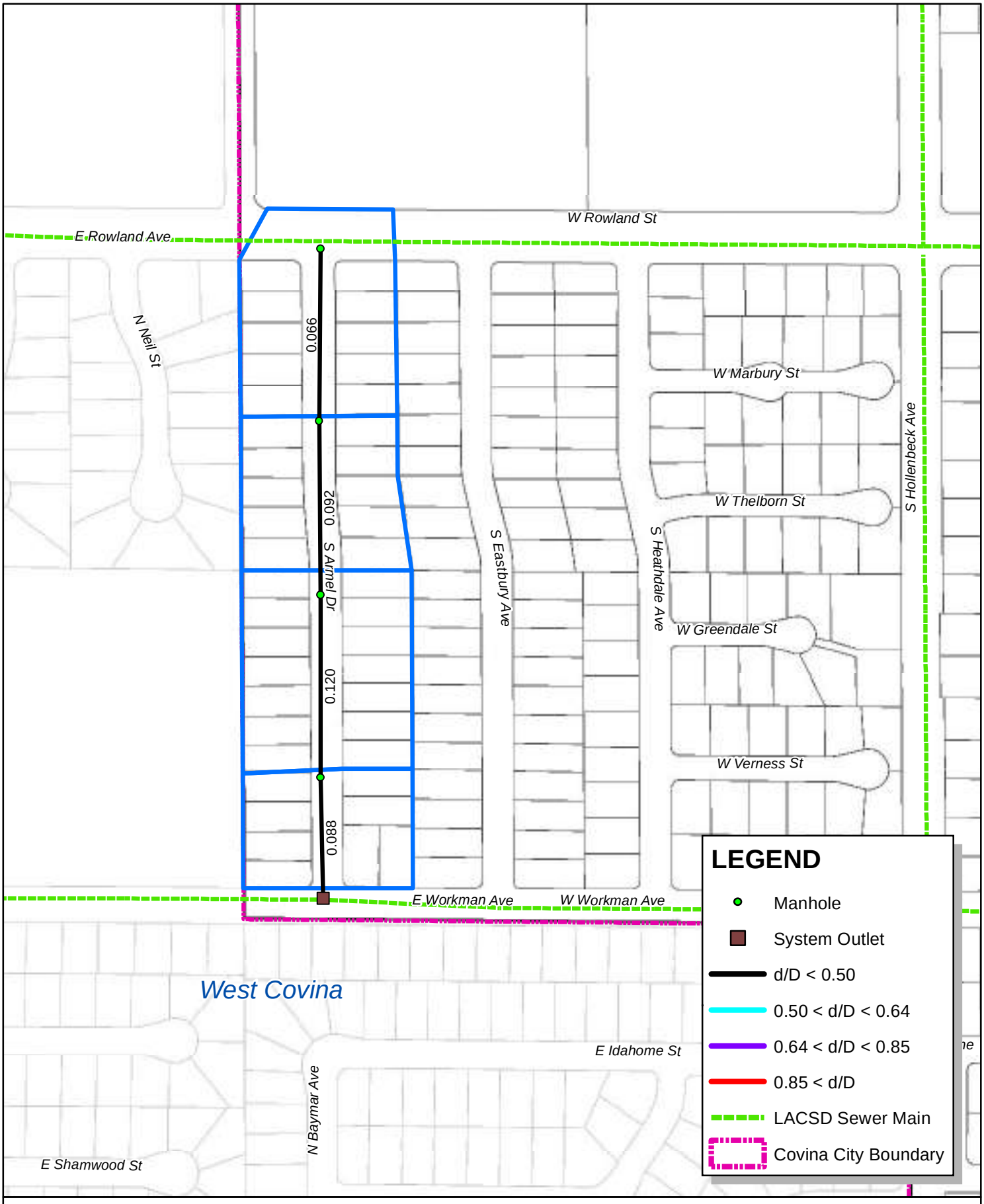

Area 30 Profile
Ground Level
Link
Node
Depth
Head
512.0
509.6
507.2
504.8
502.4
500.0
497.6
495.2
492.8
490.4
488.0
Elevation (ft)
0.0
124.5
249.0
373.5
498.0
622.5
747.0
871.5
996.0
1120.5
1245.0
Distance (ft)
28
25
17
15
5
7
9
11
13
27
26
35
14
6
8
10
12



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 33

WILLDAN



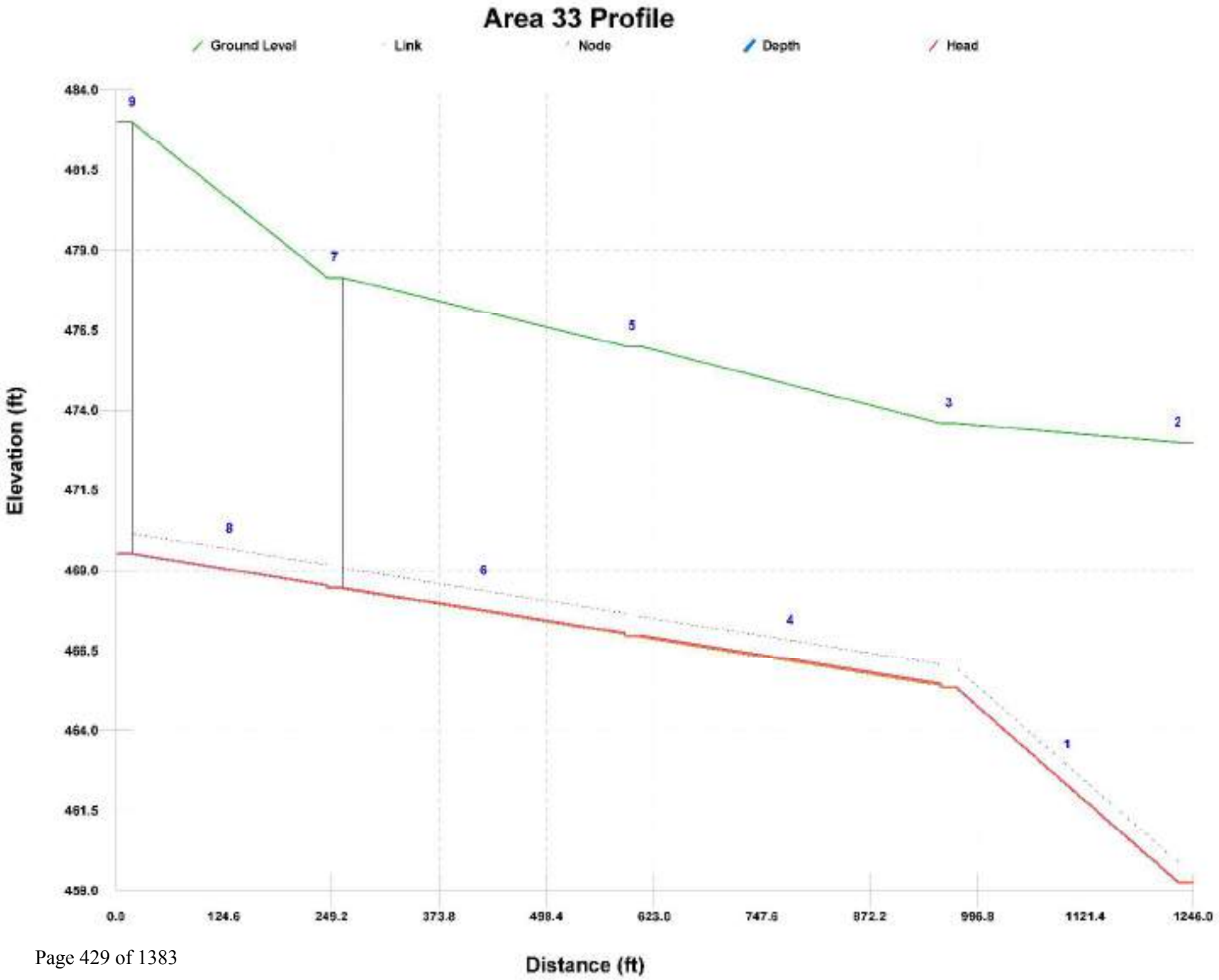
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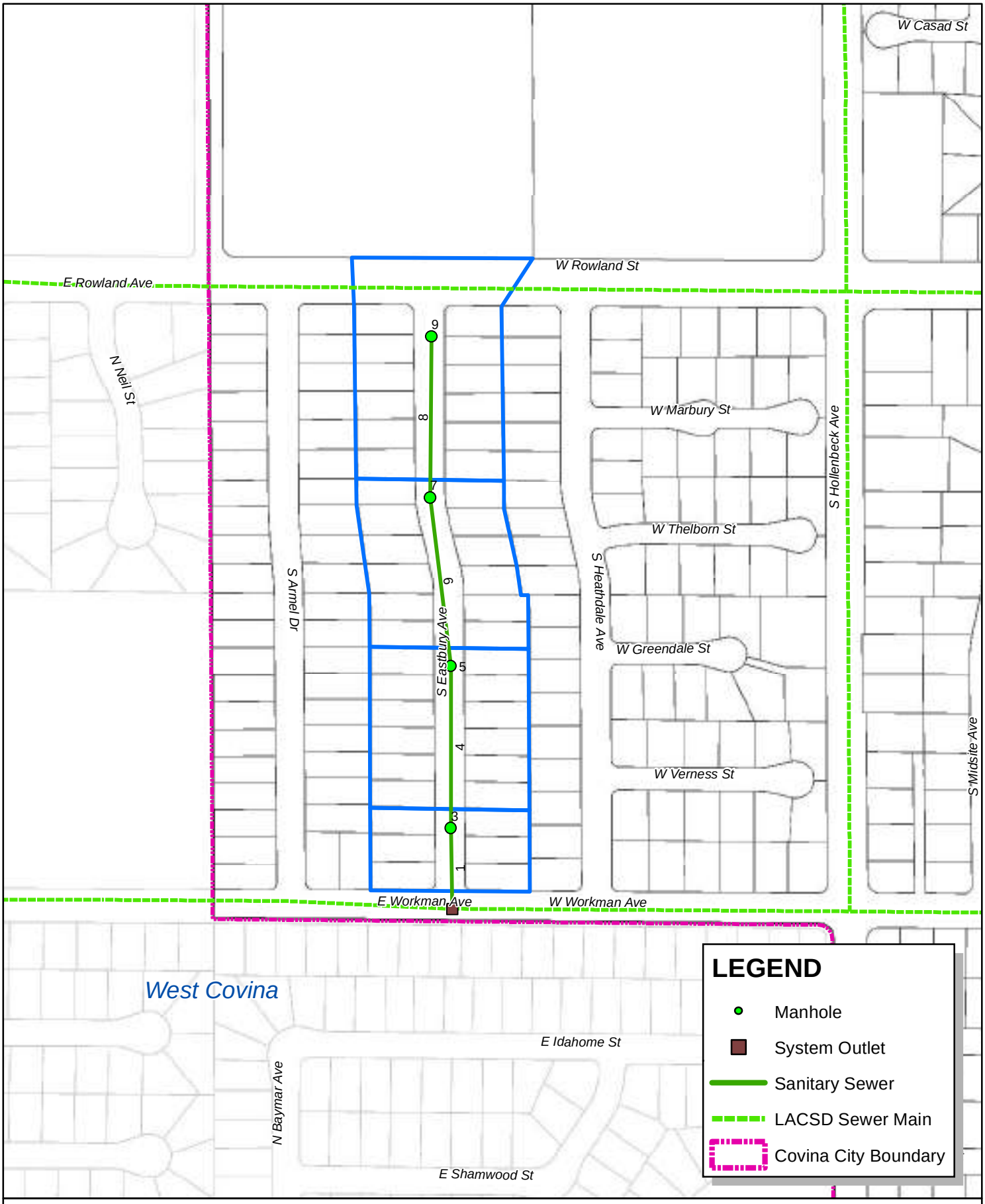
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 33

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	276.342	0.029	1.909	0.088	1.329	1.301	0.640	0.899	0.870
2		4	5	3	8.000	375.336	0.023	0.985	0.120	0.567	0.543	0.640	0.383	0.360
3		6	7	5	8.000	351.687	0.014	0.839	0.092	0.567	0.554	0.640	0.384	0.370
4		8	9	7	8.000	242.926	0.007	0.675	0.066	0.566	0.560	0.640	0.383	0.376

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			
4		8	0.500			

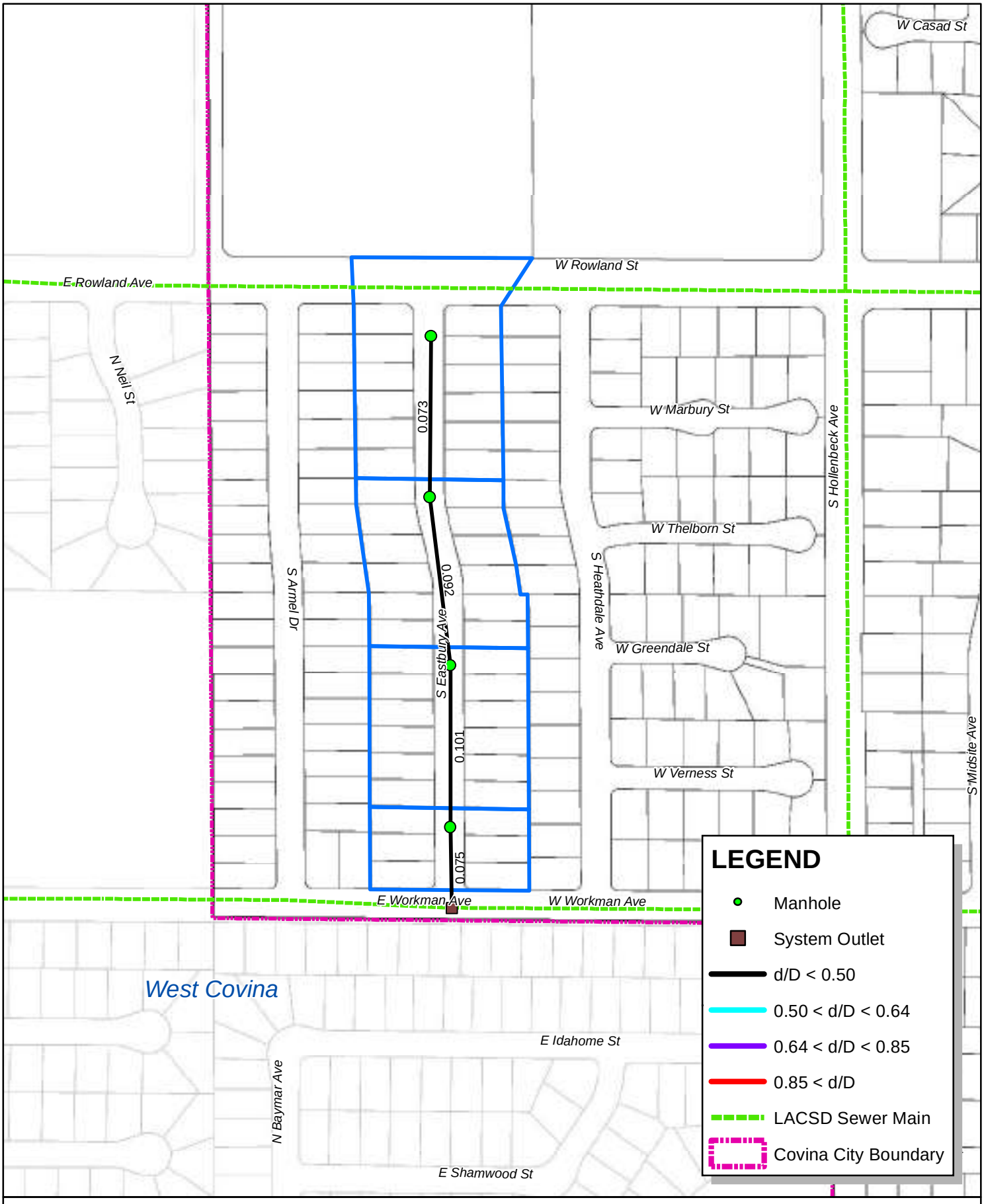

Area 33 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
484.0
481.5
479.0
476.5
474.0
471.5
469.0
466.5
464.0
461.5
459.0
9
7
5
3
2
8
6
4
1
0.0
124.6
249.2
373.8
498.4
623.0
747.6
872.2
996.8
1121.4
1246.0
Distance (ft)



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 34

WILLDAN



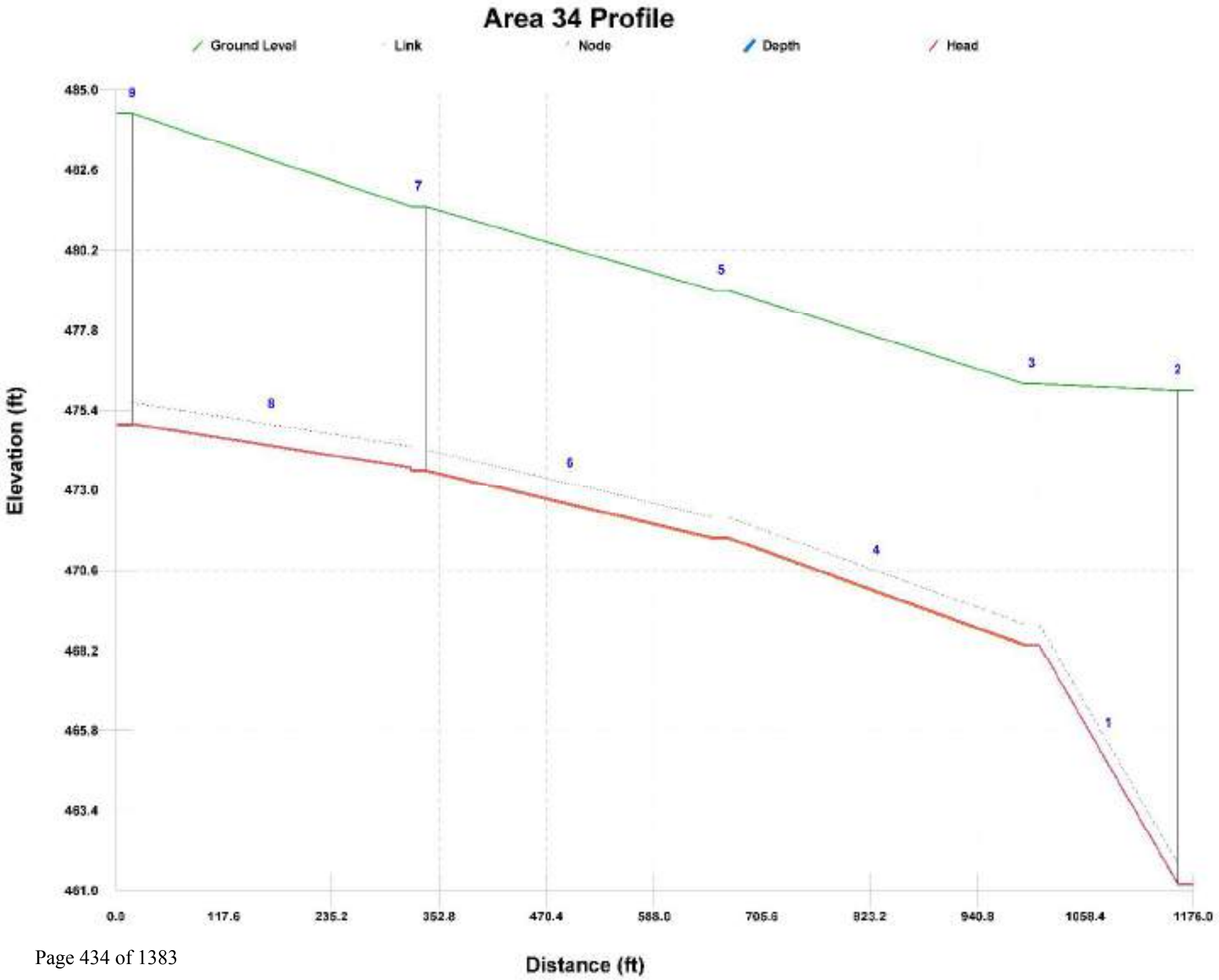
N
W E
S

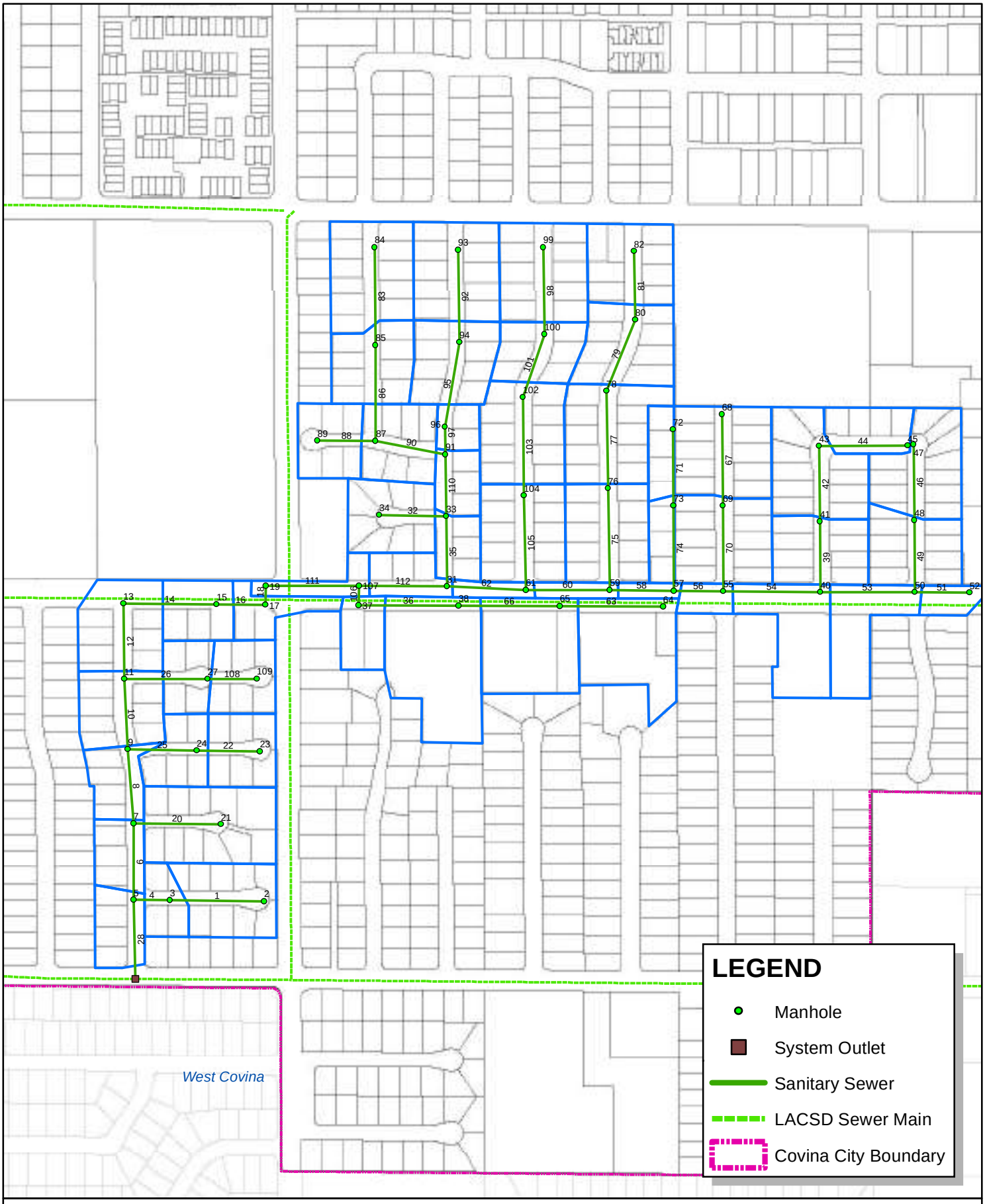
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 34

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	163.000	0.029	2.435	0.075	1.880	1.851	0.640	1.271	1.241
2		4	5	3	8.000	347.000	0.025	1.345	0.101	0.859	0.834	0.640	0.581	0.556
3		6	7	5	8.000	338.000	0.016	1.024	0.092	0.695	0.678	0.640	0.469	0.453
4		8	9	7	8.000	328.000	0.008	0.719	0.073	0.566	0.558	0.640	0.383	0.375

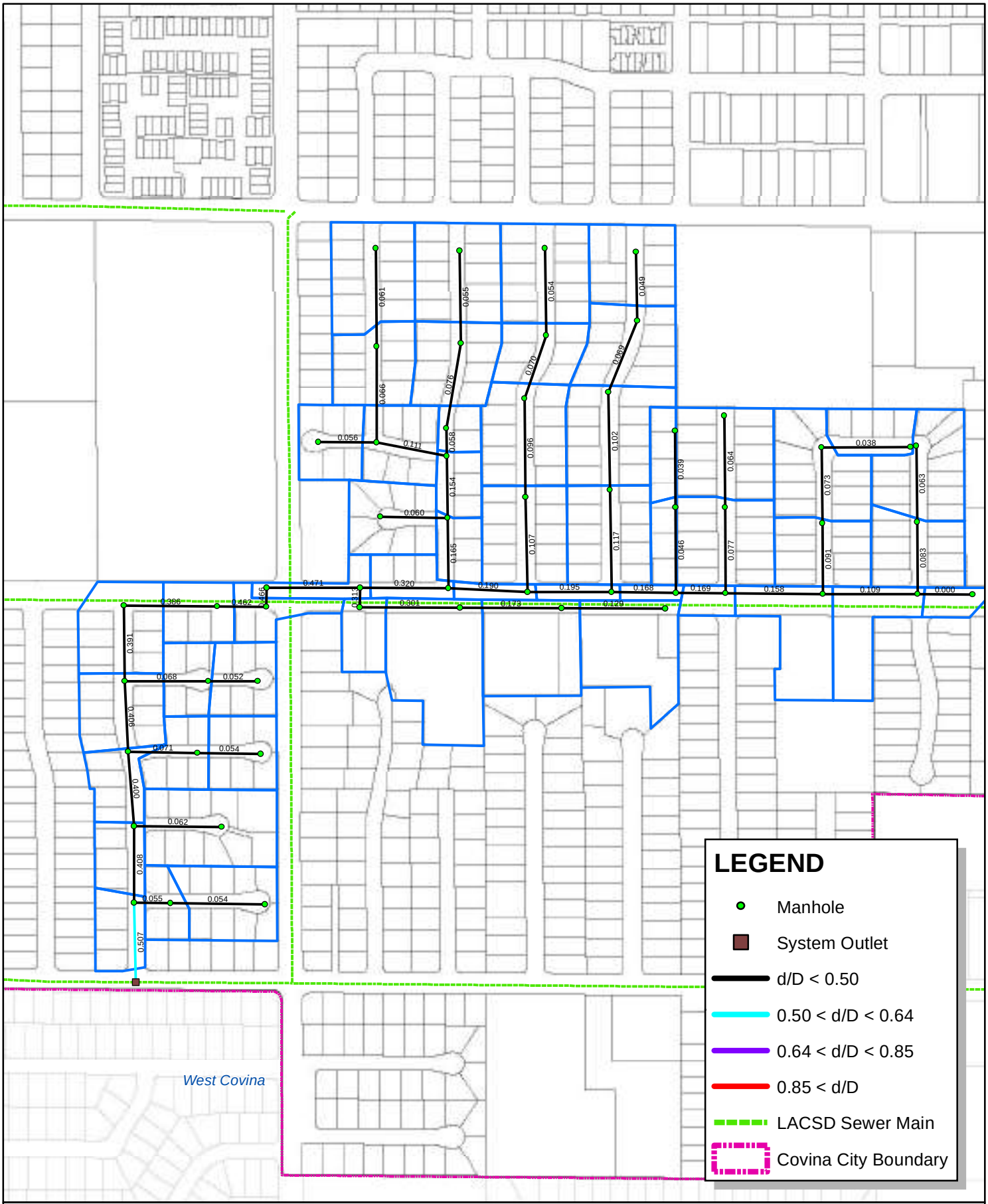
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500			
3		6	0.500			
4		8	0.500			


Area 34 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
485.0
482.6
480.2
477.8
475.4
473.0
470.6
468.2
465.8
463.4
461.0
0.0
117.6
235.2
352.8
470.4
588.0
705.6
823.2
940.8
1058.4
1176.0
Distance (ft)
9
7
5
3
2
8
6
4
1



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 35

WILLDAN



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 35

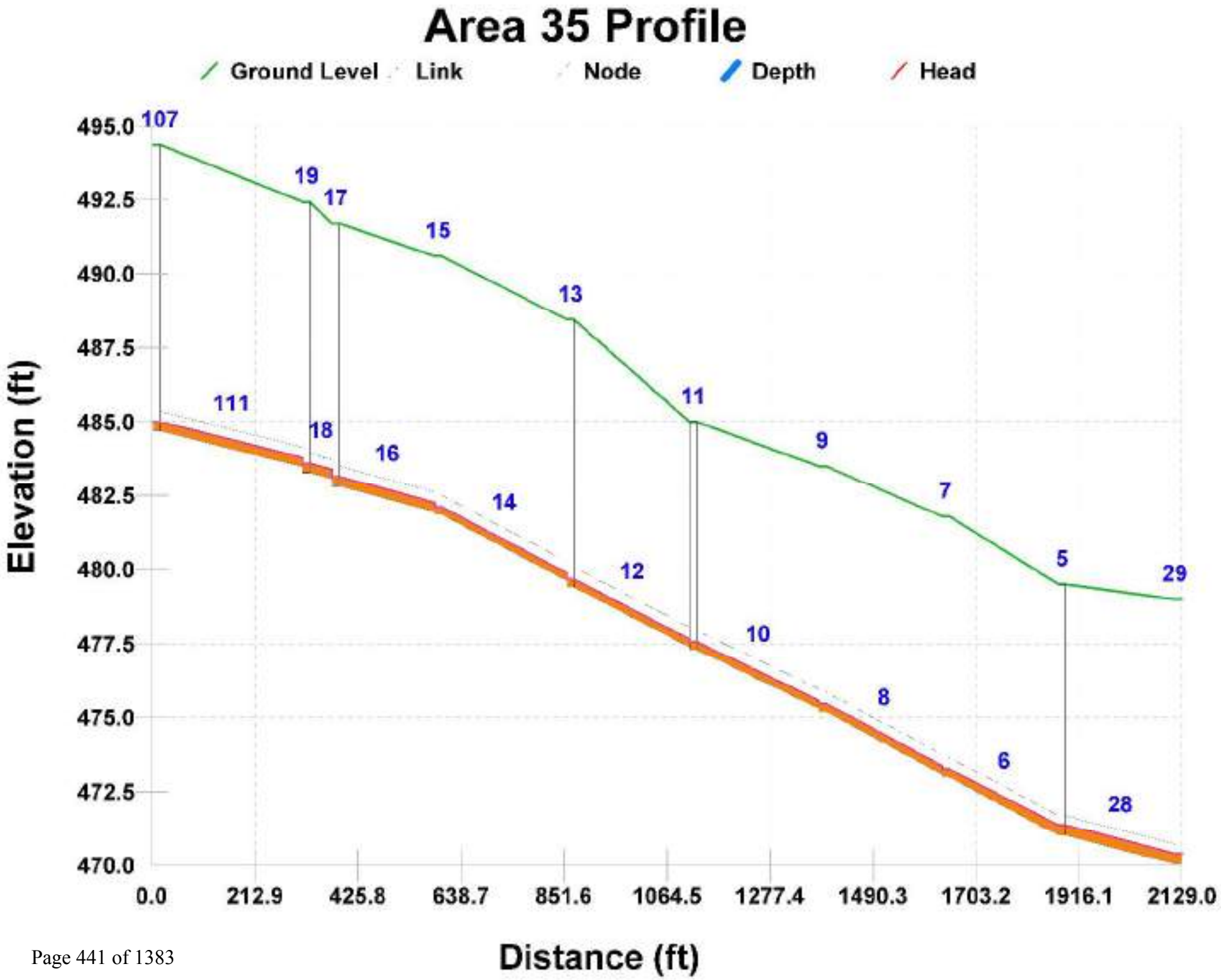
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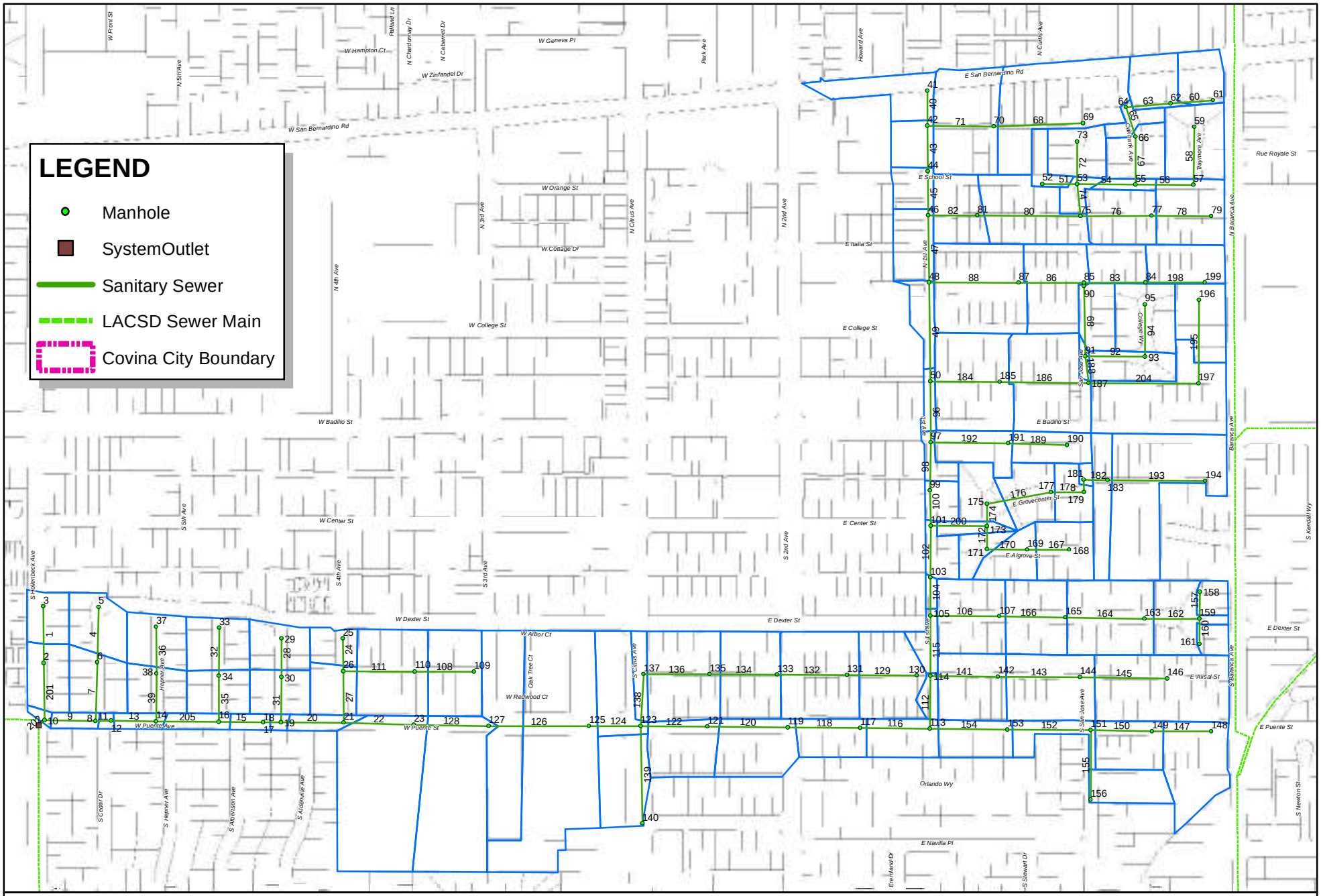
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	289.382	0.006	0.801	0.054	0.762	0.756	0.640	0.515	0.509
2	10	11	9	8.000	271.499	0.359	2.701	0.406	0.767	0.408	0.640	0.519	0.159
3	101	100	102	8.000	236.552	0.011	1.076	0.070	0.872	0.861	0.640	0.590	0.578
4	103	102	104	8.000	292.022	0.019	1.087	0.096	0.719	0.701	0.640	0.486	0.468
5	105	104	61	8.000	359.504	0.025	1.266	0.107	0.781	0.756	0.640	0.528	0.503
6	106	37	107	8.000	41.646	0.165	1.762	0.313	0.573	0.408	0.640	0.387	0.223
7	108	109	27	8.000	192.492	0.004	0.577	0.052	0.563	0.559	0.640	0.381	0.377
8	110	91	33	8.000	198.378	0.038	1.106	0.154	0.544	0.506	0.640	0.367	0.330
9	111	107	19	8.000	317.383	0.339	2.097	0.471	0.556	0.217	0.640	0.376	0.036
10	112	31	107	8.000	329.879	0.174	1.806	0.320	0.580	0.405	0.640	0.392	0.218
11	12	13	11	8.000	256.963	0.348	2.751	0.391	0.797	0.449	0.640	0.538	0.191
12	14	15	13	8.000	277.916	0.343	2.757	0.386	0.803	0.460	0.640	0.543	0.199
13	16	17	15	8.000	211.739	0.341	2.161	0.462	0.578	0.237	0.640	0.391	0.050
14	18	19	17	8.000	49.798	0.340	2.132	0.466	0.568	0.228	0.640	0.384	0.044
15	20	21	7	8.000	289.419	0.009	1.064	0.062	0.932	0.923	0.640	0.630	0.621
16	22	23	24	8.000	217.958	0.004	0.592	0.054	0.569	0.565	0.640	0.385	0.381
17	25	24	9	8.000	204.381	0.008	0.710	0.071	0.568	0.560	0.640	0.384	0.376
18	26	27	11	8.000	265.199	0.007	0.685	0.068	0.567	0.560	0.640	0.383	0.376
19	28	5	29	8.000	242.513	0.392	2.208	0.507	0.567	0.174	0.640	0.383	-0.009
20	32	34	33	8.000	213.741	0.006	0.657	0.060	0.585	0.579	0.640	0.395	0.390
21	35	33	31	8.000	265.788	0.045	1.210	0.165	0.571	0.526	0.640	0.386	0.341
22	36	38	37	8.000	405.346	0.150	1.696	0.301	0.563	0.413	0.640	0.381	0.230
23	39	41	40	8.000	253.528	0.016	1.020	0.091	0.696	0.680	0.640	0.471	0.454
24	4	3	5	8.000	130.040	0.008	1.117	0.055	1.060	1.052	0.640	0.717	0.708
25	42	43	41	8.000	246.371	0.011	0.913	0.073	0.715	0.705	0.640	0.484	0.473
26	44	45	43	8.000	301.006	0.003	0.623	0.038	0.750	0.748	0.640	0.507	0.505
27	46	47	48	8.000	247.320	0.008	0.817	0.063	0.707	0.700	0.640	0.478	0.471
28	49	48	50	8.000	251.031	0.014	0.981	0.083	0.711	0.698	0.640	0.481	0.467
29	51	52	50	8.000	172.884	0.000	0.000	0.000	0.708	0.000	0.640	0.479	0.000
30	53	50	40	8.000	327.952	0.024	1.165	0.109	0.710	0.686	0.640	0.480	0.456
31	54	40	55	8.000	339.858	0.055	1.549	0.158	0.748	0.693	0.640	0.506	0.451
32	56	55	57	8.000	171.432	0.070	1.793	0.169	0.833	0.763	0.640	0.563	0.493
33	58	57	59	8.000	226.268	0.075	1.934	0.168	0.902	0.827	0.640	0.609	0.535
34	6	7	5	8.000	243.196	0.381	2.847	0.408	0.807	0.425	0.640	0.545	0.164
35	60	59	61	8.000	308.300	0.102	2.112	0.195	0.899	0.797	0.640	0.607	0.506
36	62	61	31	8.000	270.446	0.127	2.756	0.190	1.194	1.067	0.640	0.807	0.680
37	63	64	65	8.000	343.021	0.044	1.645	0.129	0.900	0.857	0.640	0.608	0.565
38	66	65	38	8.000	322.334	0.088	2.190	0.173	1.003	0.915	0.640	0.678	0.590
39	67	68	69	8.000	319.224	0.008	0.806	0.064	0.690	0.682	0.640	0.466	0.459
40	70	69	55	8.000	284.712	0.015	1.217	0.077	0.929	0.914	0.640	0.628	0.613
41	71	72	73	8.000	228.679	0.003	0.583	0.039	0.694	0.691	0.640	0.469	0.466
42	74	73	57	8.000	306.736	0.005	0.848	0.046	0.897	0.892	0.640	0.606	0.601
43	75	76	59	8.000	359.504	0.027	1.164	0.117	0.678	0.652	0.640	0.459	0.432
44	77	78	76	8.000	322.173	0.020	1.064	0.102	0.675	0.656	0.640	0.457	0.437

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		79	80	78	8.000	253.960	0.013	1.201	0.069	0.982	0.970	0.640	0.664	0.651
46		8	9	7	8.000	258.443	0.370	2.831	0.400	0.810	0.440	0.640	0.547	0.178
47		81	82	80	8.000	283.068	0.006	0.945	0.049	0.959	0.953	0.640	0.648	0.642
48		83	84	85	8.000	340.539	0.008	0.851	0.061	0.749	0.742	0.640	0.506	0.499
49		86	85	87	8.000	348.279	0.013	1.314	0.066	1.106	1.093	0.640	0.747	0.734
50		88	89	87	8.000	234.788	0.004	0.530	0.056	0.493	0.489	0.640	0.333	0.329
51		90	87	91	8.000	228.191	0.021	0.997	0.111	0.599	0.578	0.640	0.405	0.384
52		92	93	94	8.000	297.927	0.007	0.991	0.055	0.942	0.934	0.640	0.637	0.629
53		95	94	96	8.000	314.712	0.013	1.072	0.076	0.819	0.806	0.640	0.554	0.541
54		97	96	91	8.000	134.477	0.014	1.799	0.058	1.649	1.634	0.640	1.114	1.100
55		98	99	100	8.000	331.583	0.007	0.993	0.054	0.944	0.937	0.640	0.638	0.631

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	10	0.500	0.000	0.000	0.000
3	101	0.500			
4	103	0.500			
5	105	0.500			
6	106	0.500			
7	108	0.500			
8	110	0.500			
9	111	0.500	0.000	0.000	0.000
10	112	0.500			
11	12	0.500	0.000	0.000	0.000
12	14	0.500	0.000	0.000	0.000
13	16	0.500	0.000	0.000	0.000
14	18	0.500	0.000	0.000	0.000
15	20	0.500			
16	22	0.500			
17	25	0.500			
18	26	0.500			
19	28	0.500	0.000	0.000	0.000
20	32	0.500			
21	35	0.500			
22	36	0.500			
23	39	0.500			
24	4	0.500			
25	42	0.500			
26	44	0.500			
27	46	0.500			
28	49	0.500			
29	51	0.500	0.000	0.000	0.000
30	53	0.500			
31	54	0.500			
32	56	0.500			
33	58	0.500			
34	6	0.500	0.000	0.000	0.000
35	60	0.500	0.000	0.000	0.000
36	62	0.500	0.000	0.000	0.000
37	63	0.500			
38	66	0.500	0.000	0.000	0.000
39	67	0.500			
40	70	0.500			
41	71	0.500			
42	74	0.500			
43	75	0.500			
44	77	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		79	0.500			
46		8	0.500	0.000	0.000	0.000
47		81	0.500			
48		83	0.500			
49		86	0.500			
50		88	0.500			
51		90	0.500			
52		92	0.500			
53		95	0.500			
54		97	0.500			
55		98	0.500			

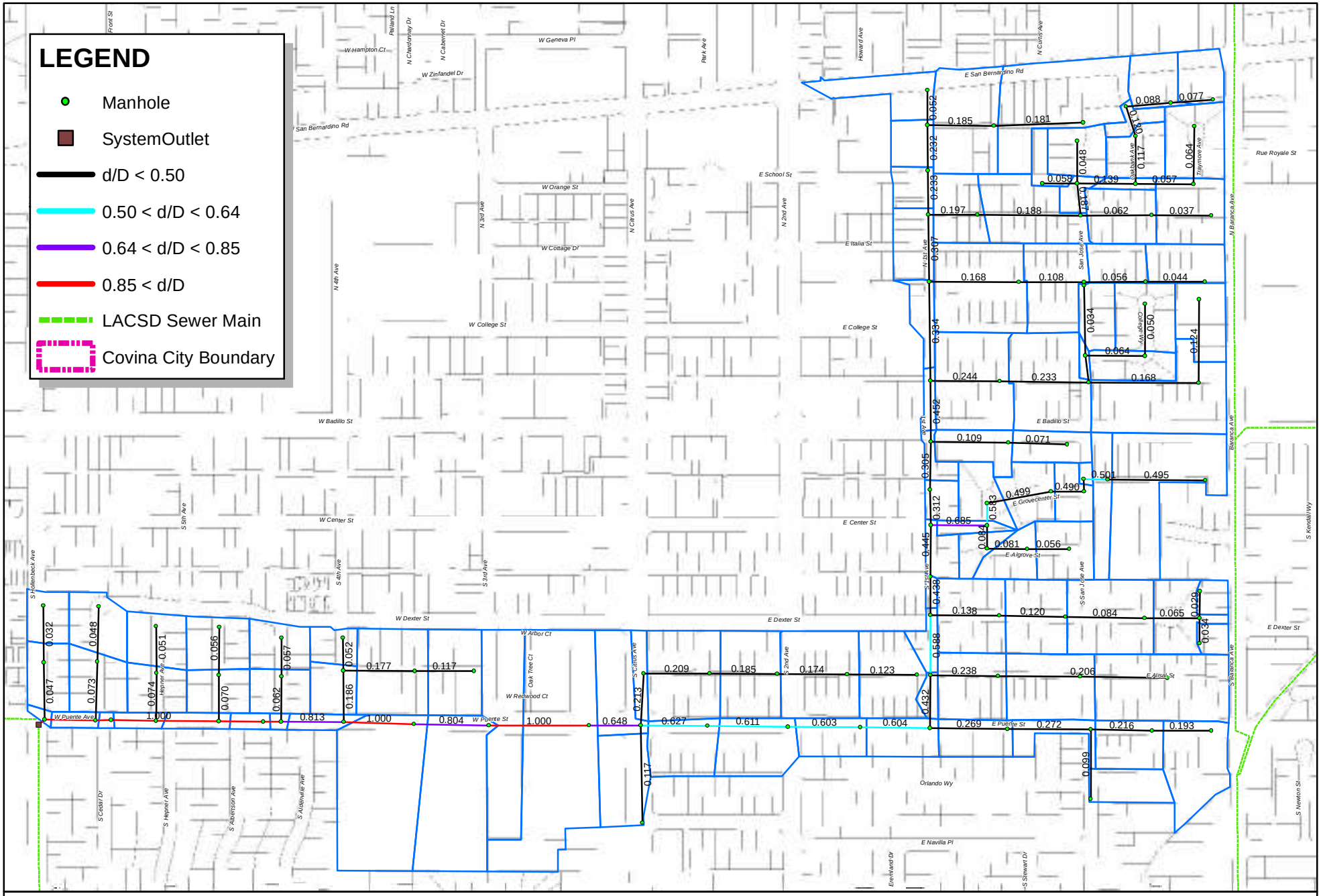

Area 35 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
Distance (ft)
495.0
492.5
490.0
487.5
485.0
482.5
480.0
477.5
475.0
472.5
470.0
0.0
212.9
425.8
638.7
851.6
1064.5
1277.4
1490.3
1703.2
1916.1
2129.0
107
19
17
15
13
11
9
7
5
29
111
18
16
14
12
10
8
6
28



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 36

WILLDAN



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 36

WILLDAN

Area 36 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	271.526	0.002	0.645	0.032	0.863	0.861	0.640	0.584	0.581
2	100	99	101	10.000	201.100	0.508	3.501	0.312	1.783	1.275	0.640	1.205	0.697
3	102	101	103	10.000	217.188	1.014	4.325	0.445	1.839	0.825	0.640	1.243	0.229
4	104	103	105	10.000	158.741	1.014	4.416	0.438	1.891	0.877	0.640	1.278	0.264
5	106	107	105	8.000	284.581	0.032	1.104	0.138	0.582	0.550	0.640	0.393	0.361
6	108	109	110	8.000	258.636	0.030	1.329	0.117	0.774	0.744	0.640	0.523	0.493
7	11	12	8	10.000	52.801	2.081	3.816	1.000	1.500	-0.581	0.640	1.014	-1.067
8	111	110	26	8.000	316.286	0.071	1.702	0.177	0.768	0.696	0.640	0.519	0.448
9	112	114	113	10.000	220.224	1.173	5.201	0.432	2.241	1.069	0.640	1.515	0.342
10	115	105	114	10.000	281.094	1.049	3.145	0.588	1.191	0.142	0.640	0.805	-0.244
11	116	113	117	10.000	327.373	1.290	3.745	0.604	1.406	0.116	0.640	0.950	-0.339
12	118	117	119	10.000	321.700	1.298	3.776	0.603	1.418	0.120	0.640	0.959	-0.340
13	120	119	121	10.000	358.727	1.303	3.734	0.611	1.397	0.094	0.640	0.944	-0.359
14	122	121	123	10.000	288.924	1.312	3.645	0.627	1.352	0.040	0.640	0.914	-0.398
15	124	123	125	10.000	209.683	1.467	3.924	0.648	1.442	-0.025	0.640	0.974	-0.493
16	126	125	127	10.000	437.954	1.834	3.362	1.000	1.345	-0.489	0.640	0.909	-0.925
17	128	127	23	10.000	335.568	1.898	4.041	0.804	1.430	-0.468	0.640	0.967	-0.932
18	129	130	131	8.000	298.628	0.044	1.810	0.123	1.024	0.980	0.640	0.692	0.648
19	13	14	12	10.000	217.125	2.081	3.816	1.000	1.484	-0.598	0.640	1.003	-1.078
20	132	131	133	8.000	336.925	0.077	1.911	0.174	0.873	0.796	0.640	0.590	0.513
21	134	133	135	8.000	270.400	0.086	1.941	0.185	0.853	0.767	0.640	0.577	0.490
22	136	135	137	8.000	310.767	0.113	2.132	0.209	0.873	0.761	0.640	0.590	0.478
23	138	137	123	8.000	233.304	0.113	2.075	0.213	0.840	0.728	0.640	0.568	0.455
24	139	140	123	8.000	421.505	0.021	0.917	0.117	0.535	0.514	0.640	0.361	0.340
25	141	142	114	8.000	284.664	0.122	1.921	0.238	0.728	0.606	0.640	0.492	0.370
26	143	144	142	8.000	368.147	0.092	1.771	0.206	0.730	0.638	0.640	0.493	0.401
27	145	146	144	8.000	307.405	0.060	1.156	0.206	0.477	0.417	0.640	0.322	0.262
28	147	148	149	8.000	287.724	0.063	1.323	0.193	0.567	0.504	0.640	0.383	0.320
29	15	17	16	10.000	179.382	2.065	3.786	1.000	1.357	-0.708	0.640	0.917	-1.148
30	150	149	151	8.000	277.595	0.079	1.421	0.216	0.569	0.490	0.640	0.385	0.306
31	152	151	153	8.000	372.974	0.098	1.280	0.272	0.450	0.352	0.640	0.304	0.206
32	154	153	113	8.000	330.806	0.108	1.422	0.269	0.503	0.395	0.640	0.340	0.232
33	155	156	151	8.000	330.013	0.016	0.893	0.099	0.577	0.561	0.640	0.390	0.374
34	157	158	159	8.000	106.194	0.002	0.652	0.029	0.941	0.939	0.640	0.636	0.634
35	160	161	159	8.000	117.544	0.002	0.442	0.034	0.567	0.565	0.640	0.383	0.381
36	162	159	163	8.000	348.929	0.009	0.970	0.065	0.825	0.816	0.640	0.558	0.549
37	164	163	165	8.000	265.703	0.017	1.241	0.084	0.893	0.876	0.640	0.604	0.586
38	166	165	107	8.000	296.871	0.024	1.020	0.120	0.584	0.560	0.640	0.395	0.370
39	167	168	169	8.000	165.142	0.004	0.468	0.056	0.436	0.432	0.640	0.294	0.291
40	170	169	171	8.000	182.316	0.007	0.525	0.081	0.387	0.380	0.640	0.262	0.255
41	172	171	173	8.000	101.650	0.009	0.631	0.084	0.453	0.444	0.640	0.306	0.297
42	174	175	173	8.000	79.370	0.495	2.341	0.583	0.569	0.074	0.640	0.385	-0.110
43	176	177	175	8.000	280.119	0.491	2.820	0.499	0.728	0.237	0.640	0.492	0.001
44	178	179	177	8.000	151.417	0.487	2.865	0.490	0.746	0.259	0.640	0.504	0.017

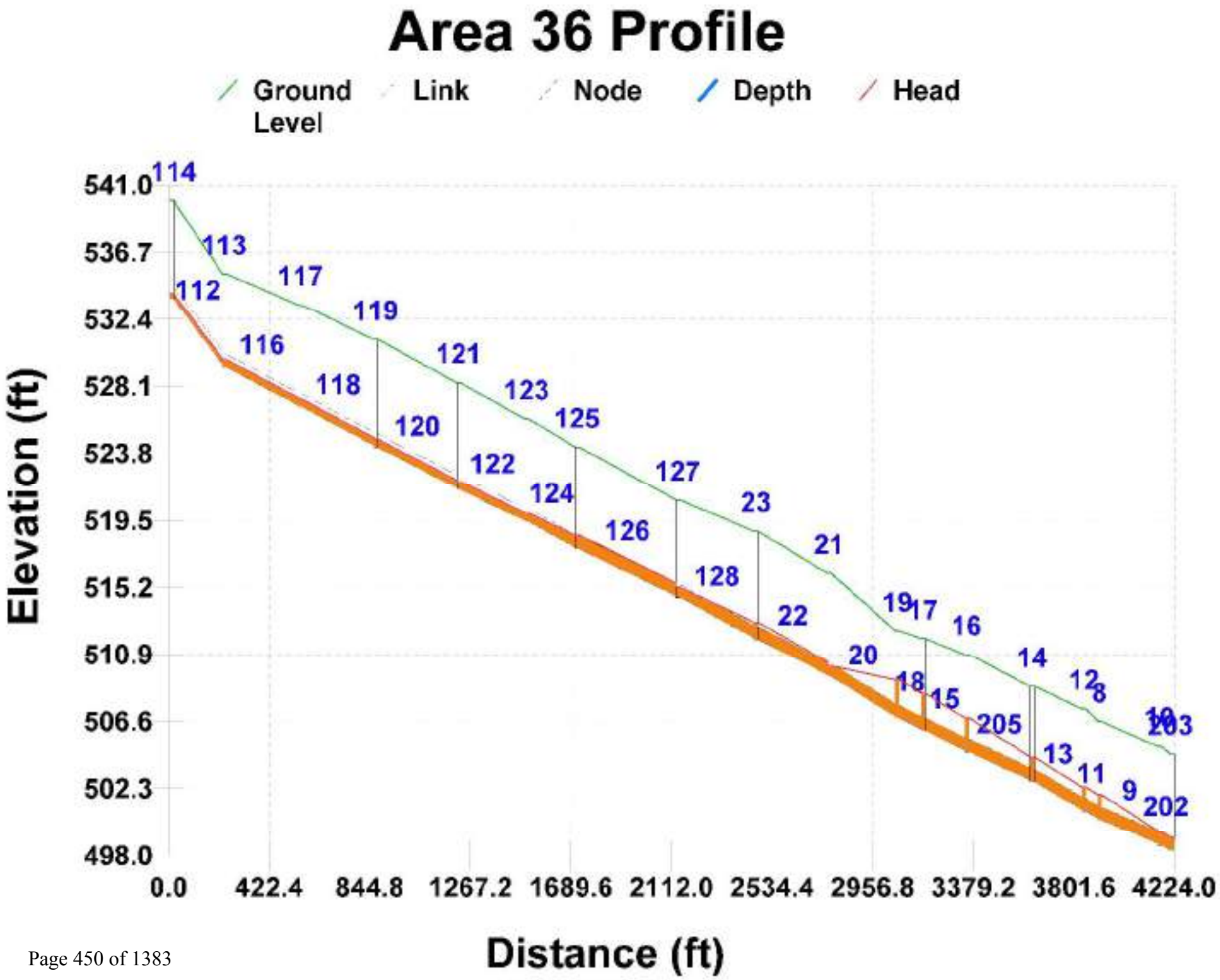
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		18	19	17	10.000	98.709	2.065	3.786	1.000	1.368	-0.696	0.640	0.925	-1.140
46		180	181	179	8.000	62.775	0.485	4.702	0.336	1.471	0.986	0.640	0.994	0.509
47		182	183	181	8.000	112.725	0.485	2.775	0.501	0.716	0.231	0.640	0.484	-0.001
48		184	185	50	8.000	289.544	0.159	2.401	0.244	0.897	0.738	0.640	0.606	0.448
49		186	187	185	8.000	388.860	0.120	1.955	0.233	0.751	0.630	0.640	0.508	0.387
50		188	91	187	8.000	112.333	0.013	1.347	0.064	1.150	1.137	0.640	0.777	0.765
51		189	190	191	8.000	237.377	0.010	0.890	0.071	0.715	0.705	0.640	0.483	0.473
52		192	191	97	8.000	361.637	0.023	1.102	0.109	0.670	0.647	0.640	0.453	0.430
53		193	194	183	8.000	422.249	0.477	2.765	0.495	0.717	0.240	0.640	0.484	0.007
54		195	196	197	8.000	368.662	0.025	1.016	0.124	0.570	0.544	0.640	0.385	0.360
55		198	199	84	8.000	277.735	0.004	0.815	0.044	0.897	0.892	0.640	0.606	0.602
56		20	21	19	10.000	290.210	2.057	4.330	0.813	1.532	-0.525	0.640	1.036	-1.022
57		200	173	101	8.000	244.238	0.504	1.980	0.685	0.459	-0.045	0.640	0.310	-0.194
58		201	2	10	8.000	218.039	0.005	0.843	0.047	0.880	0.875	0.640	0.595	0.589
59		202	10	203	10.000	39.824	2.095	3.842	1.000	1.479	-0.616	0.640	1.000	-1.096
60		204	197	187	8.000	513.457	0.074	1.919	0.168	0.896	0.822	0.640	0.606	0.532
61		205	16	14	10.000	277.629	2.073	3.801	1.000	1.312	-0.761	0.640	0.887	-1.186
62		22	23	21	10.000	313.949	1.977	3.625	1.000	1.382	-0.595	0.640	0.934	-1.043
63		24	25	26	8.000	129.786	0.004	0.598	0.052	0.583	0.579	0.640	0.394	0.390
64		27	26	21	8.000	220.313	0.080	1.782	0.186	0.780	0.700	0.640	0.527	0.447
65		28	29	30	8.000	166.762	0.004	0.480	0.057	0.444	0.441	0.640	0.300	0.297
66		31	30	19	8.000	172.864	0.007	0.840	0.062	0.737	0.730	0.640	0.498	0.491
67		32	33	34	8.000	219.013	0.005	0.607	0.056	0.568	0.563	0.640	0.384	0.379
68		35	34	16	8.000	164.566	0.008	0.784	0.070	0.633	0.624	0.640	0.428	0.419
69		36	37	38	8.000	201.727	0.004	0.641	0.051	0.634	0.630	0.640	0.429	0.424
70		39	38	14	8.000	199.835	0.008	0.692	0.074	0.538	0.530	0.640	0.364	0.355
71		4	5	6	8.000	233.174	0.004	0.701	0.048	0.726	0.722	0.640	0.491	0.486
72		40	41	42	8.000	154.662	0.008	1.132	0.052	1.109	1.102	0.640	0.750	0.742
73		43	42	44	8.000	188.871	0.122	1.992	0.232	0.766	0.644	0.640	0.518	0.395
74		45	44	46	8.000	210.116	0.130	2.108	0.233	0.809	0.678	0.640	0.547	0.416
75		47	46	48	8.000	303.808	0.256	2.814	0.307	0.924	0.668	0.640	0.625	0.368
76		49	48	50	8.000	432.898	0.324	3.176	0.334	0.997	0.673	0.640	0.674	0.350
77		51	52	53	8.000	149.099	0.005	0.617	0.058	0.564	0.559	0.640	0.381	0.376
78		54	55	53	8.000	273.066	0.042	1.434	0.139	0.750	0.707	0.640	0.507	0.464
79		56	57	55	8.000	254.232	0.010	1.210	0.057	1.120	1.110	0.640	0.757	0.748
80		58	59	57	8.000	260.576	0.006	0.693	0.064	0.595	0.589	0.640	0.402	0.396
81		60	61	62	8.000	183.292	0.013	1.059	0.077	0.808	0.795	0.640	0.546	0.533
82		63	62	64	8.000	177.278	0.027	1.803	0.088	1.256	1.228	0.640	0.849	0.821
83		65	64	66	8.000	135.466	0.029	1.208	0.120	0.693	0.664	0.640	0.468	0.440
84		67	66	55	8.000	212.014	0.033	1.438	0.117	0.839	0.807	0.640	0.567	0.535
85		68	69	70	8.000	356.340	0.056	1.305	0.181	0.581	0.525	0.640	0.393	0.337
86		7	6	8	8.000	253.187	0.009	0.798	0.073	0.630	0.621	0.640	0.426	0.417
87		71	70	42	8.000	307.890	0.102	2.284	0.185	1.005	0.903	0.640	0.679	0.578
88		72	73	53	8.000	182.509	0.004	0.665	0.048	0.689	0.685	0.640	0.466	0.462

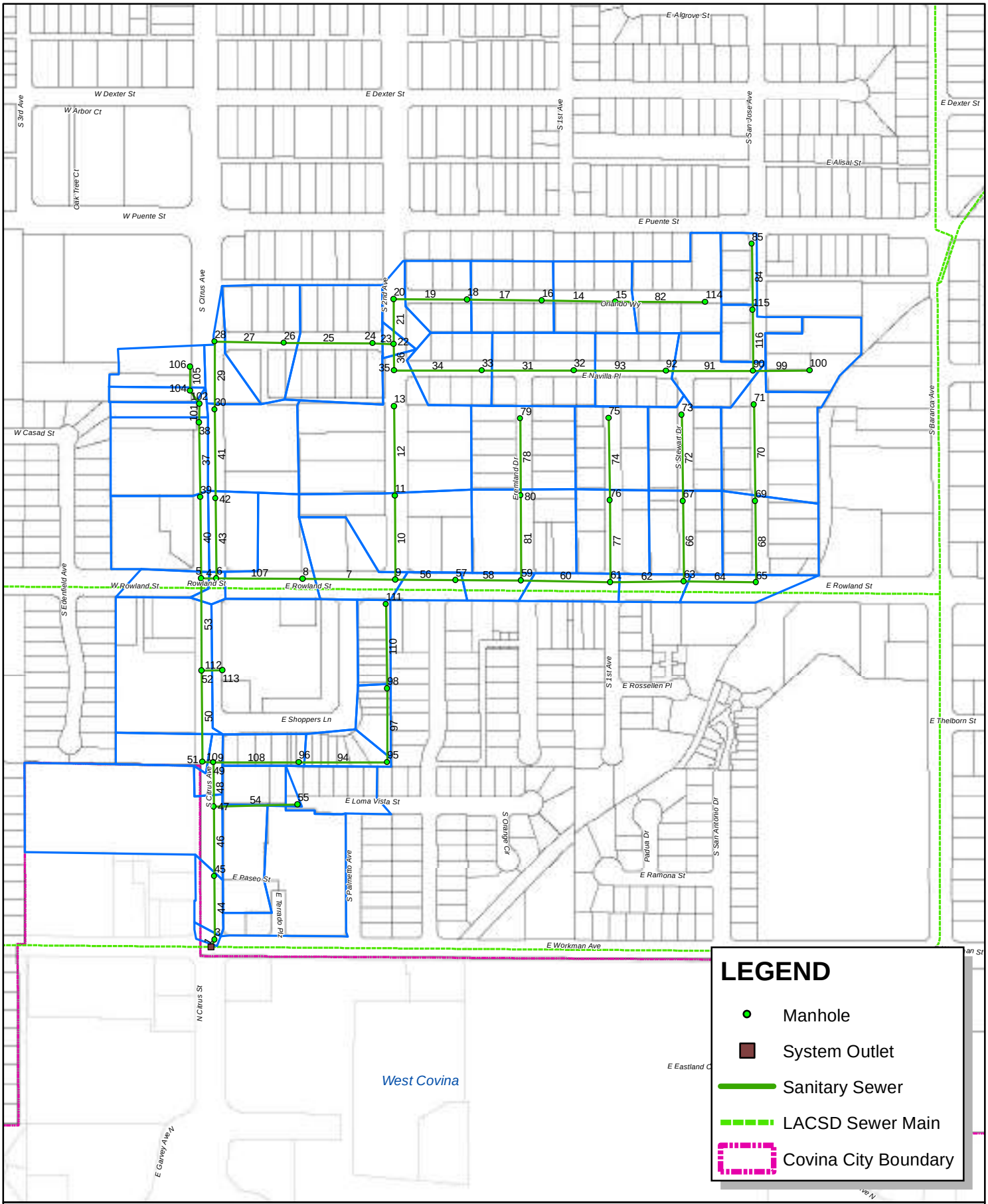
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89		74	53	75	8.000	147.045	0.054	1.197	0.187	0.523	0.468	0.640	0.353	0.299
90		76	77	75	8.000	310.237	0.009	1.025	0.062	0.896	0.887	0.640	0.606	0.596
91		78	79	77	8.000	286.223	0.003	0.732	0.037	0.897	0.894	0.640	0.607	0.604
92		80	75	81	8.000	441.943	0.092	2.024	0.188	0.882	0.790	0.640	0.596	0.504
93		82	81	46	8.000	214.056	0.109	2.246	0.197	0.951	0.842	0.640	0.643	0.533
94		83	84	85	8.000	287.409	0.007	0.963	0.056	0.897	0.890	0.640	0.606	0.599
95		86	85	87	8.000	264.215	0.028	1.362	0.108	0.836	0.809	0.640	0.565	0.538
96		88	87	48	8.000	391.785	0.063	1.636	0.168	0.763	0.700	0.640	0.516	0.453
97		89	90	91	8.000	289.741	0.003	0.835	0.034	1.088	1.085	0.640	0.735	0.732
98		9	8	10	10.000	253.949	2.090	3.833	1.000	1.257	-0.833	0.640	0.850	-1.241
99		92	93	91	8.000	252.499	0.010	1.028	0.064	0.877	0.868	0.640	0.593	0.583
100		94	95	93	8.000	249.667	0.006	0.967	0.050	0.968	0.961	0.640	0.654	0.648
101		96	50	97	8.000	258.288	0.483	3.152	0.452	0.851	0.369	0.640	0.575	0.093
102		98	97	99	10.000	191.266	0.506	3.588	0.305	1.847	1.340	0.640	1.248	0.742

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	100	0.500	0.000	0.000	0.000
3	102	0.500	0.000	0.000	0.000
4	104	0.500	0.000	0.000	0.000
5	106	0.500			
6	108	0.500			
7	11	0.500	15.000	4.434	0.407
8	111	0.500			
9	112	0.500	0.000	0.000	0.000
10	115	0.500	0.000	0.000	0.000
11	116	0.500	0.000	0.000	0.000
12	118	0.500	0.000	0.000	0.000
13	120	0.500	0.000	0.000	0.000
14	122	0.500	0.000	0.000	0.000
15	124	0.500	12.000	3.957	0.478
16	126	0.500	15.000	3.957	0.403
17	128	0.500	15.000	4.178	0.397
18	129	0.500			
19	13	0.500	15.000	4.399	0.410
20	132	0.500			
21	134	0.500			
22	136	0.500	0.000	0.000	0.000
23	138	0.500	0.000	0.000	0.000
24	139	0.500			
25	141	0.500			
26	143	0.500			
27	145	0.500			
28	147	0.500			
29	15	0.500	15.000	4.110	0.429
30	150	0.500			
31	152	0.500			
32	154	0.500			
33	155	0.500			
34	157	0.500			
35	160	0.500			
36	162	0.500			
37	164	0.500			
38	166	0.500			
39	167	0.500			
40	170	0.500			
41	172	0.500			
42	174	0.500	0.000	0.000	0.000
43	176	0.500	0.000	0.000	0.000
44	178	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	18	0.500	15.000	4.136	0.426
46	180	0.500	0.000	0.000	0.000
47	182	0.500	0.000	0.000	0.000
48	184	0.500	0.000	0.000	0.000
49	186	0.500			
50	188	0.500			
51	189	0.500			
52	192	0.500			
53	193	0.500	0.000	0.000	0.000
54	195	0.500			
55	198	0.500			
56	20	0.500	15.000	4.489	0.400
57	200	0.500	10.000	2.006	0.469
58	201	0.500			
59	202	0.500	15.000	4.397	0.412
60	204	0.500			
61	205	0.500	15.000	4.015	0.438
62	22	0.500	15.000	4.118	0.414
63	24	0.500			
64	27	0.500			
65	28	0.500			
66	31	0.500			
67	32	0.500			
68	35	0.500			
69	36	0.500			
70	39	0.500			
71	4	0.500			
72	40	0.500			
73	43	0.500			
74	45	0.500	0.000	0.000	0.000
75	47	0.500	0.000	0.000	0.000
76	49	0.500	0.000	0.000	0.000
77	51	0.500			
78	54	0.500			
79	56	0.500			
80	58	0.500			
81	60	0.500			
82	63	0.500			
83	65	0.500			
84	67	0.500			
85	68	0.500			
86	7	0.500			
87	71	0.500	0.000	0.000	0.000
88	72	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89		74	0.500			
90		76	0.500			
91		78	0.500			
92		80	0.500	0.000	0.000	0.000
93		82	0.500	0.000	0.000	0.000
94		83	0.500			
95		86	0.500			
96		88	0.500			
97		89	0.500			
98		9	0.500	15.000	3.899	0.450
99		92	0.500			
100		94	0.500			
101		96	0.500	0.000	0.000	0.000
102		98	0.500			

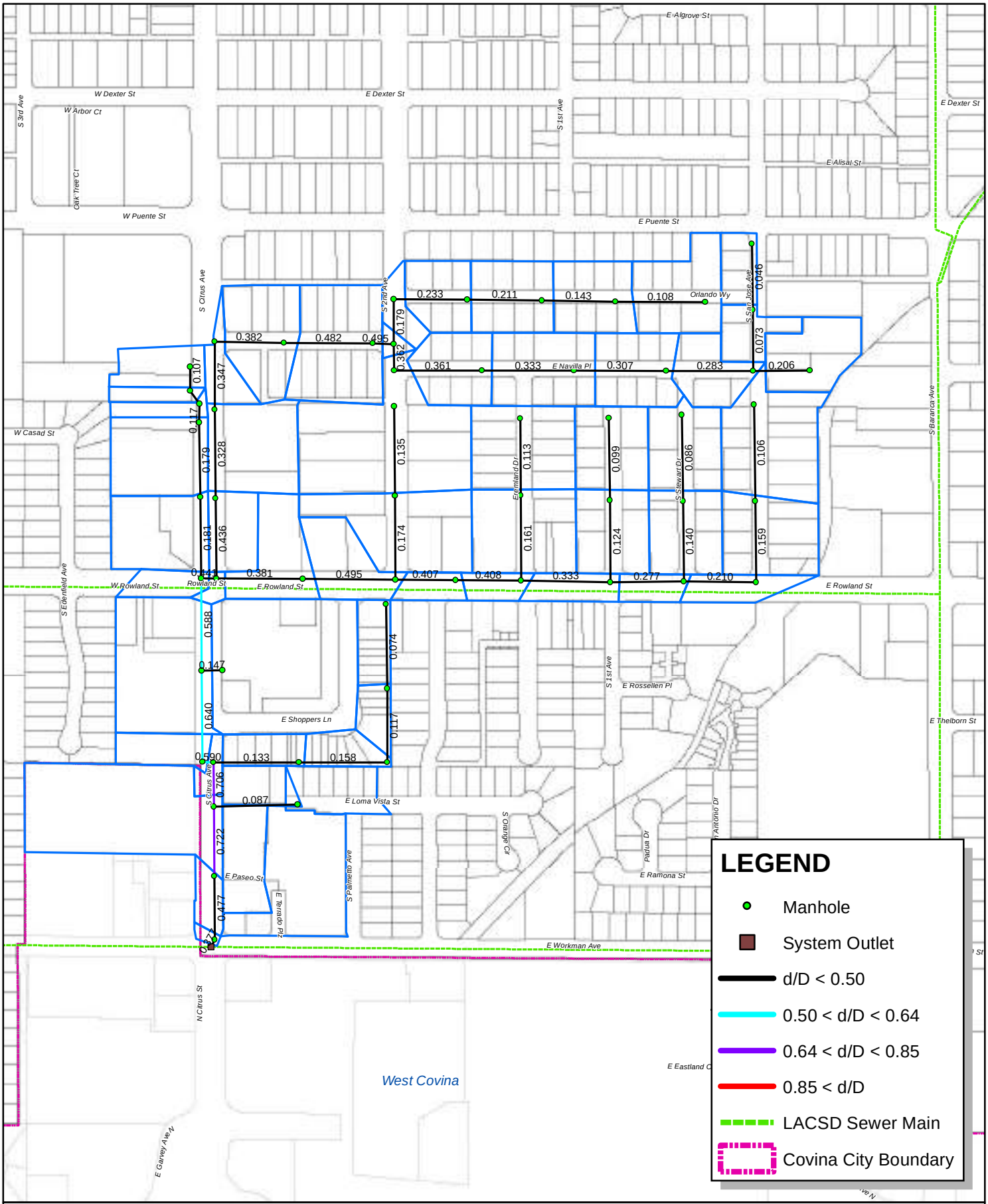

Area 36 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
541.0
536.7
532.4
528.1
523.8
519.5
515.2
510.9
506.6
502.3
498.0
0.0
422.4
844.8
1267.2
1689.6
2112.0
2534.4
2956.8
3379.2
3801.6
4224.0
Distance (ft)
114
113
112
117
116
119
118
121
120
123
122
125
124
127
126
23
128
21
22
19
20
17
18
16
15
14
205
13
12
11
8
9
202
203



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 38

WILLDAN



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 38

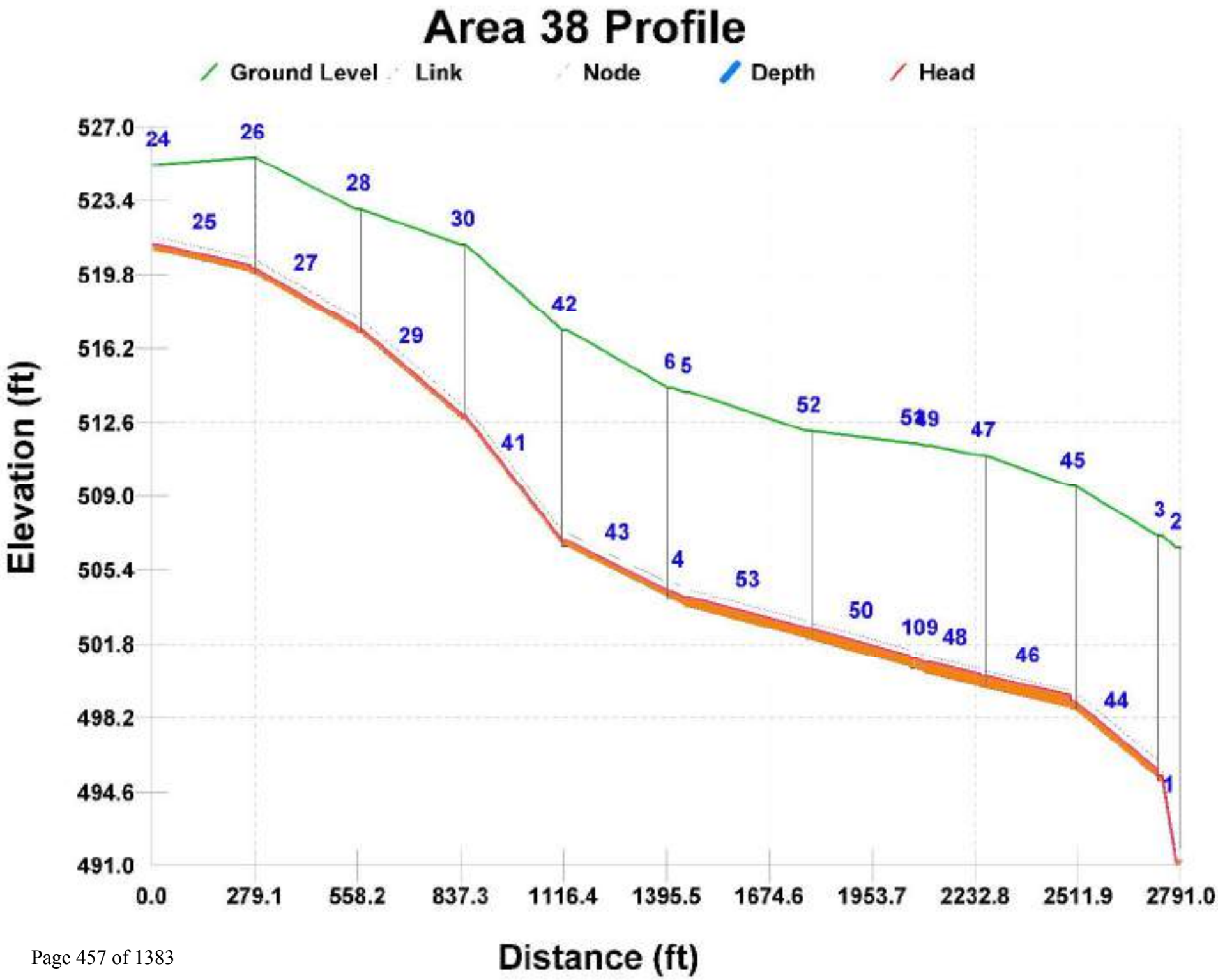
WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	39.350	1.188	9.861	0.377	2.907	1.719	0.640	1.965	0.777
2	10	11	9	8.000	307.724	0.097	2.387	0.174	1.090	0.993	0.640	0.737	0.640
3	101	102	38	8.000	90.563	0.035	1.518	0.117	0.883	0.849	0.640	0.597	0.562
4	103	104	102	8.000	61.732	0.027	0.955	0.135	0.510	0.483	0.640	0.345	0.318
5	105	106	104	8.000	80.425	0.019	0.944	0.107	0.583	0.564	0.640	0.394	0.375
6	107	8	6	8.000	311.681	0.400	3.268	0.381	0.958	0.558	0.640	0.647	0.248
7	108	96	49	8.000	320.275	0.059	2.122	0.133	1.141	1.082	0.640	0.771	0.713
8	109	51	49	10.000	26.810	1.112	3.319	0.590	1.255	0.143	0.640	0.849	-0.264
9	110	111	98	8.000	236.092	0.014	1.243	0.074	0.973	0.958	0.640	0.657	0.643
10	112	113	52	8.000	50.800	0.084	2.633	0.147	1.331	1.247	0.640	0.900	0.815
11	116	115	90	8.000	227.841	0.016	1.424	0.073	1.119	1.102	0.640	0.756	0.740
12	12	13	11	8.000	291.568	0.043	1.544	0.135	0.825	0.782	0.640	0.558	0.514
13	14	15	16	8.000	261.491	0.050	1.613	0.143	0.830	0.780	0.640	0.561	0.511
14	17	16	18	8.000	288.907	0.072	1.347	0.211	0.548	0.476	0.640	0.370	0.298
15	19	18	20	8.000	268.872	0.089	1.438	0.233	0.552	0.463	0.640	0.373	0.284
16	21	20	22	8.000	163.309	0.092	2.157	0.179	0.967	0.875	0.640	0.653	0.562
17	23	22	24	8.000	92.791	0.338	1.965	0.495	0.510	0.171	0.640	0.344	0.006
18	25	24	26	8.000	269.781	0.348	2.091	0.482	0.548	0.200	0.640	0.371	0.022
19	27	26	28	8.000	293.838	0.366	2.988	0.382	0.875	0.508	0.640	0.591	0.225
20	29	28	30	8.000	289.936	0.373	3.471	0.347	1.068	0.695	0.640	0.722	0.349
21	31	32	33	8.000	333.191	0.183	1.801	0.333	0.566	0.383	0.640	0.383	0.199
22	34	33	35	8.000	341.626	0.203	1.791	0.361	0.540	0.337	0.640	0.365	0.162
23	36	35	22	8.000	121.164	0.246	2.163	0.362	0.651	0.405	0.640	0.440	0.194
24	37	38	39	8.000	261.269	0.076	1.787	0.179	0.802	0.726	0.640	0.542	0.466
25	4	6	5	10.000	32.785	0.832	3.583	0.441	1.528	0.696	0.640	1.033	0.201
26	40	39	5	8.000	290.009	0.113	2.626	0.181	1.169	1.055	0.640	0.790	0.676
27	41	30	42	8.000	281.048	0.415	4.161	0.328	1.318	0.903	0.640	0.891	0.476
28	43	42	6	8.000	293.117	0.432	2.959	0.436	0.813	0.381	0.640	0.549	0.117
29	44	45	3	10.000	238.673	1.188	4.632	0.477	1.908	0.720	0.640	1.290	0.102
30	46	47	45	10.000	246.856	1.188	2.815	0.722	1.008	-0.180	0.640	0.681	-0.506
31	48	49	47	10.000	149.089	1.171	2.842	0.706	1.022	-0.148	0.640	0.691	-0.480
32	50	52	51	10.000	288.268	1.097	2.972	0.640	1.095	-0.001	0.640	0.740	-0.356
33	53	5	52	10.000	341.947	0.945	2.832	0.588	1.073	0.127	0.640	0.725	-0.220
34	54	55	47	8.000	309.903	0.017	1.154	0.087	0.811	0.794	0.640	0.548	0.531
35	56	57	9	8.000	224.718	0.261	1.953	0.407	0.554	0.294	0.640	0.375	0.114
36	58	59	57	8.000	243.081	0.261	1.945	0.408	0.551	0.291	0.640	0.373	0.112
37	60	61	59	8.000	337.672	0.178	1.748	0.333	0.550	0.372	0.640	0.372	0.194
38	62	63	61	8.000	269.896	0.127	1.615	0.277	0.562	0.434	0.640	0.380	0.252
39	64	65	63	8.000	245.640	0.077	1.442	0.210	0.589	0.512	0.640	0.398	0.321
40	66	67	63	8.000	314.004	0.051	1.700	0.140	0.885	0.834	0.640	0.598	0.547
41	68	69	65	8.000	308.736	0.077	2.148	0.159	1.037	0.960	0.640	0.701	0.624
42	7	9	8	8.000	337.616	0.377	2.186	0.495	0.567	0.190	0.640	0.383	0.006
43	70	71	69	8.000	244.217	0.040	2.022	0.106	1.251	1.211	0.640	0.846	0.806
44	72	73	67	8.000	247.363	0.023	1.564	0.086	1.108	1.085	0.640	0.749	0.726

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		74	75	76	8.000	273.690	0.023	1.273	0.099	0.825	0.802	0.640	0.558	0.535
46		77	76	61	8.000	282.813	0.051	2.037	0.124	1.147	1.096	0.640	0.775	0.725
47		78	79	80	8.000	230.340	0.036	1.689	0.113	1.009	0.973	0.640	0.682	0.646
48		81	80	59	8.000	326.163	0.083	2.267	0.161	1.084	1.001	0.640	0.733	0.650
49		82	114	15	8.000	333.794	0.027	1.340	0.108	0.821	0.794	0.640	0.555	0.528
50		84	85	115	8.000	229.885	0.006	1.048	0.046	1.114	1.108	0.640	0.753	0.747
51		91	90	92	8.000	324.128	0.135	1.664	0.283	0.572	0.437	0.640	0.387	0.252
52		93	92	32	8.000	327.850	0.157	1.726	0.307	0.567	0.409	0.640	0.383	0.226
53		94	95	96	8.000	308.384	0.042	1.187	0.158	0.575	0.533	0.640	0.389	0.347
54		97	98	95	8.000	299.243	0.027	1.175	0.117	0.685	0.659	0.640	0.463	0.436
55		99	100	90	8.000	152.716	0.106	2.043	0.206	0.843	0.737	0.640	0.570	0.464

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	10.000	9.685	0.276
2	10	0.500	0.000	0.000	0.000
3	101	0.500			
4	103	0.500			
5	105	0.500			
6	107	0.500	0.000	0.000	0.000
7	108	0.500	0.000	0.000	0.000
8	109	0.500	0.000	0.000	0.000
9	110	0.500			
10	112	0.500	0.000	0.000	0.000
11	116	0.500			
12	12	0.500			
13	14	0.500			
14	17	0.500			
15	19	0.500			
16	21	0.500	0.000	0.000	0.000
17	23	0.500			
18	25	0.500	0.000	0.000	0.000
19	27	0.500	0.000	0.000	0.000
20	29	0.500	0.000	0.000	0.000
21	31	0.500			
22	34	0.500			
23	36	0.500	0.000	0.000	0.000
24	37	0.500			
25	4	0.500	0.000	0.000	0.000
26	40	0.500	0.000	0.000	0.000
27	41	0.500	0.000	0.000	0.000
28	43	0.500	0.000	0.000	0.000
29	44	0.500	0.000	0.000	0.000
30	46	0.500	15.000	2.851	0.373
31	48	0.500	15.000	2.868	0.367
32	50	0.500	12.000	2.995	0.473
33	53	0.500	0.000	0.000	0.000
34	54	0.500			
35	56	0.500			
36	58	0.500			
37	60	0.500			
38	62	0.500			
39	64	0.500			
40	66	0.500			
41	68	0.500	0.000	0.000	0.000
42	7	0.500	0.000	0.000	0.000
43	70	0.500	0.000	0.000	0.000
44	72	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		74	0.500			
46		77	0.500	0.000	0.000	0.000
47		78	0.500			
48		81	0.500	0.000	0.000	0.000
49		82	0.500			
50		84	0.500			
51		91	0.500			
52		93	0.500			
53		94	0.500			
54		97	0.500			
55		99	0.500			

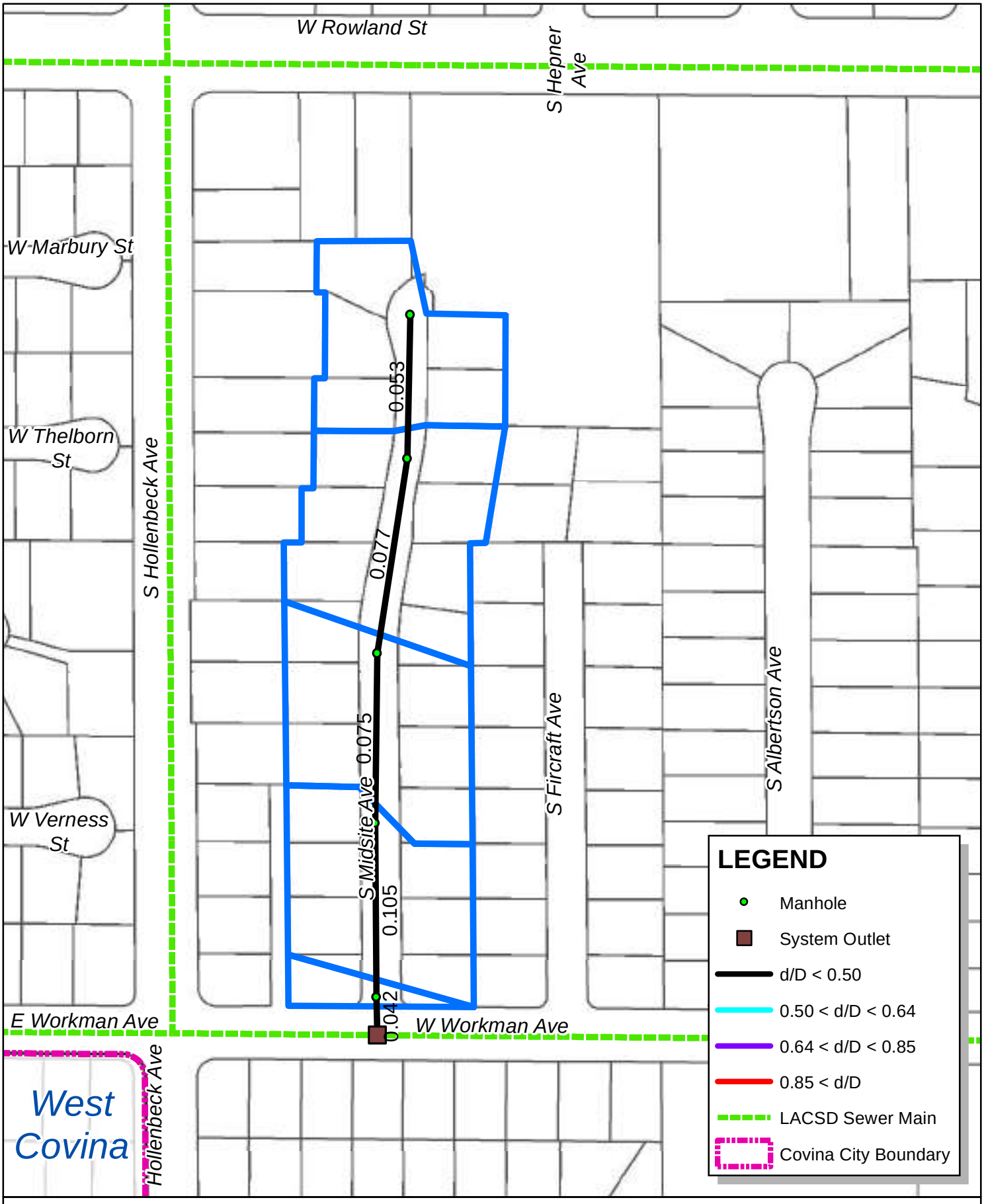

Area 38 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
527.0
523.4
519.8
516.2
512.6
509.0
505.4
501.8
498.2
494.6
491.0
0.0
279.1
558.2
837.3
1116.4
1395.5
1674.6
1953.7
2232.8
2511.9
2791.0
Distance (ft)
24
26
28
30
42
6
5
52
49
47
45
3
2
25
27
29
41
43
4
53
50
109
48
46
44
1



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 39

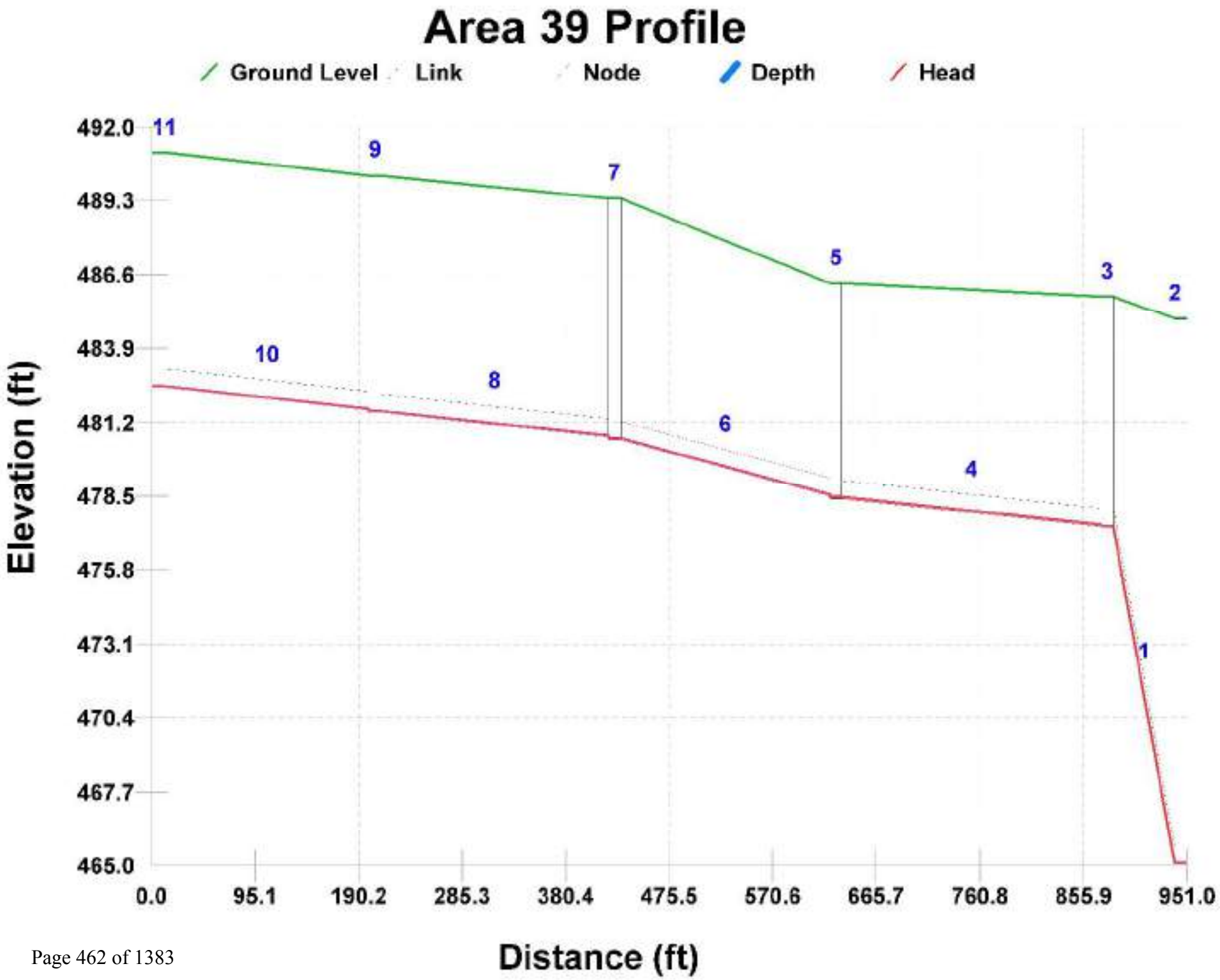
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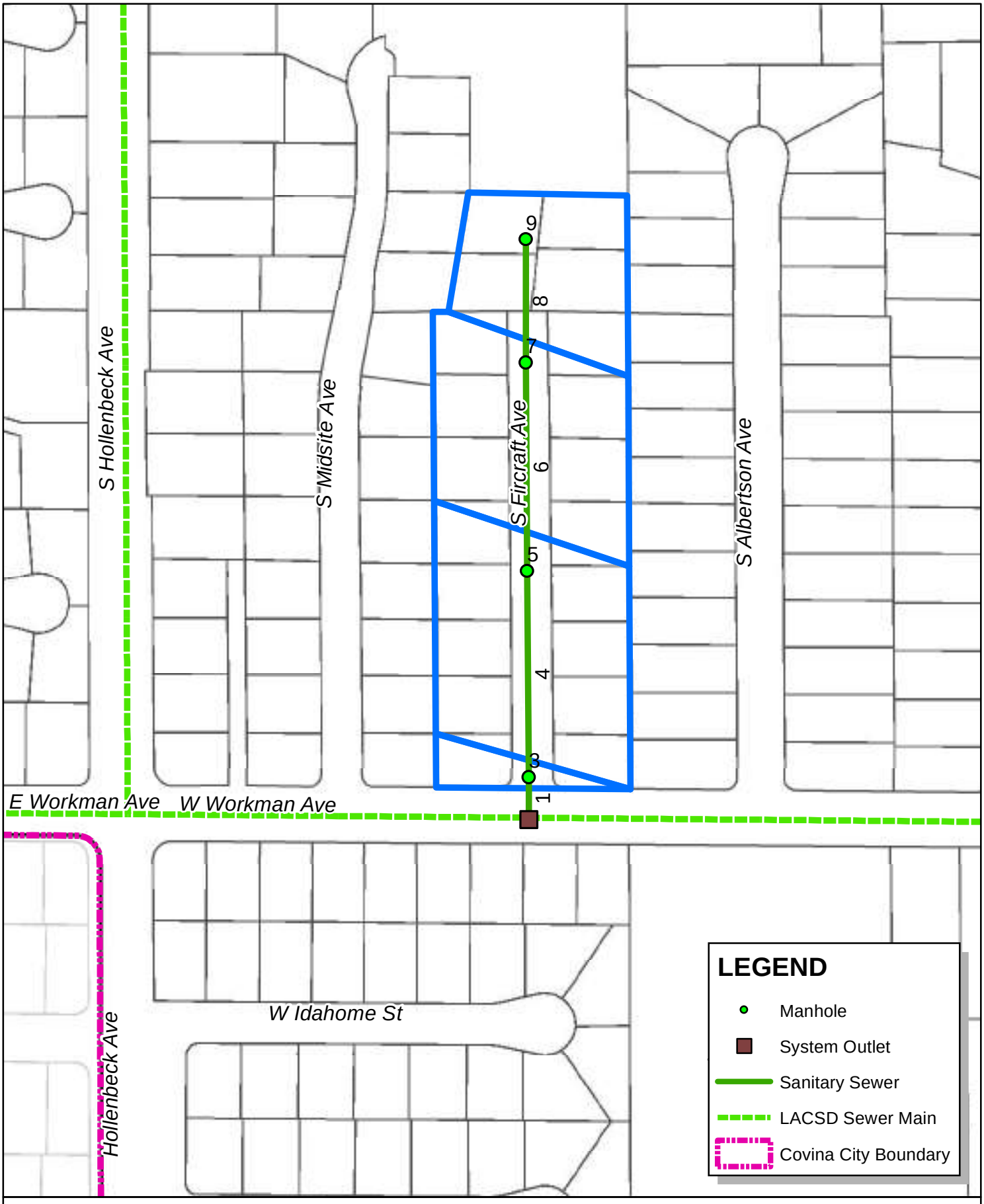


CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 39

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	61.883	0.018	3.567	0.042	4.001	3.982	0.640	2.704	2.686
2	10	11	9	8.000	201.874	0.004	0.588	0.053	0.568	0.564	0.640	0.384	0.380
3	4	5	3	8.000	256.465	0.018	0.904	0.105	0.565	0.548	0.640	0.382	0.364
4	6	7	5	8.000	206.351	0.014	1.153	0.075	0.895	0.882	0.640	0.605	0.592
5	8	9	7	8.000	225.253	0.009	0.746	0.077	0.567	0.557	0.640	0.383	0.374

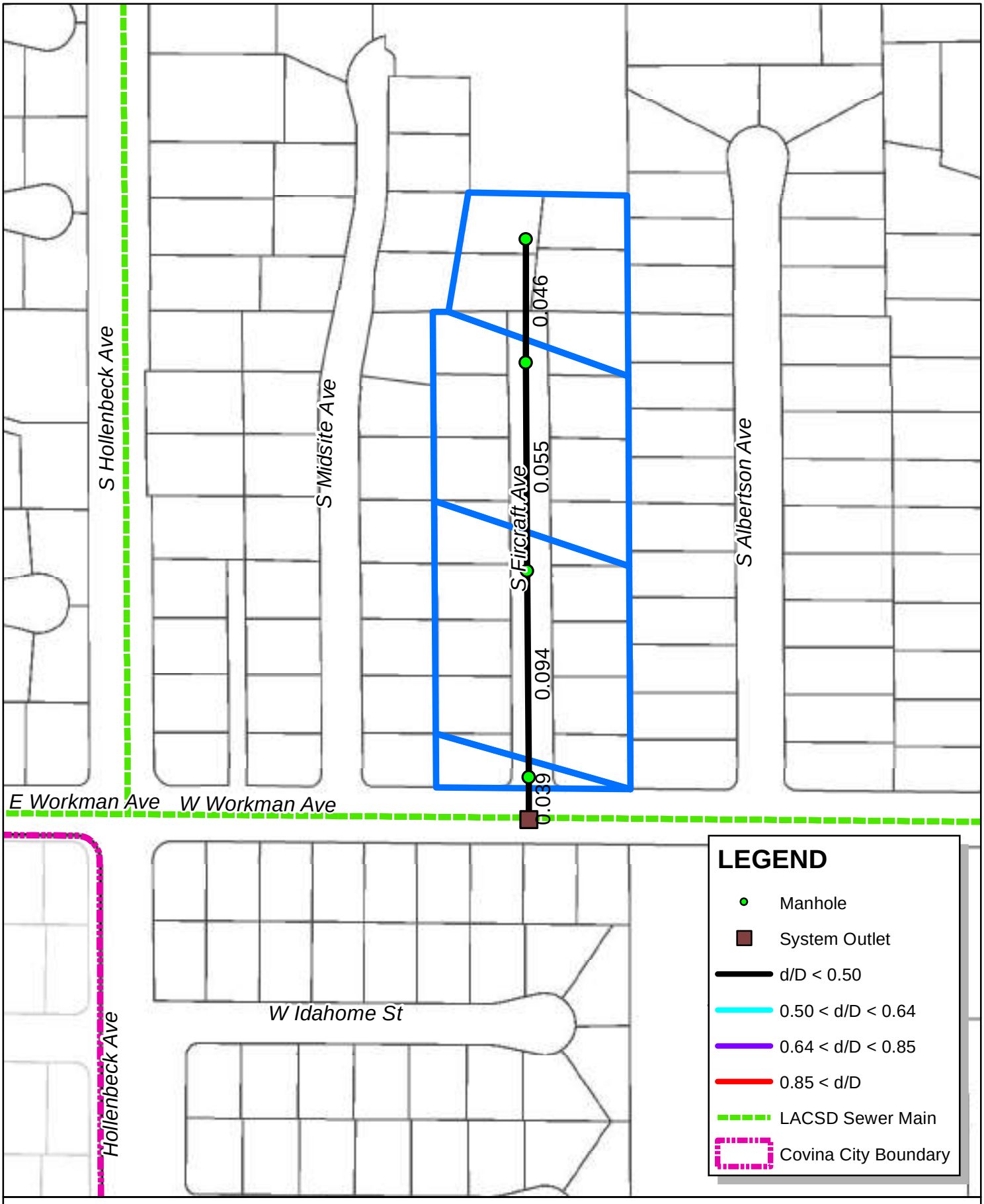
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		4	0.500			
4		6	0.500			
5		8	0.500			


Area 39 Profile
Ground Level
Link
Node
Depth
Head
492.0
489.3
486.6
483.9
481.2
478.5
475.8
473.1
470.4
467.7
465.0
Elevation (ft)
0.0
95.1
190.2
285.3
380.4
475.5
570.6
665.7
760.8
855.9
951.0
Distance (ft)
11
9
7
5
3
2
10
8
6
4
1



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 40

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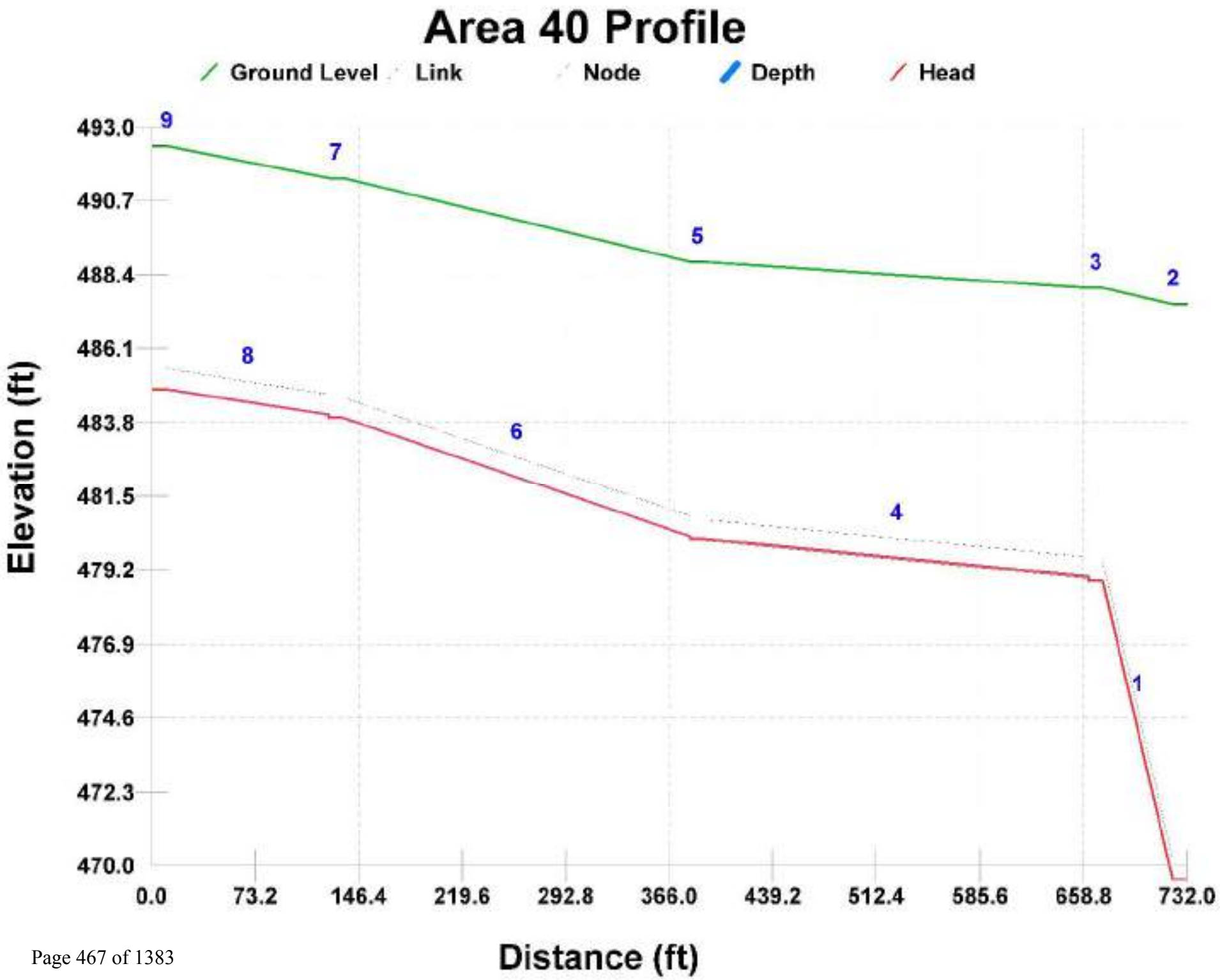


CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 40

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	54.000	0.015	3.168	0.039	3.717	3.703	0.640	2.513	2.498
2		4	5	3	8.000	292.000	0.014	0.845	0.094	0.567	0.553	0.640	0.383	0.370
3		6	7	5	8.000	264.000	0.008	1.125	0.055	1.061	1.053	0.640	0.717	0.709
4		8	9	7	8.000	123.000	0.004	0.675	0.046	0.718	0.714	0.640	0.486	0.482

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			
4		8	0.500			


Area 40 Profile
Ground Level
Link
Node
Depth
Head
493.0
490.7
488.4
486.1
483.8
481.5
479.2
476.9
474.6
472.3
470.0
Elevation (ft)
9
7
5
3
2
8
6
4
1
0.0
73.2
146.4
219.6
292.8
366.0
439.2
512.4
585.6
658.8
732.0
Distance (ft)



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 41

WILLDAN

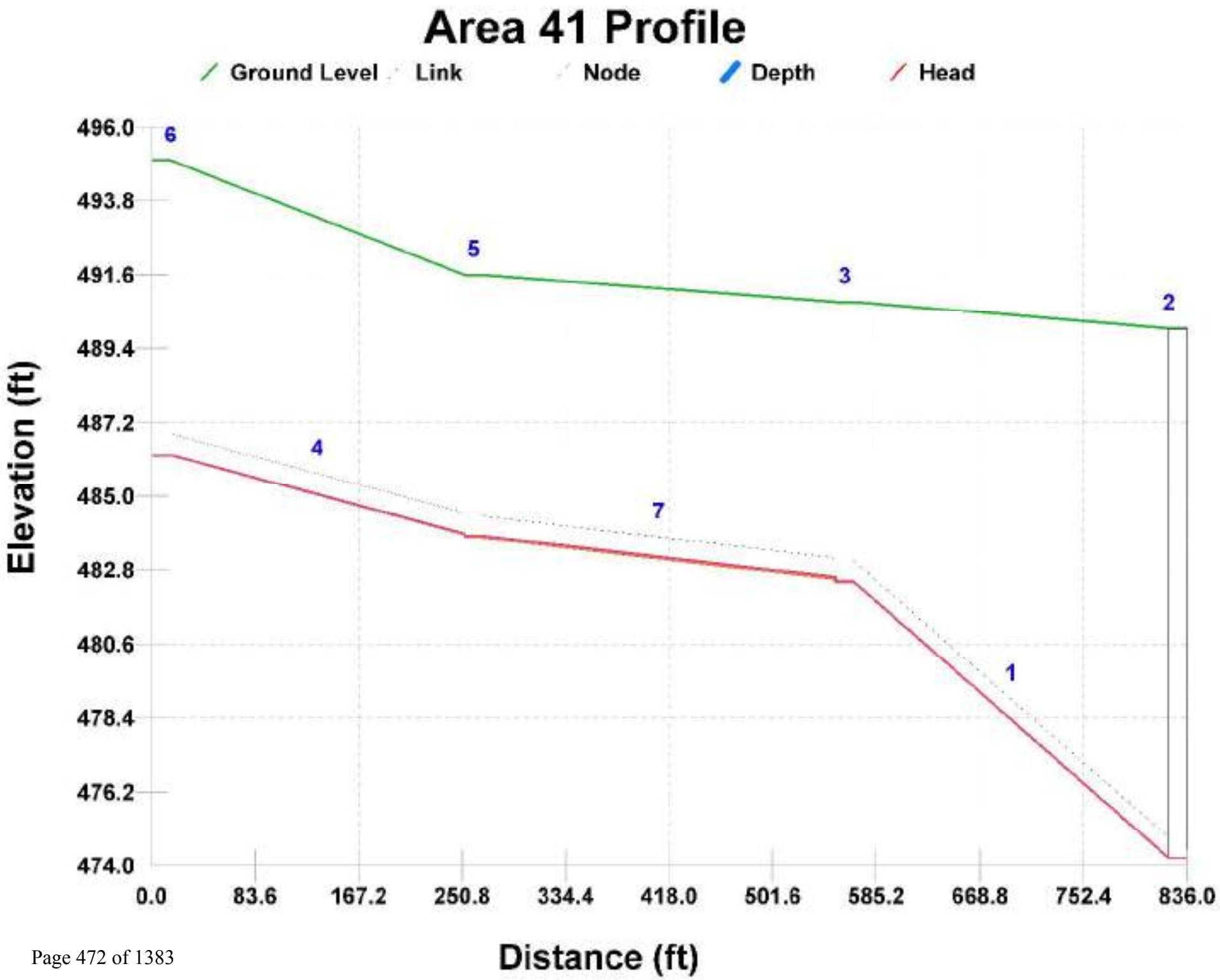


CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 41

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	273.724	0.025	2.026	0.076	1.554	1.530	0.640	1.050	1.026
2	4	6	5	8.000	255.149	0.010	1.029	0.066	0.860	0.850	0.640	0.581	0.571
3	7	5	3	8.000	306.972	0.020	0.939	0.111	0.567	0.548	0.640	0.383	0.364

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500			
3		7	0.500			


Area 41 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
496.0
493.8
491.6
489.4
487.2
485.0
482.8
480.6
478.4
476.2
474.0
6
5
3
2
4
7
1
0.0
83.6
167.2
250.8
334.4
418.0
501.6
585.2
668.8
752.4
836.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 42

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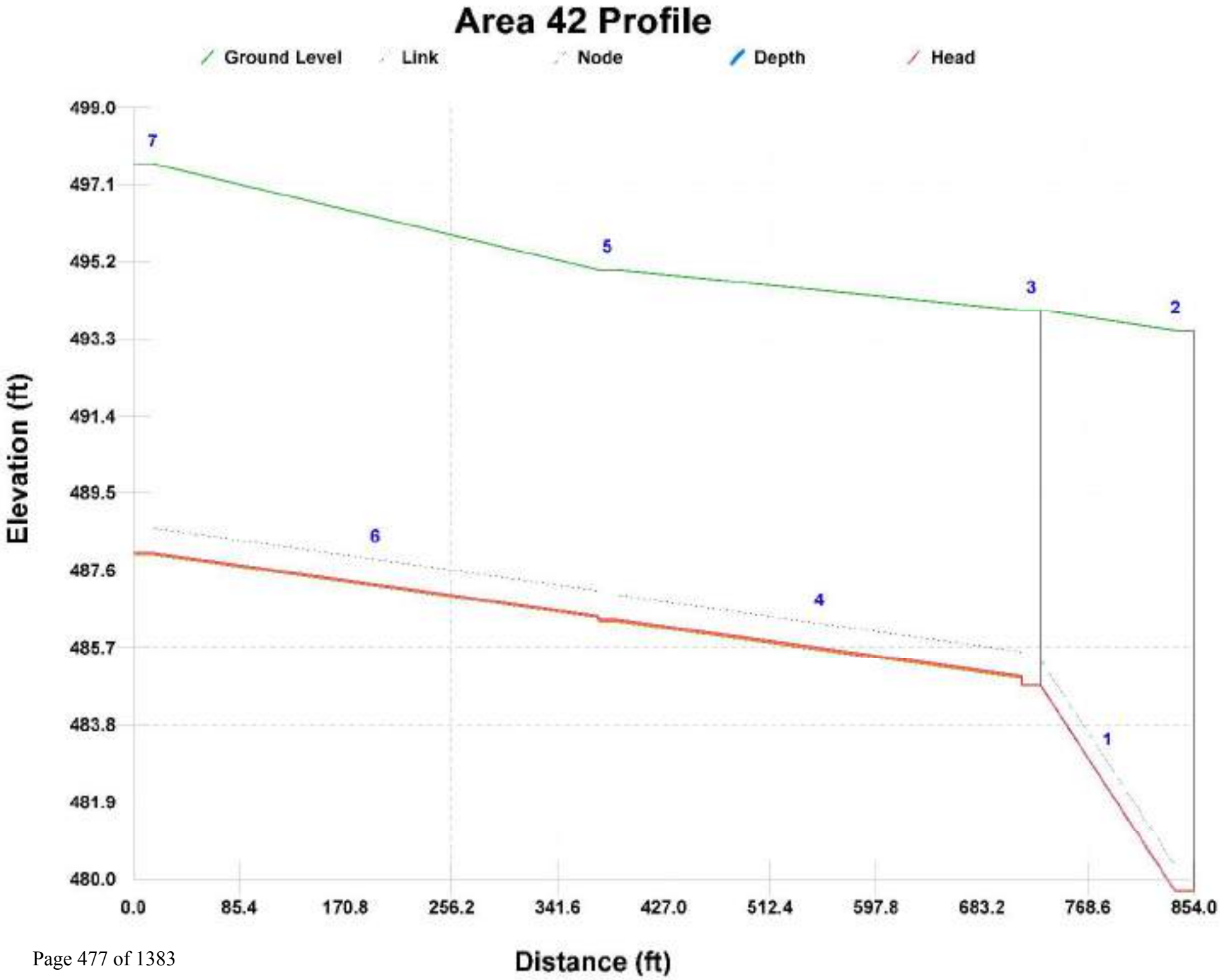
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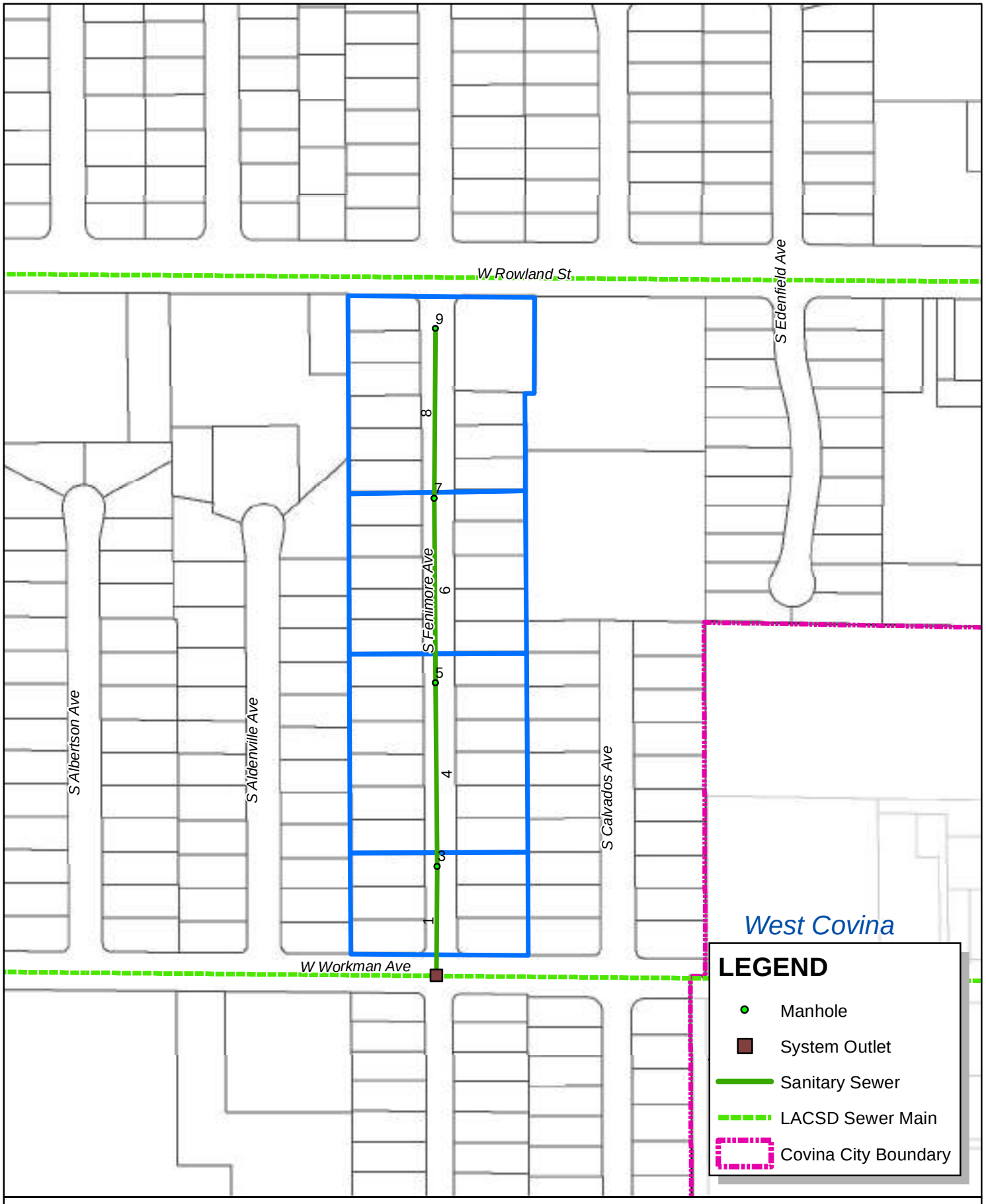
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 42

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	116.621	0.024	2.273	0.068	1.867	1.843	0.640	1.262	1.238
2	4	5	3	8.000	351.363	0.020	0.945	0.112	0.566	0.545	0.640	0.382	0.362
3	6	7	5	8.000	385.673	0.012	0.808	0.088	0.566	0.554	0.640	0.383	0.371

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500			
3		6	0.500			

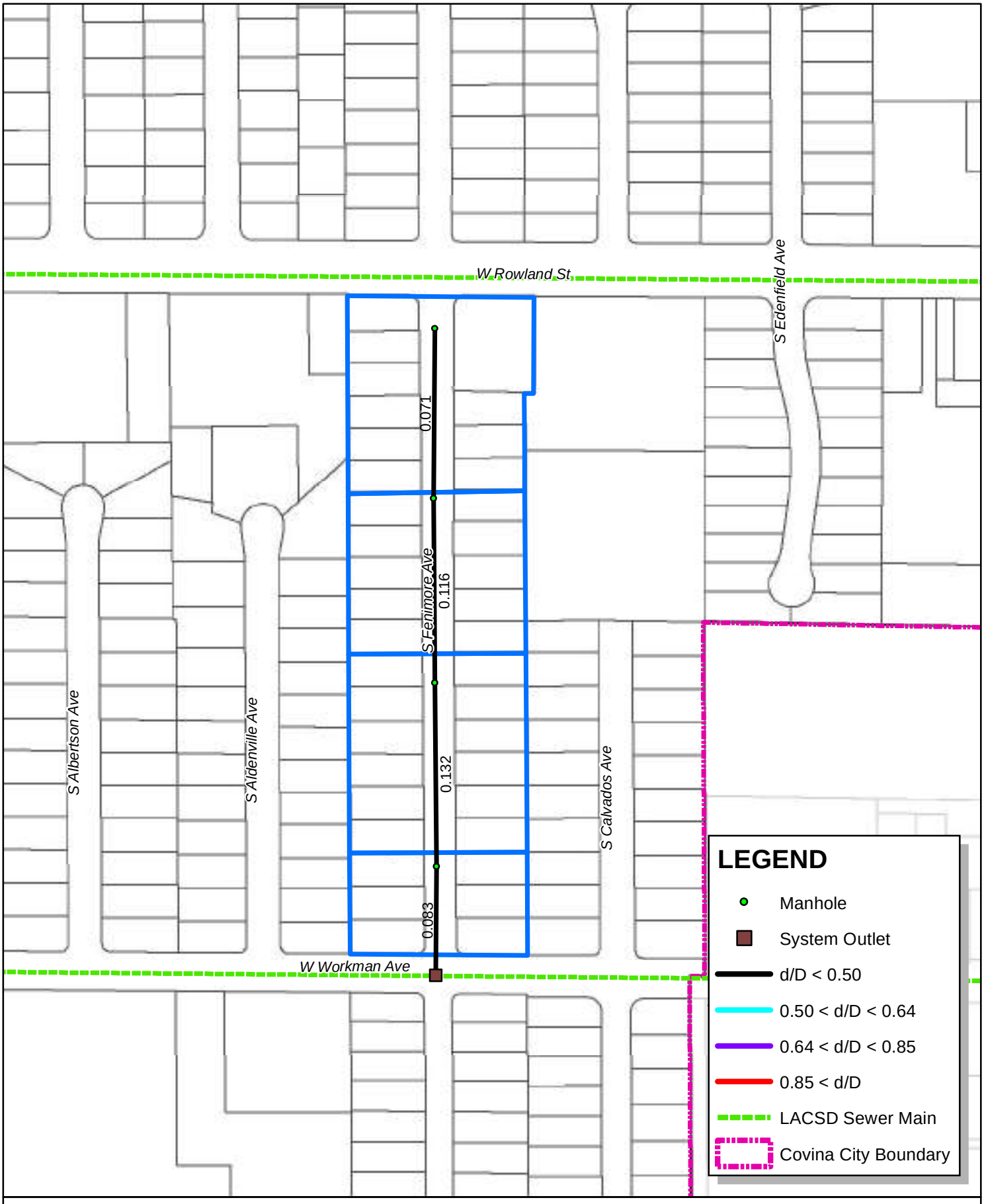

Area 42 Profile
Ground Level
Link
Node
Depth
Head
499.0
497.1
495.2
493.3
491.4
489.5
487.6
485.7
483.8
481.9
480.0
Elevation (ft)
7
5
3
2
6
4
1
0.0
85.4
170.8
256.2
341.6
427.0
512.4
597.8
683.2
768.6
854.0
Distance (ft)



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 43

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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 43

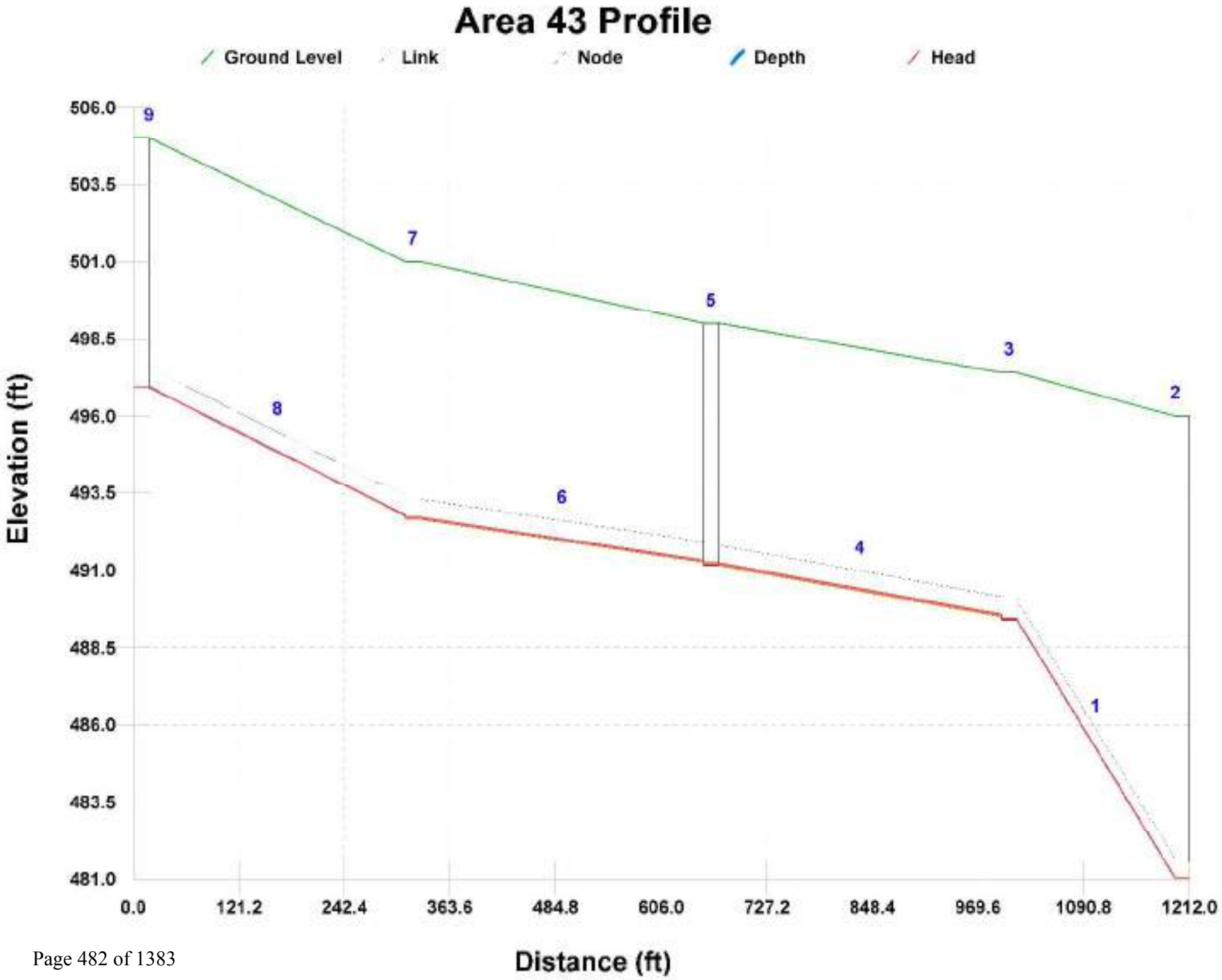
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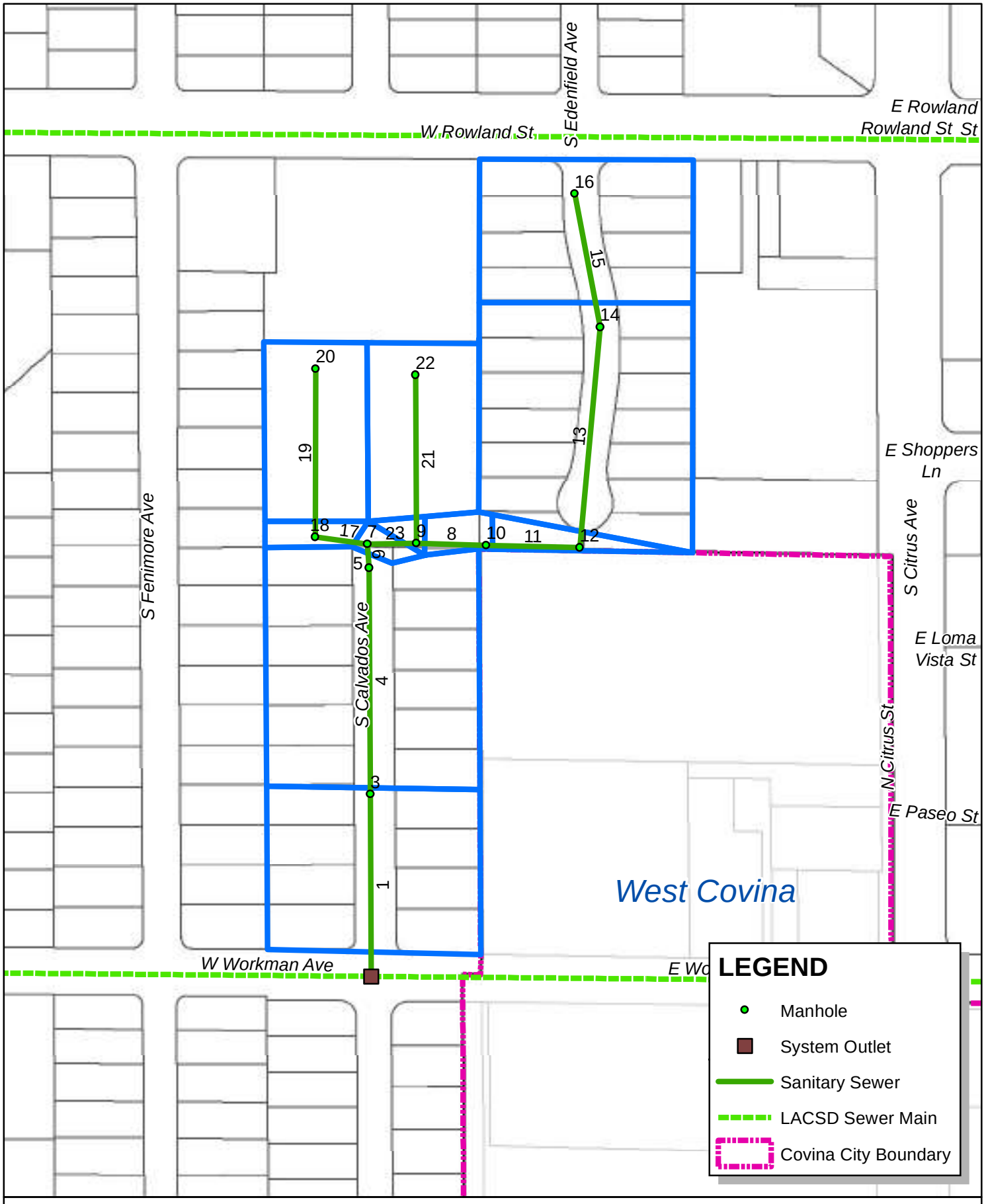
Area 43 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	196.000	0.036	2.564	0.083	1.854	1.819	0.640	1.253	1.218
2	☐	4	5	3	8.000	350.000	0.031	1.139	0.132	0.617	0.586	0.640	0.417	0.386
3	☐	6	7	5	8.000	350.000	0.022	0.961	0.116	0.563	0.541	0.640	0.380	0.359
4	☐	8	9	7	8.000	316.624	0.014	1.286	0.071	1.029	1.014	0.640	0.695	0.681

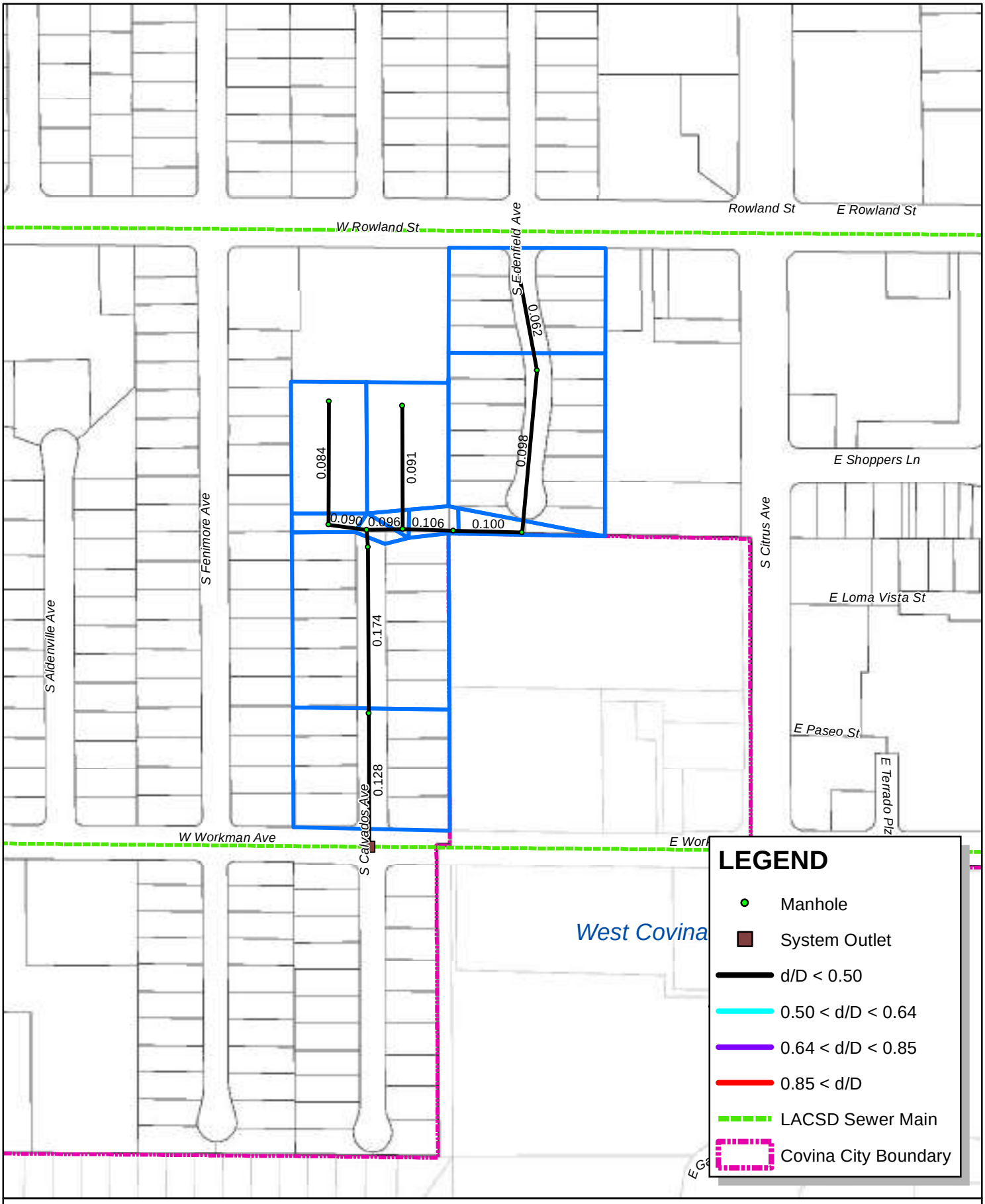
Area 43 Output

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	4	0.500			
3	☐	6	0.500			
4	☐	8	0.500			


Area 43 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
506.0
503.5
501.0
498.5
496.0
493.5
491.0
488.5
486.0
483.5
481.0
9
7
5
3
2
8
6
4
1
0.0
121.2
242.4
363.6
484.8
606.0
727.2
848.4
969.6
1090.8
1212.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 44



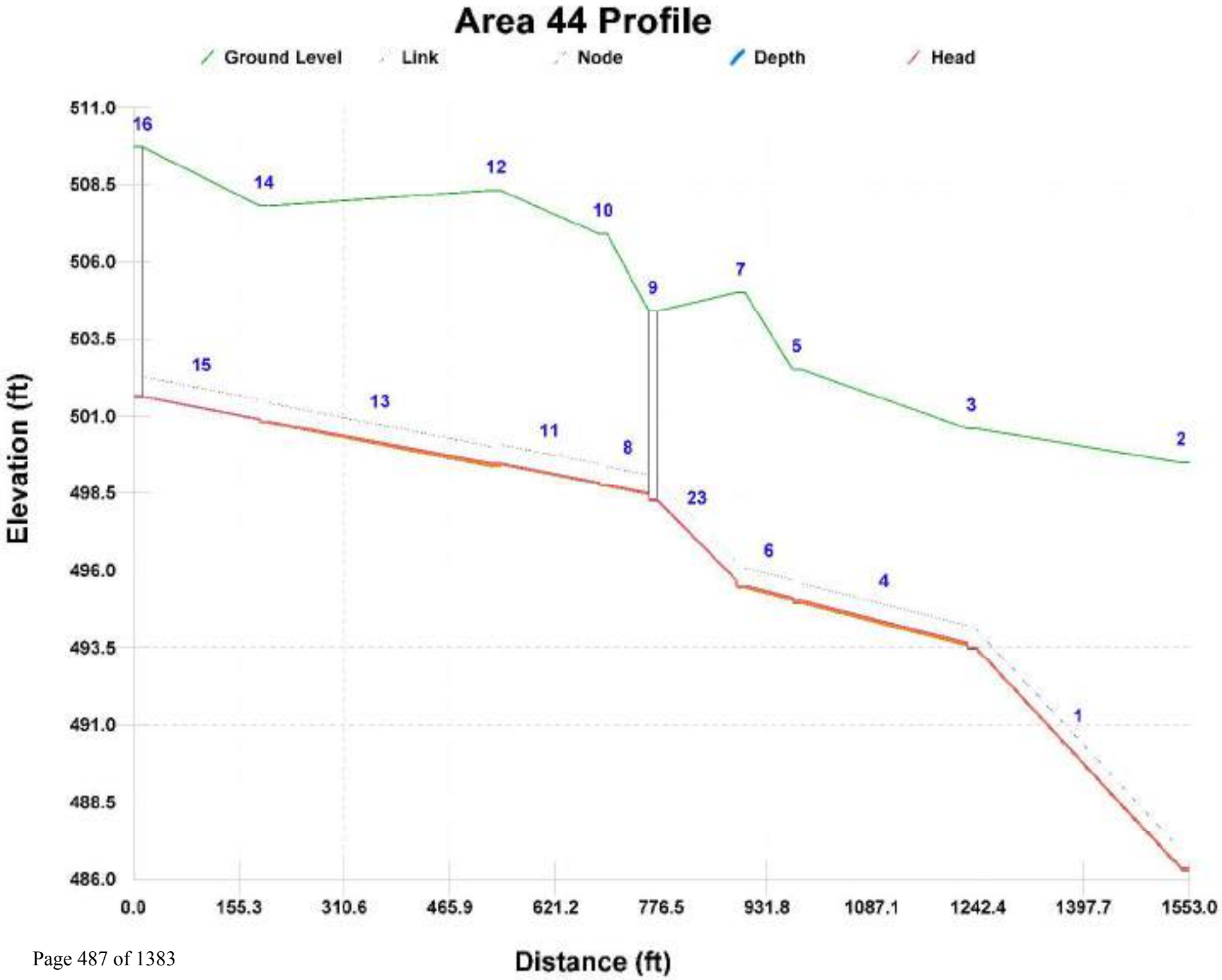
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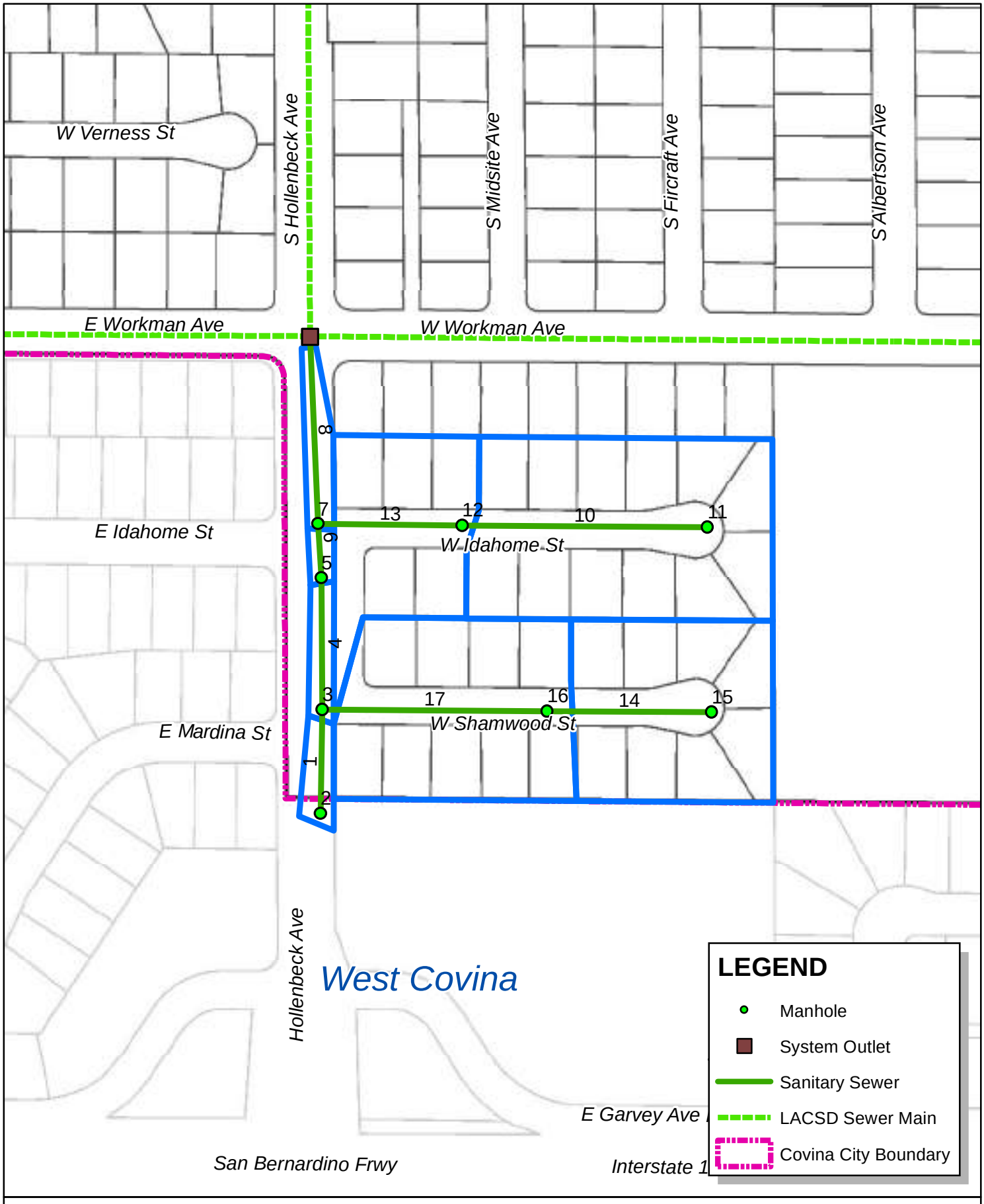
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 44

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	325.957	0.063	2.419	0.128	1.330	1.267	0.640	0.899	0.836
2		11	12	10	8.000	156.442	0.016	0.877	0.100	0.564	0.548	0.640	0.381	0.365
3		13	14	12	8.000	353.970	0.015	0.869	0.098	0.568	0.552	0.640	0.384	0.368
4		15	16	14	8.000	186.085	0.006	0.648	0.062	0.565	0.559	0.640	0.382	0.376
5		17	18	7	8.000	77.972	0.014	0.922	0.090	0.634	0.619	0.640	0.428	0.414
6		19	20	18	8.000	233.423	0.012	0.881	0.084	0.635	0.622	0.640	0.429	0.417
7		21	22	9	8.000	262.294	0.015	0.928	0.091	0.633	0.619	0.640	0.428	0.413
8		23	9	7	8.000	126.236	0.033	1.954	0.096	1.291	1.258	0.640	0.873	0.839
9		4	5	3	8.000	263.385	0.057	1.414	0.174	0.646	0.589	0.640	0.437	0.380
10		6	7	5	8.000	75.419	0.049	1.343	0.160	0.644	0.596	0.640	0.436	0.387
11		8	10	9	8.000	65.886	0.018	0.908	0.106	0.563	0.545	0.640	0.381	0.363

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	11	0.500			
3	☐	13	0.500			
4	☐	15	0.500			
5	☐	17	0.500			
6	☐	19	0.500			
7	☐	21	0.500			
8	☐	23	0.500			
9	☐	4	0.500			
10	☐	6	0.500			
11	☐	8	0.500			

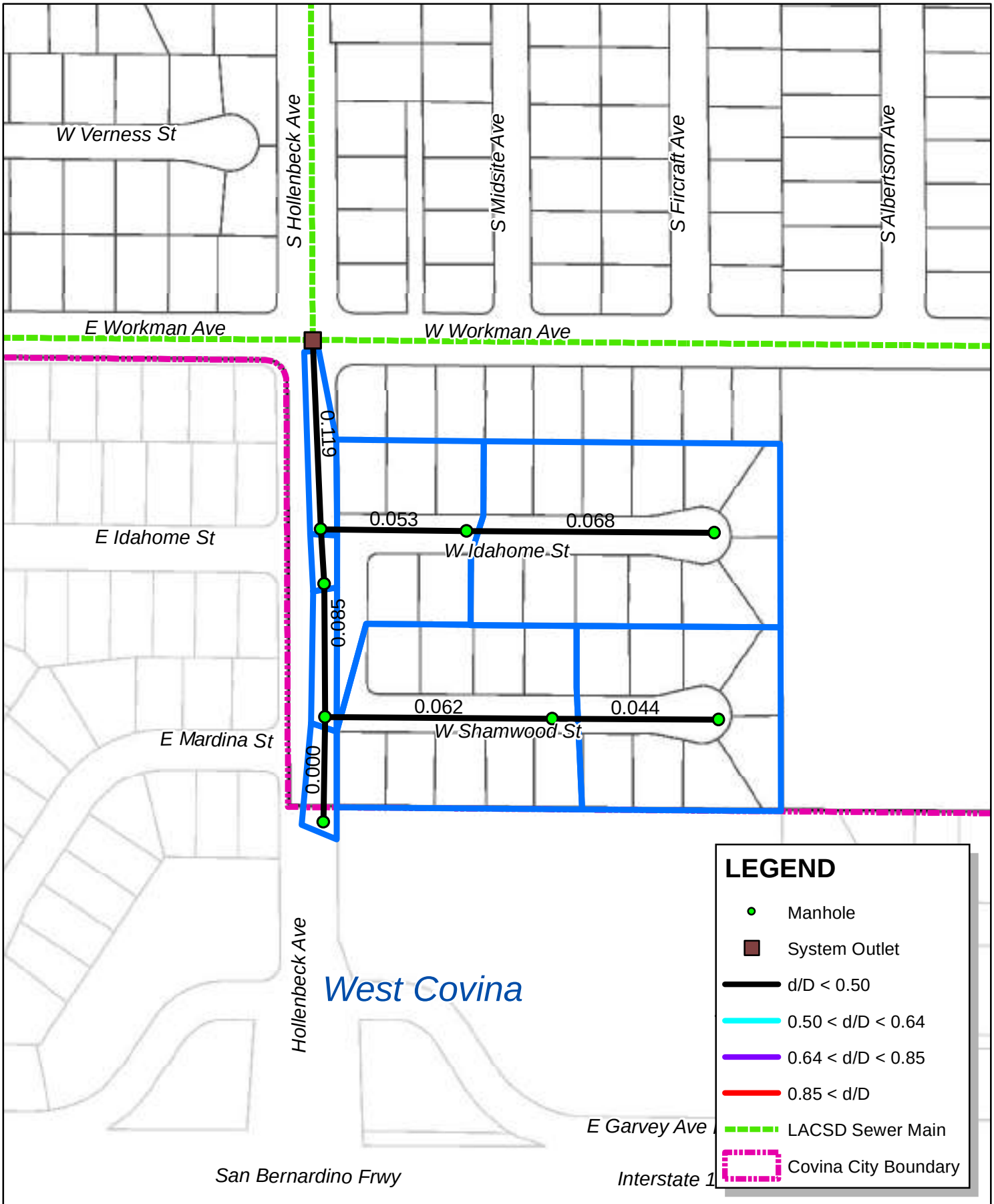

Area 44 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
511.0
508.5
506.0
503.5
501.0
498.5
496.0
493.5
491.0
488.5
486.0
16
14
12
10
9
7
5
3
2
15
13
11
8
23
6
4
1
0.0
155.3
310.6
465.9
621.2
776.5
931.8
1087.1
1242.4
1397.7
1553.0
Distance (ft)



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 45

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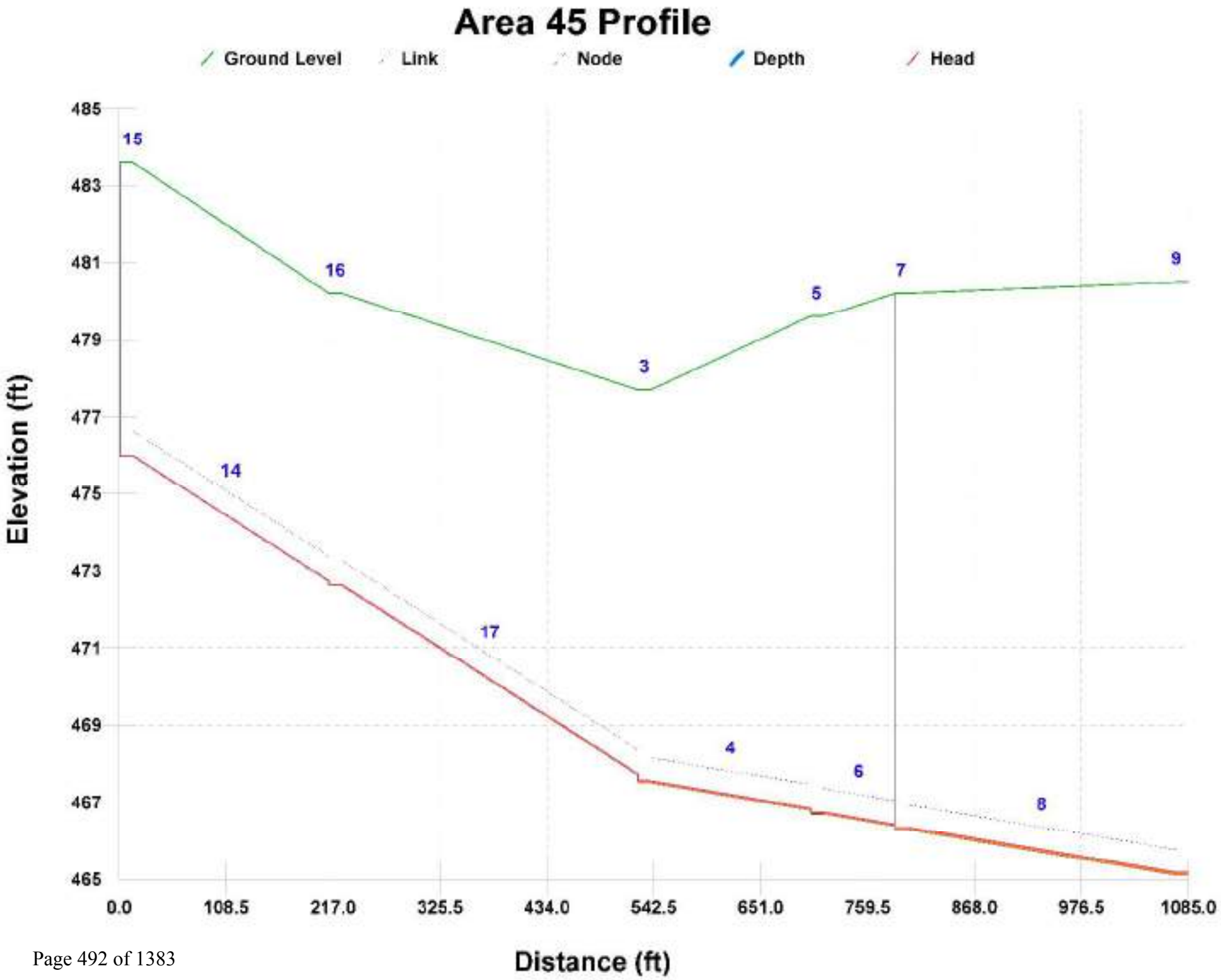
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S

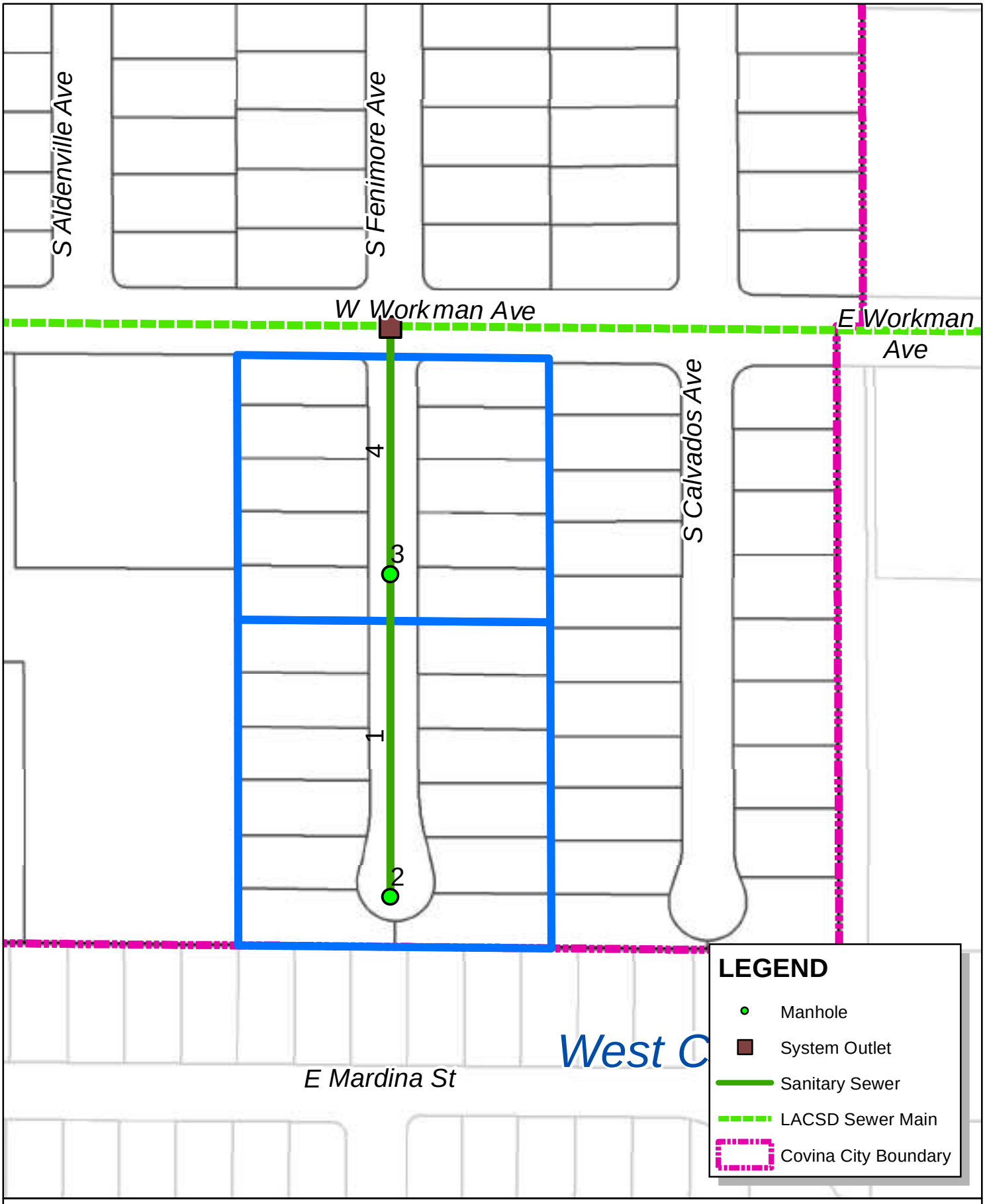
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 45

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	146.892	0.000	0.000	0.000	0.568	0.000	0.640	0.384	0.000
2		10	11	12	8.000	302.578	0.008	0.789	0.068	0.648	0.639	0.640	0.438	0.430
3		13	12	7	8.000	241.102	0.011	1.629	0.053	1.583	1.571	0.640	1.070	1.058
4		14	15	16	8.000	214.430	0.006	1.014	0.044	1.103	1.098	0.640	0.746	0.740
5		17	16	3	8.000	323.918	0.011	1.267	0.062	1.105	1.093	0.640	0.747	0.735
6		4	3	5	8.000	174.681	0.011	0.796	0.085	0.567	0.556	0.640	0.383	0.372
7		6	5	7	8.000	78.951	0.011	0.800	0.085	0.571	0.559	0.640	0.386	0.374
8		8	7	9	8.000	293.145	0.023	0.981	0.119	0.566	0.543	0.640	0.383	0.360

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	10	0.500			
3	☐	13	0.500			
4	☐	14	0.500			
5	☐	17	0.500			
6	☐	4	0.500			
7	☐	6	0.500			
8	☐	8	0.500			

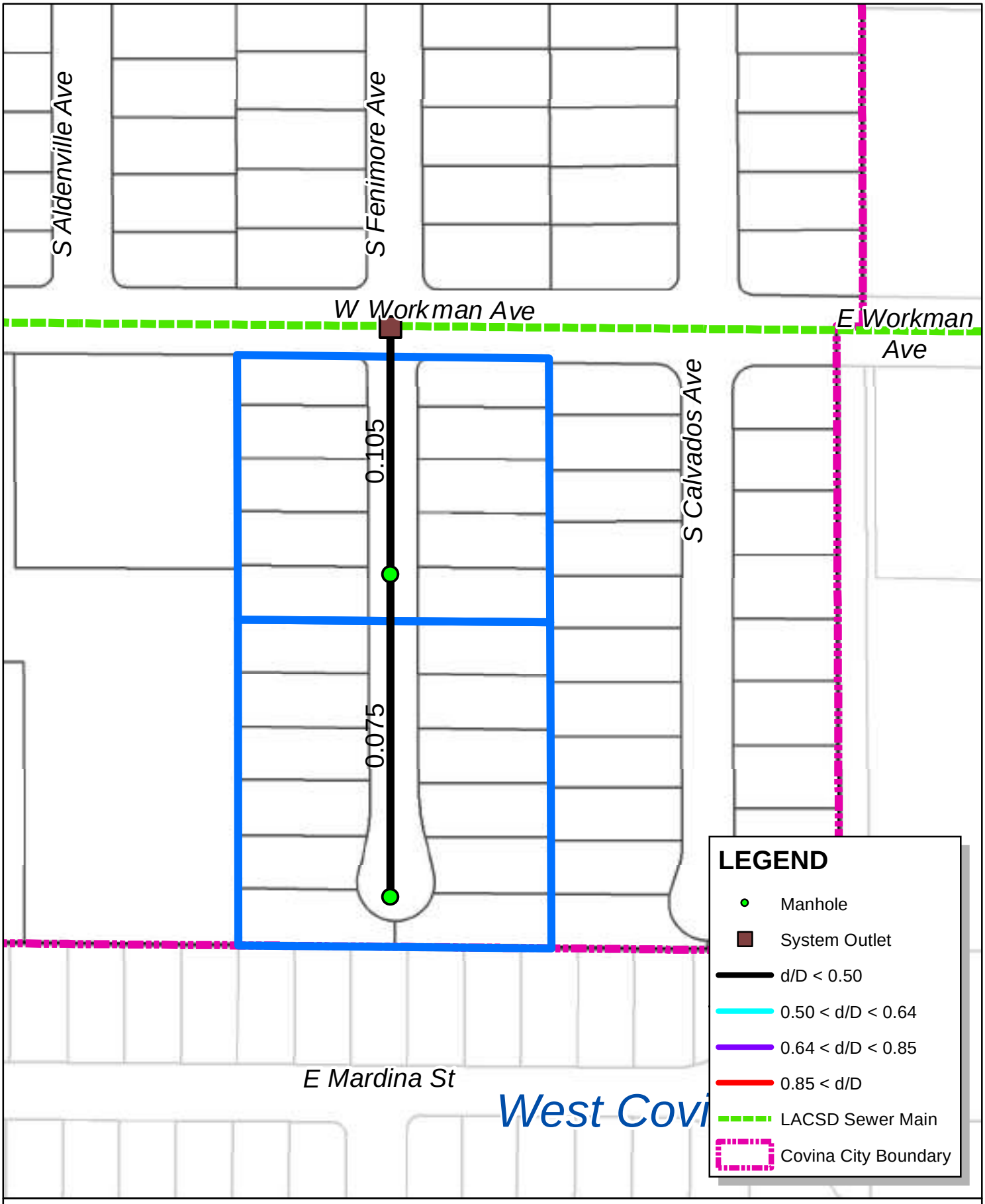

Area 45 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
485
483
481
479
477
475
473
471
469
467
465
15
16
3
5
7
9
14
17
4
6
8
0.0
108.5
217.0
325.5
434.0
542.5
651.0
759.5
868.0
976.5
1085.0
Distance (ft)



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 46

WILLDAN



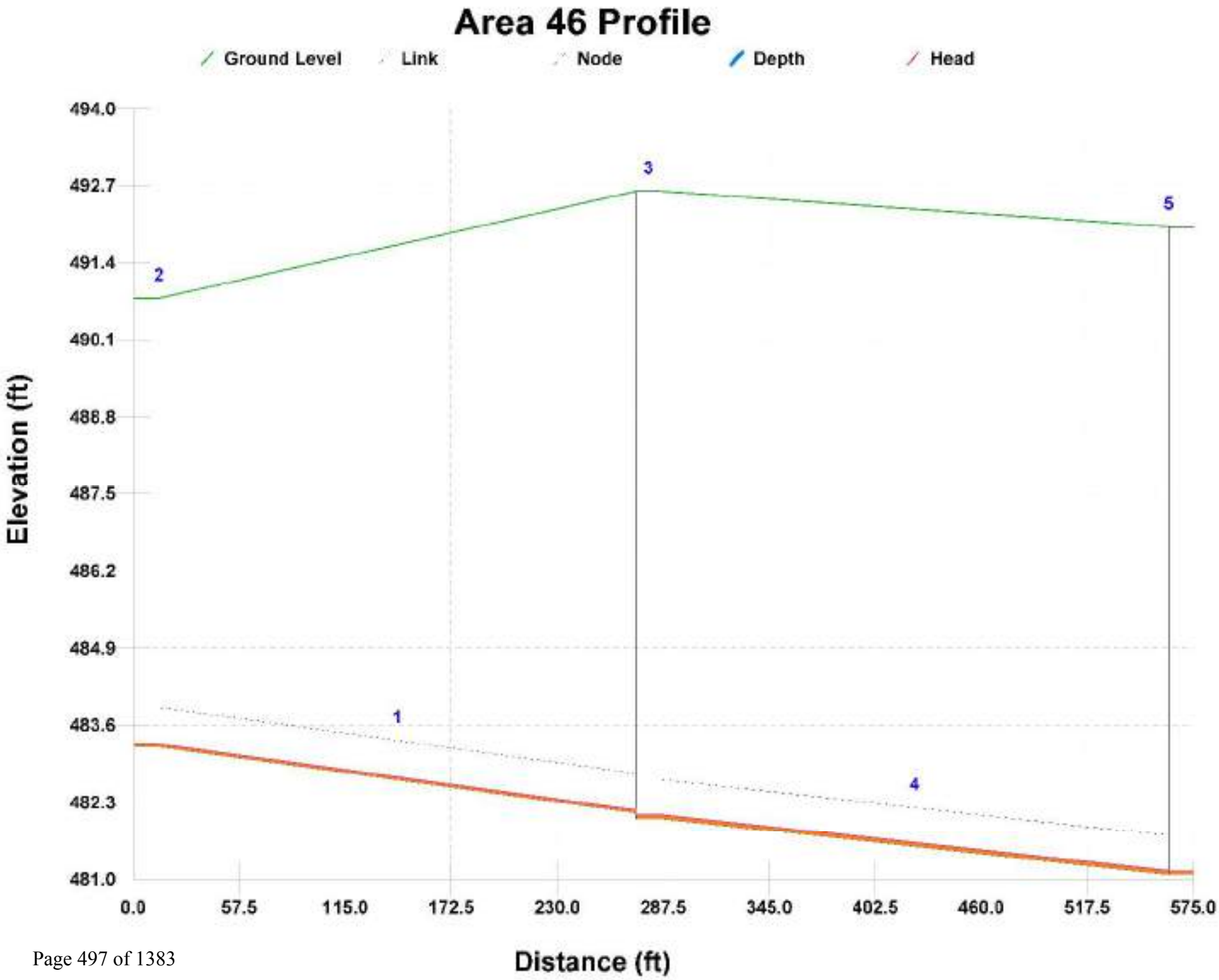
N
W E
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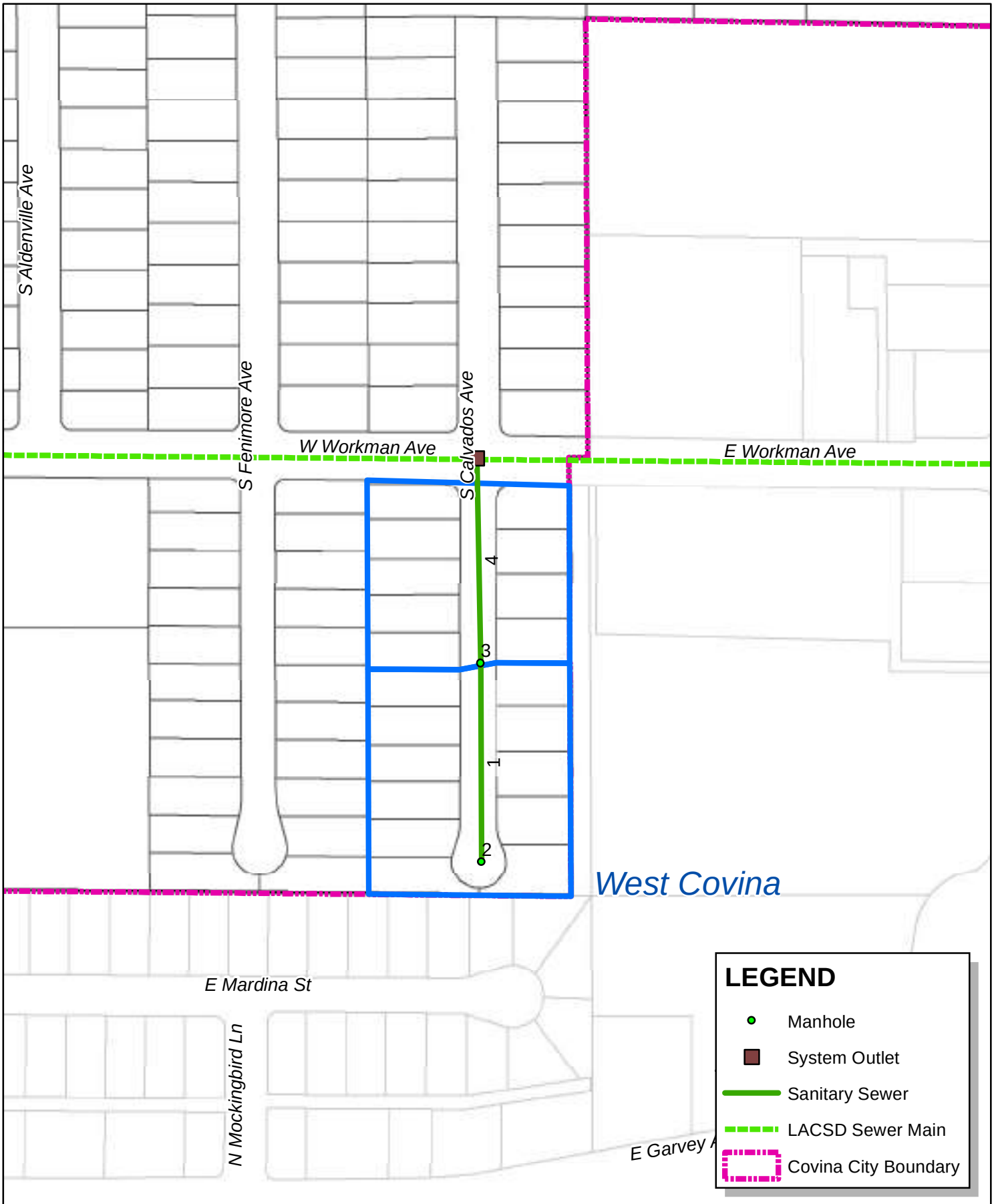
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 46

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	278.499	0.009	0.731	0.075	0.566	0.557	0.640	0.382	0.374
2	☐	4	3	5	8.000	296.719	0.016	0.810	0.105	0.507	0.491	0.640	0.343	0.327

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			

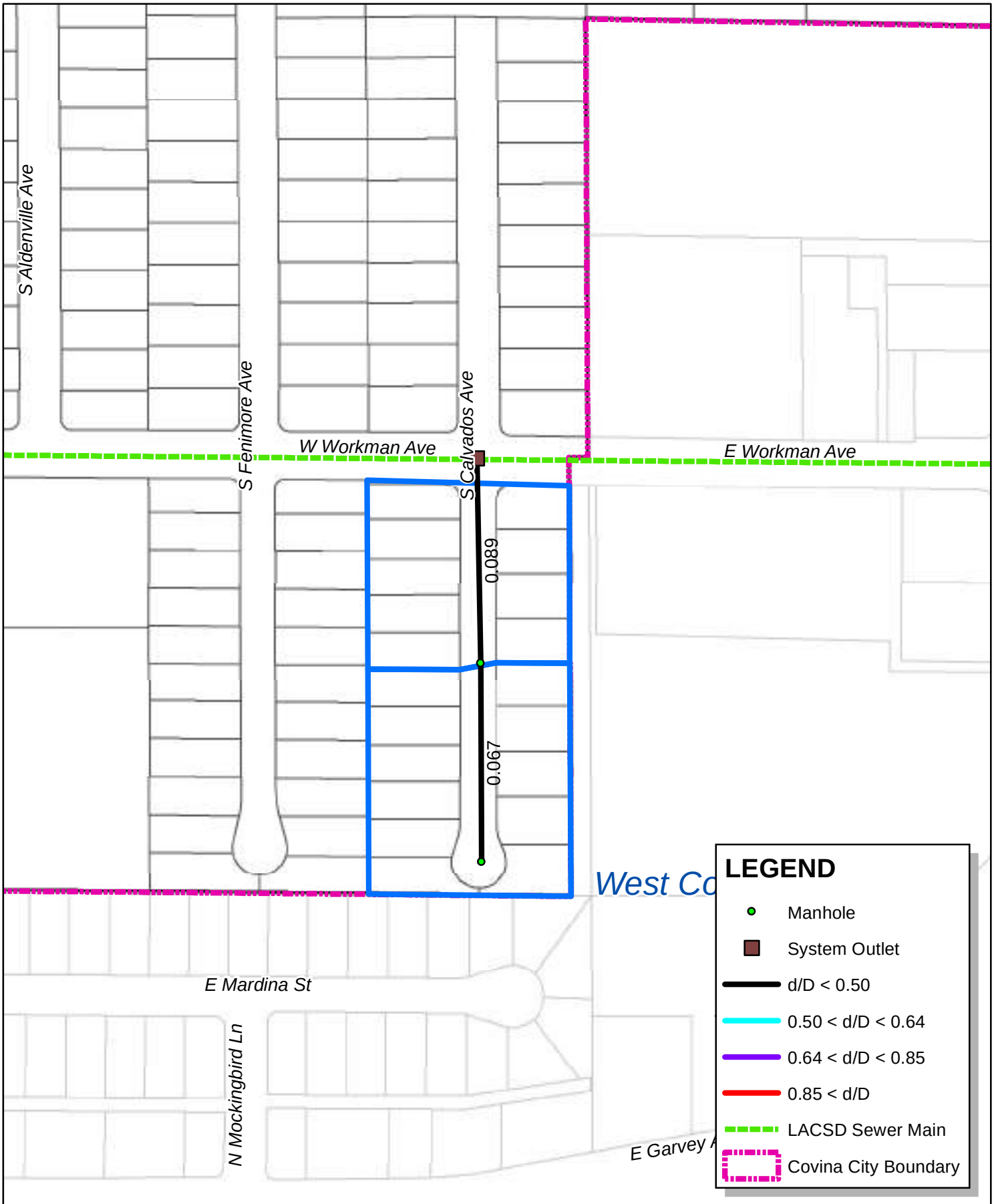

Area 46 Profile
Ground Level
Link
Node
Depth
Head
494.0
492.7
491.4
490.1
488.8
487.5
486.2
484.9
483.6
482.3
481.0
Elevation (ft)
0.0
57.5
115.0
172.5
230.0
287.5
345.0
402.5
460.0
517.5
575.0
Distance (ft)
1
2
3
4
5



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 47

WILLDAN



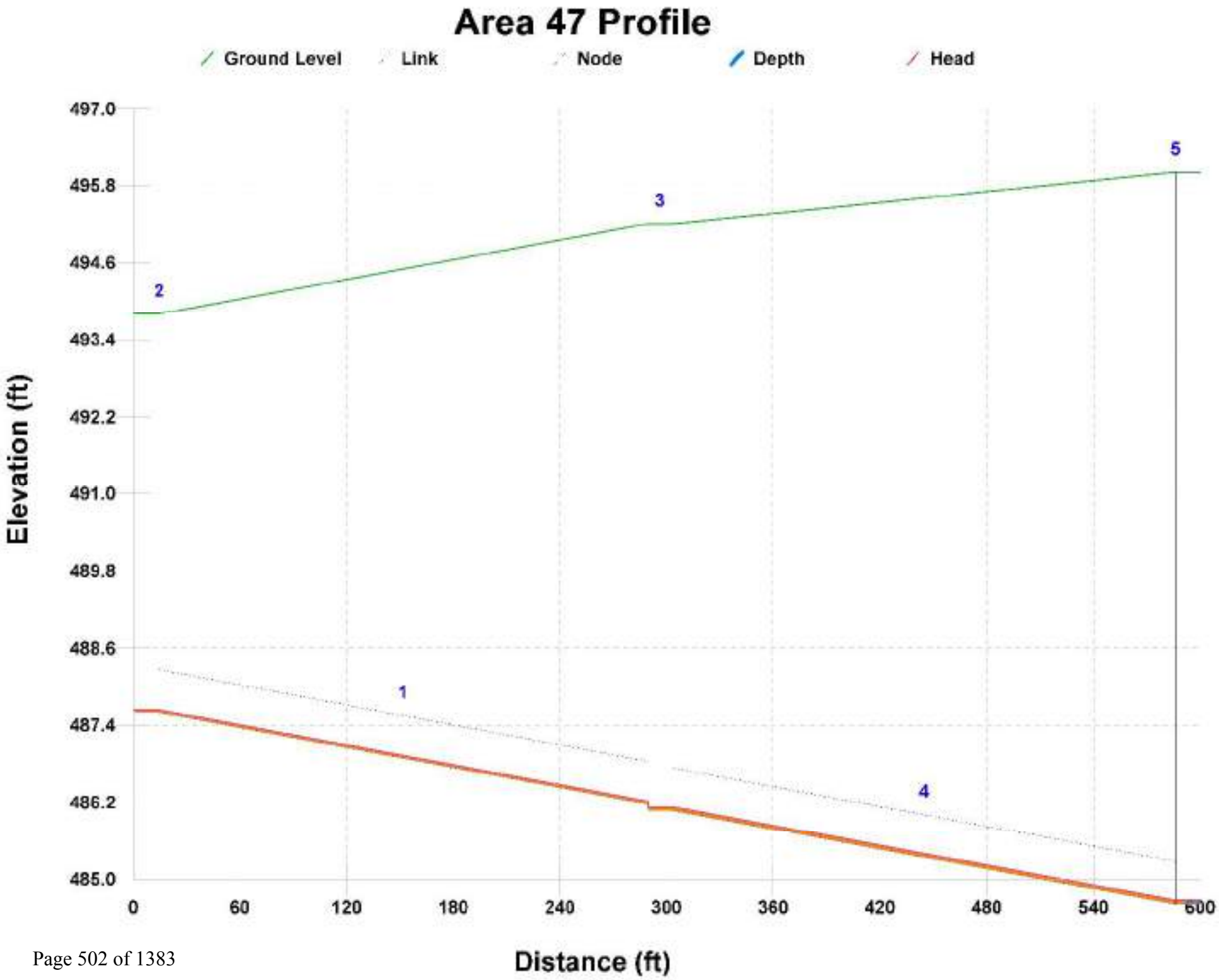
N
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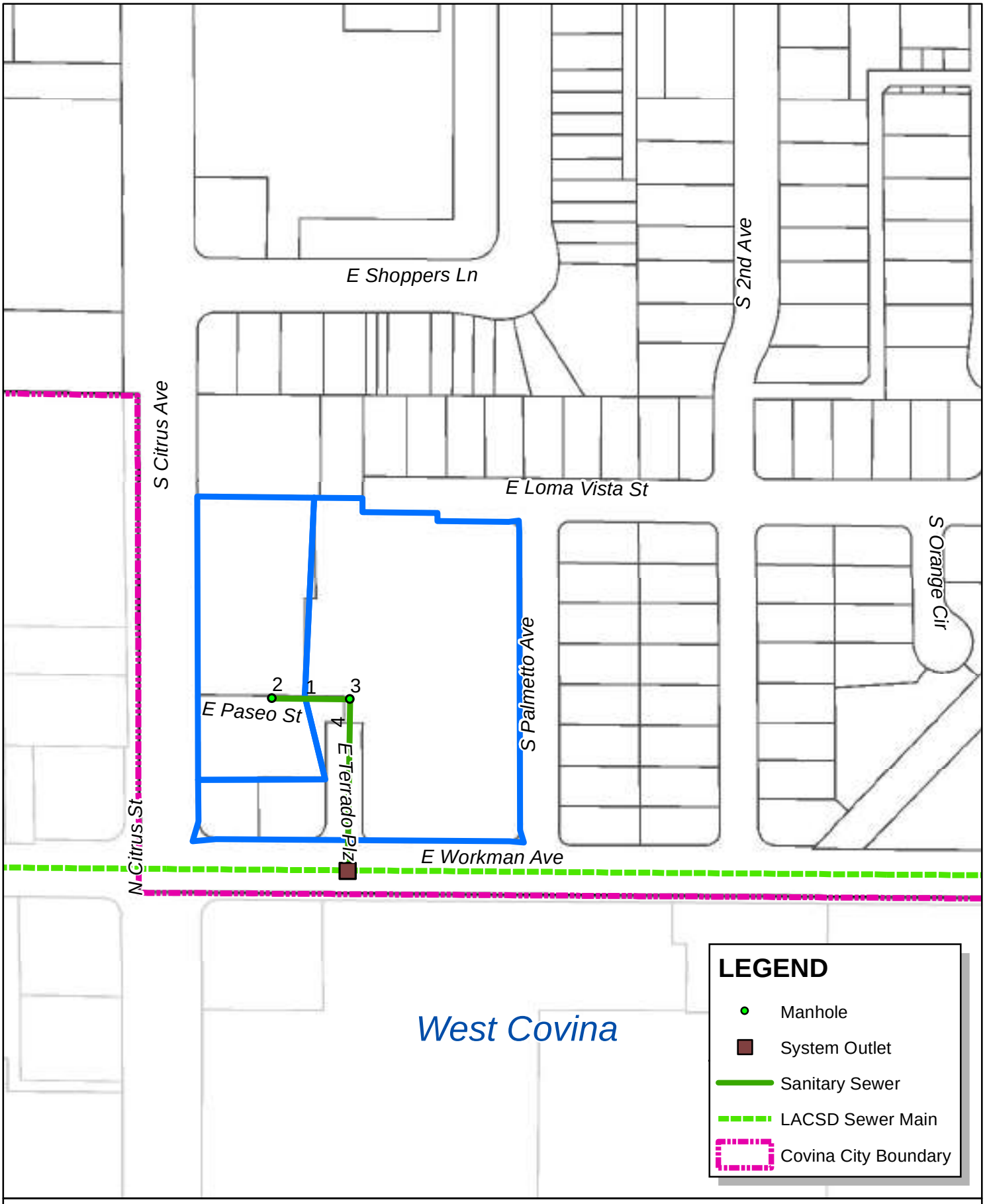
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 47

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	295.610	0.008	0.749	0.067	0.621	0.614	0.640	0.420	0.412
2	☐	4	3	5	8.000	304.428	0.014	0.895	0.089	0.621	0.607	0.640	0.420	0.406

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			

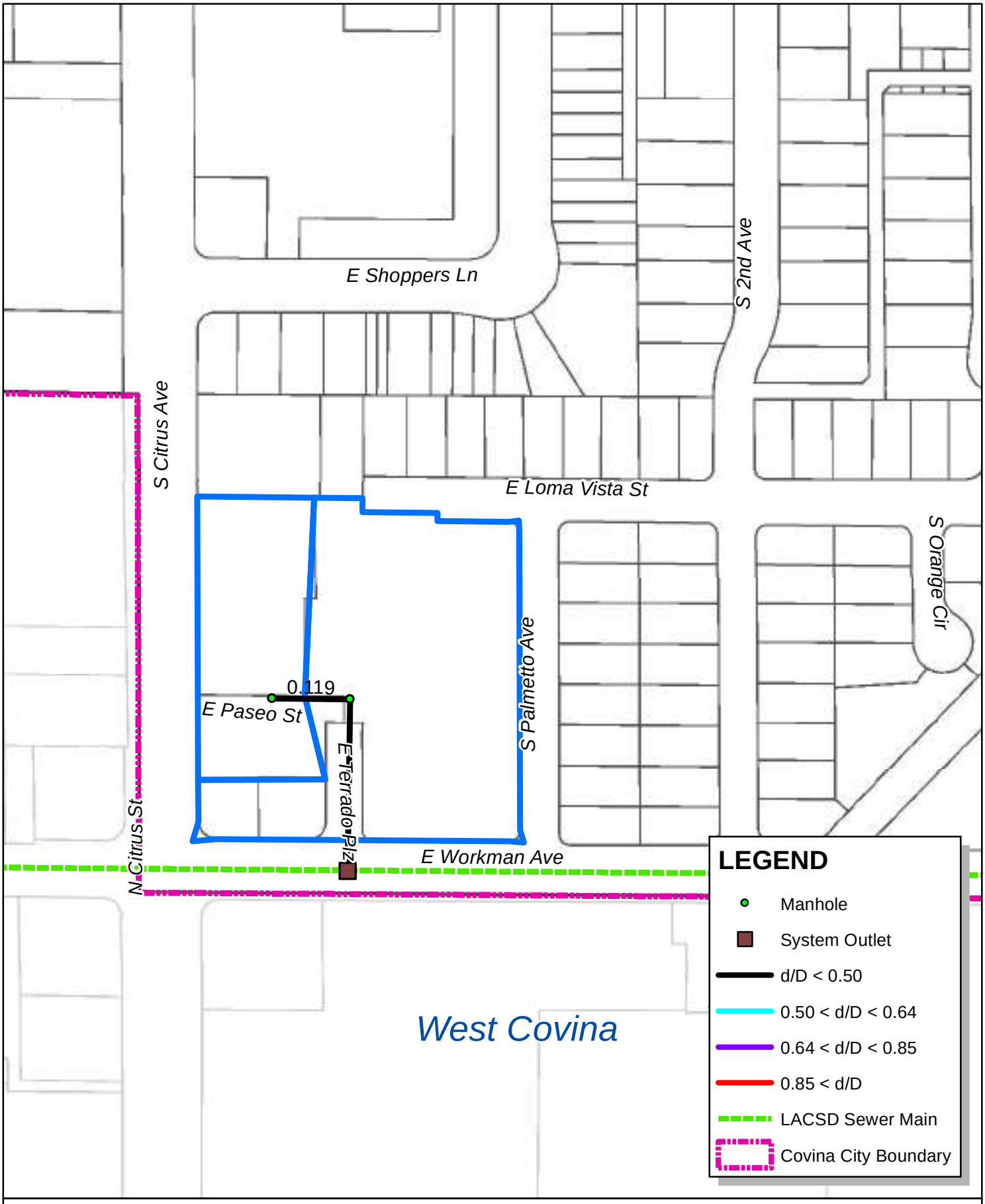

Area 47 Profile
Ground Level
Link
Node
Depth
Head
497.0
495.8
494.6
493.4
492.2
491.0
489.8
488.6
487.4
486.2
485.0
Elevation (ft)
0
60
120
180
240
300
360
420
480
540
600
Distance (ft)
1
2
3
4
5



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 48

WILLDAN



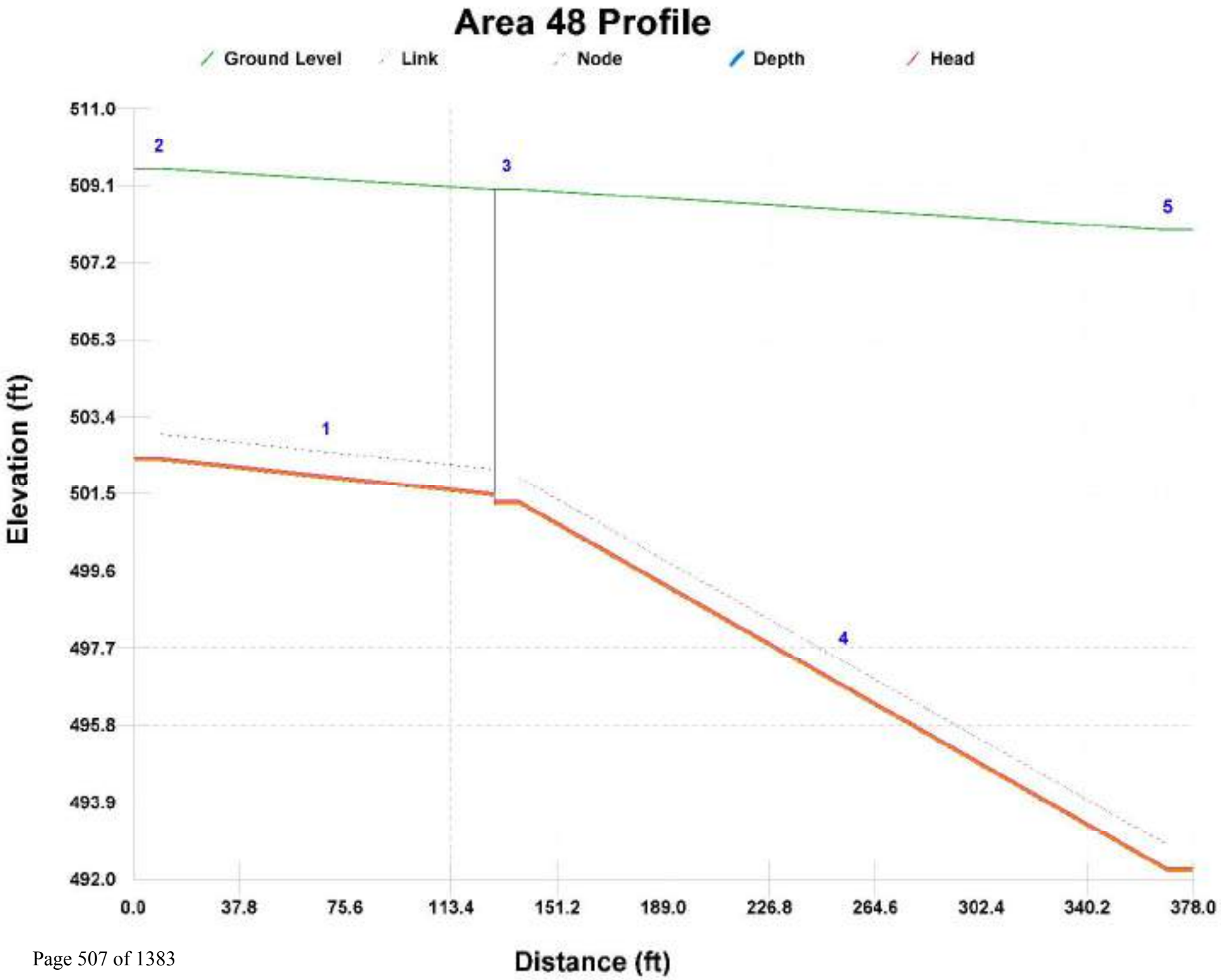
N
W E
S

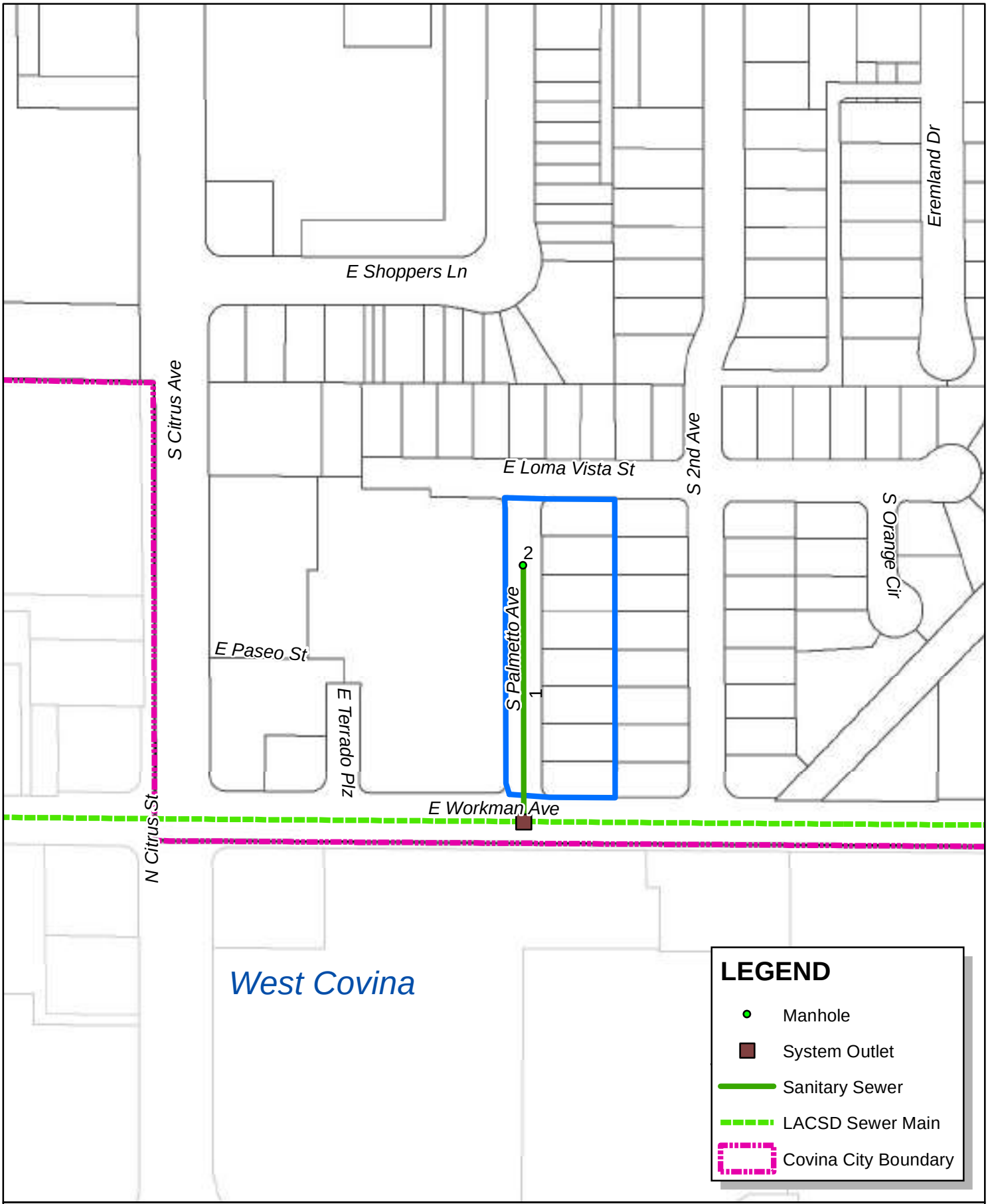
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 48

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	128.804	0.030	1.285	0.119	0.741	0.711	0.640	0.501	0.471
2	☐	4	3	5	8.000	249.072	0.095	3.257	0.139	1.709	1.614	0.640	1.155	1.060

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			

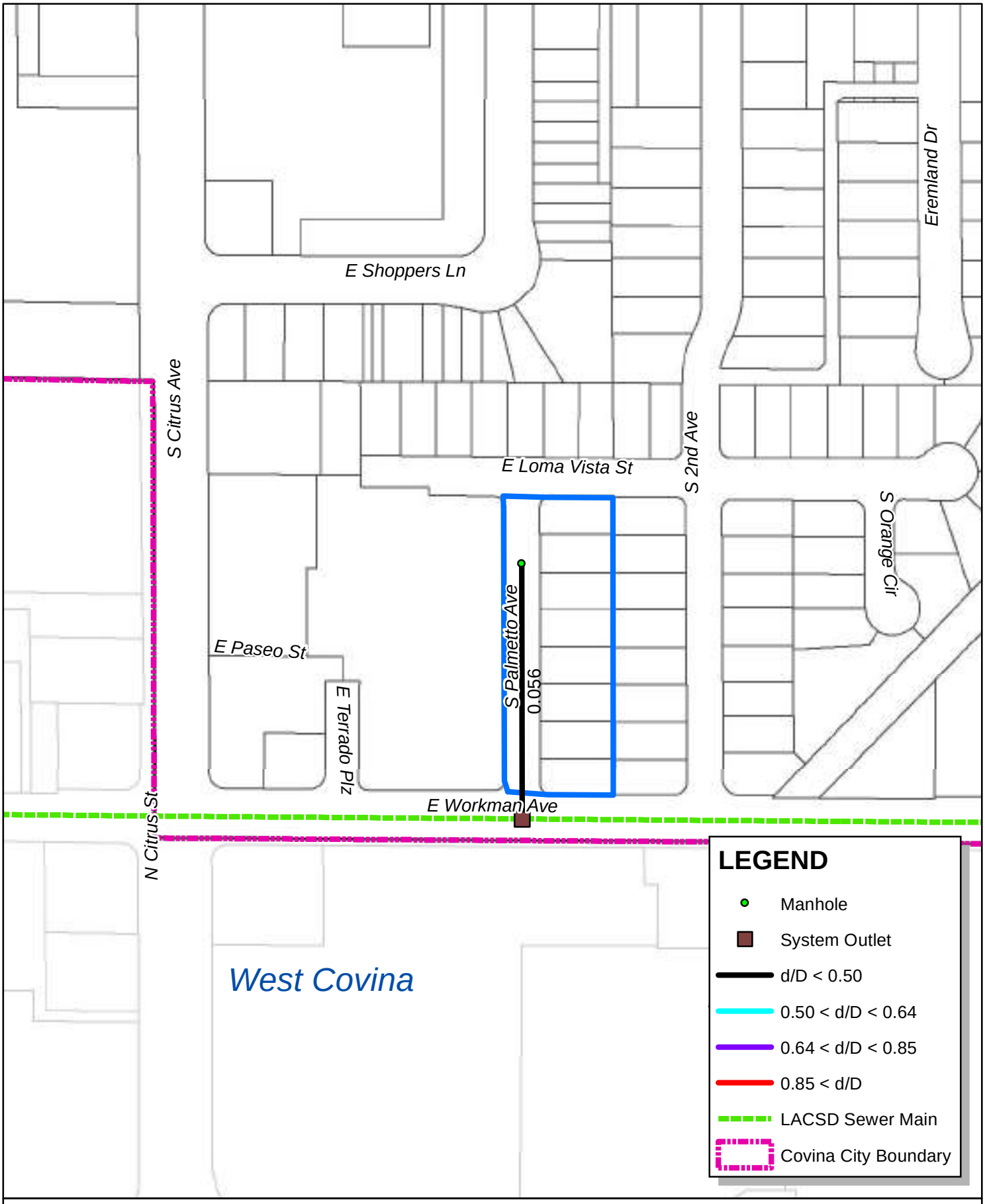

Area 48 Profile
Ground Level
Link
Node
Depth
Head
511.0
509.1
507.2
505.3
503.4
501.5
499.6
497.7
495.8
493.9
492.0
Elevation (ft)
0.0
37.8
75.6
113.4
151.2
189.0
226.8
264.6
302.4
340.2
378.0
Distance (ft)
1
2
3
4
5



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 49

WILLDAN



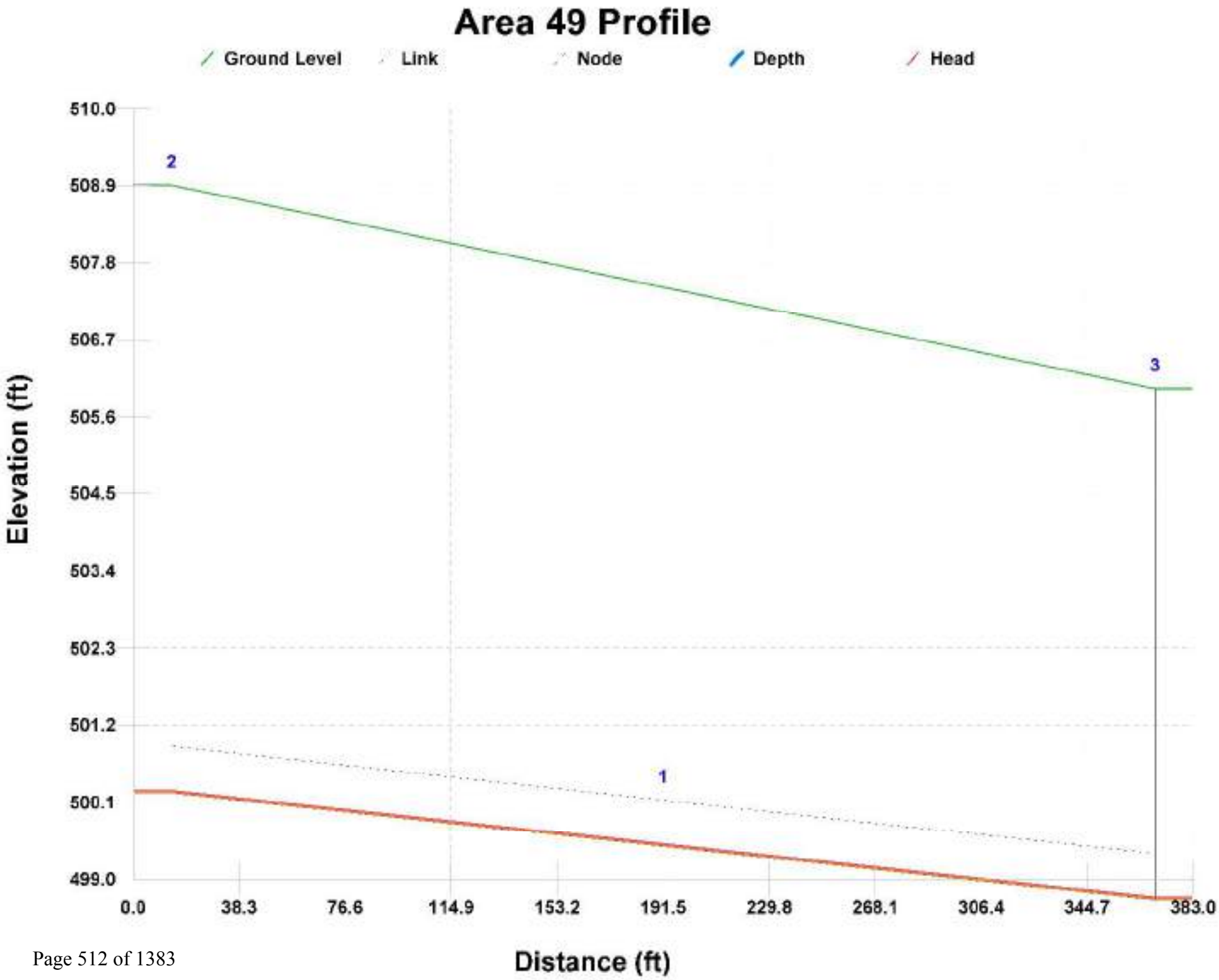
N
W E
S

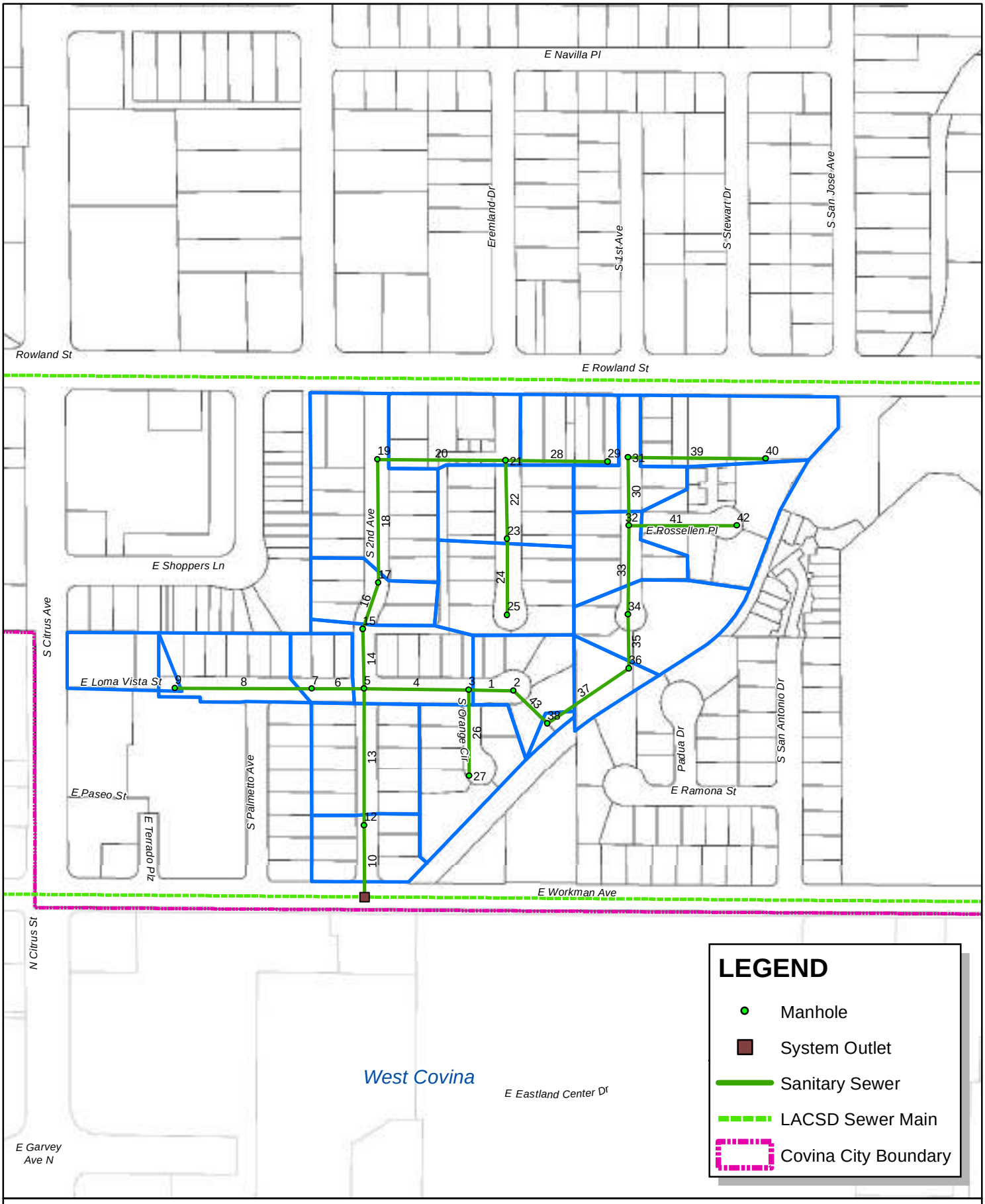
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 49

WILLDAN

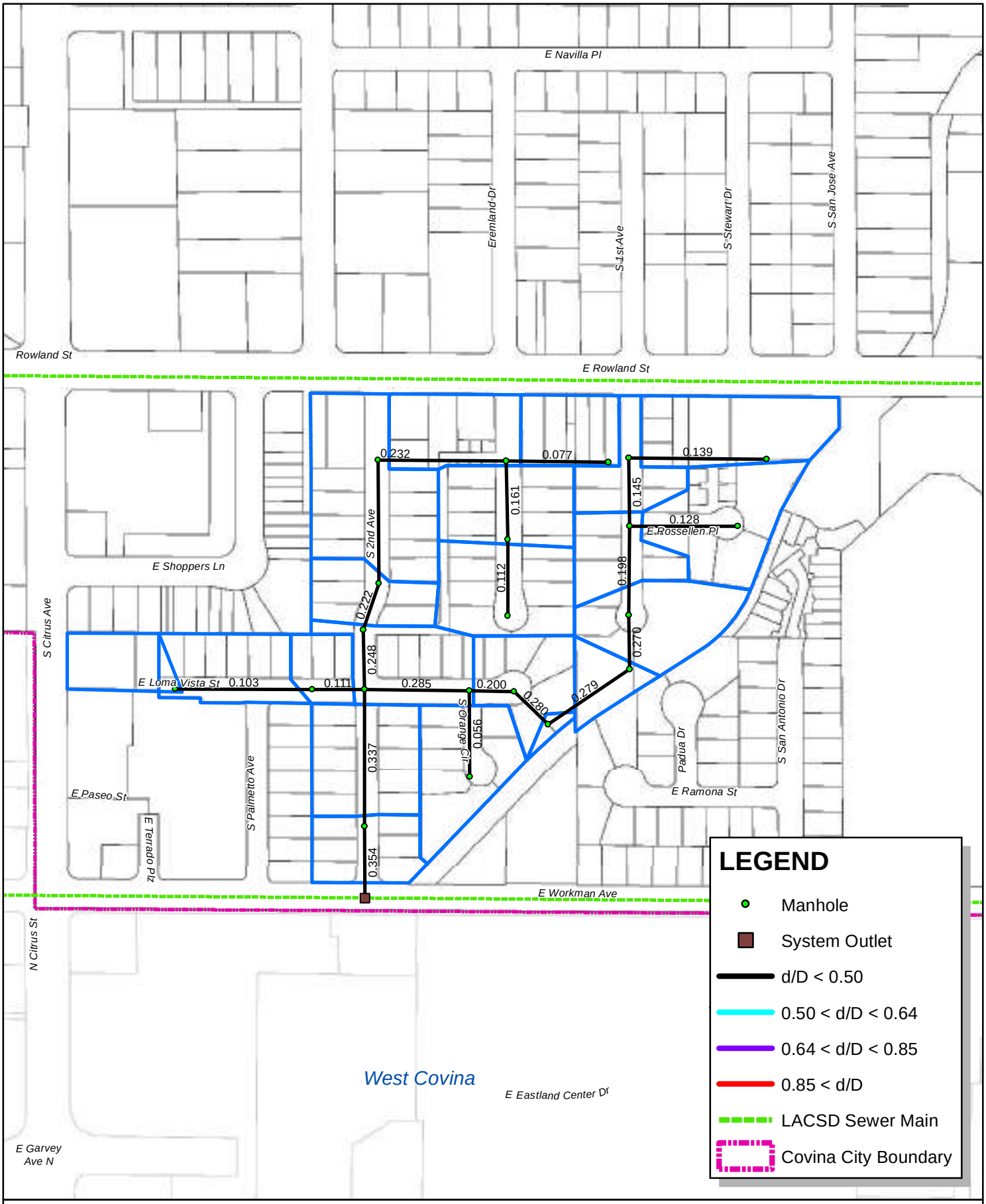
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	2	3	8.000	382.546	0.005	0.604	0.056	0.567	0.562	0.640	0.383	0.379

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			


Area 49 Profile
Ground Level
Link
Node
Depth
Head
510.0
508.9
507.8
506.7
505.6
504.5
503.4
502.3
501.2
500.1
499.0
Elevation (ft)
2
3
1
0.0
38.3
76.6
114.9
153.2
191.5
229.8
268.1
306.4
344.7
383.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 50



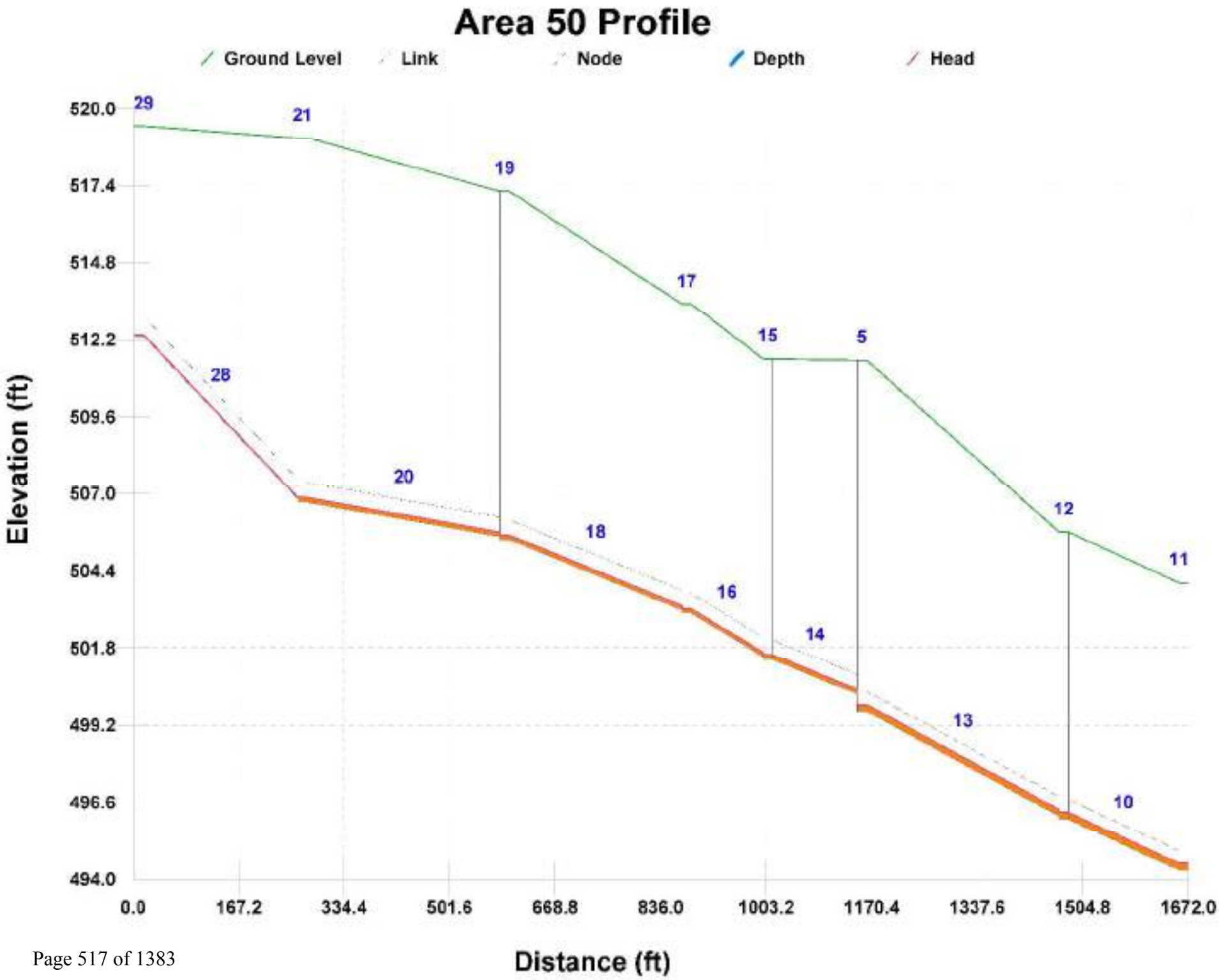
N
W E
S

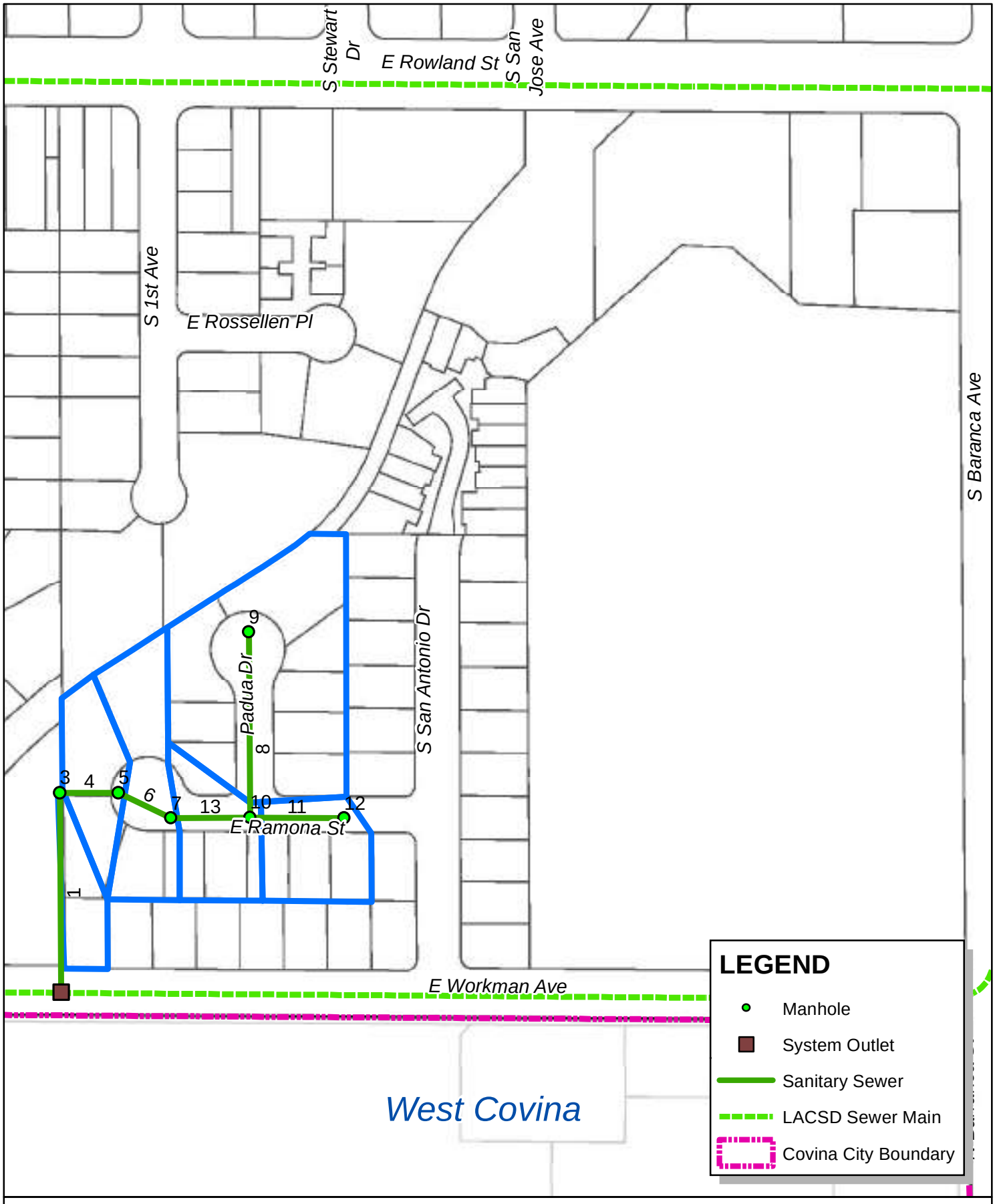
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 50

WILLDAN

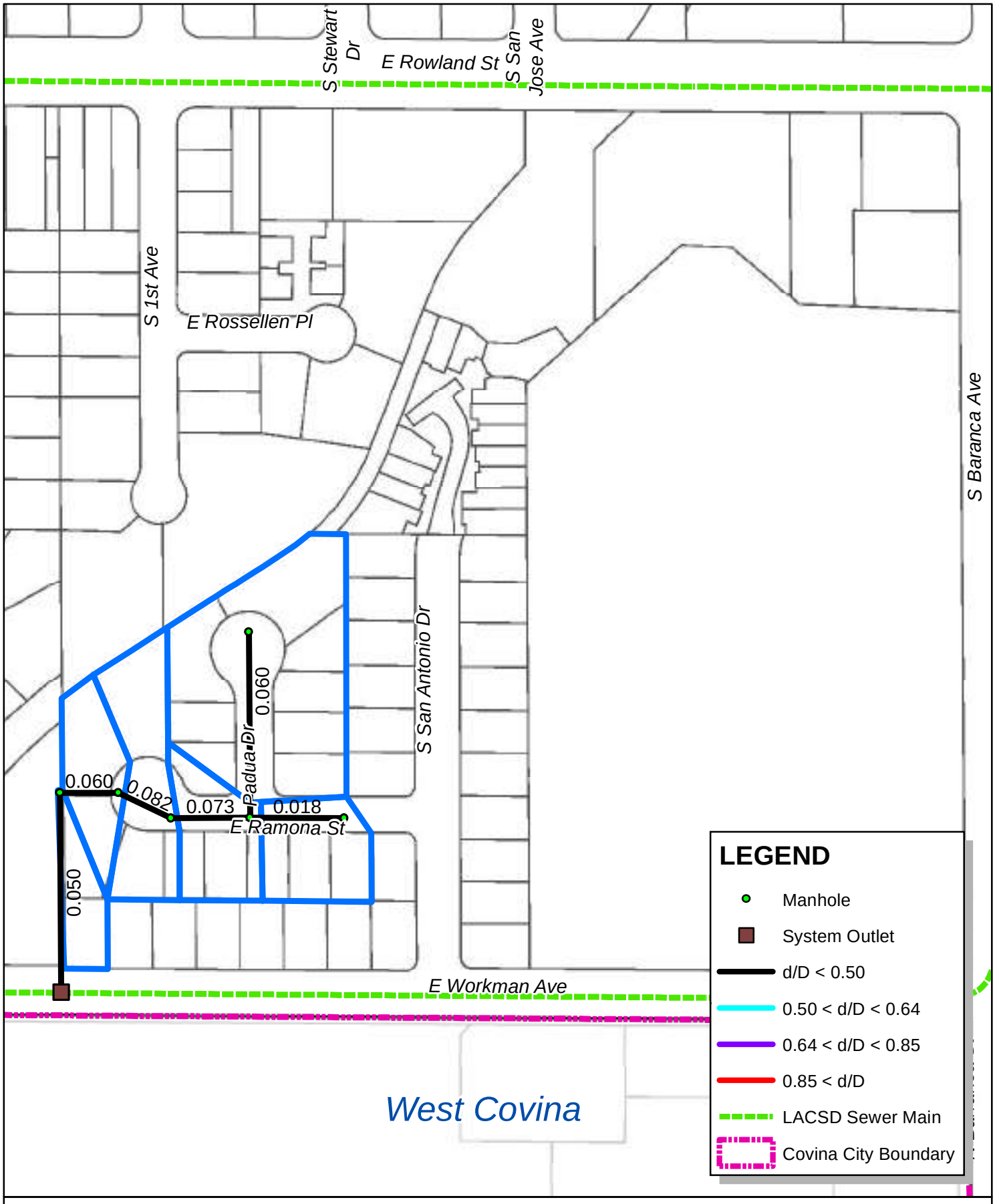
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	108.770	0.136	2.735	0.200	1.150	1.014	0.640	0.777	0.642
2		10	12	11	8.000	188.874	0.311	2.816	0.354	0.858	0.546	0.640	0.580	0.269
3		13	5	12	8.000	328.201	0.308	2.979	0.337	0.931	0.623	0.640	0.629	0.321
4		14	15	5	8.000	145.154	0.146	2.163	0.248	0.801	0.655	0.640	0.542	0.396
5		16	17	15	8.000	122.729	0.144	2.496	0.222	0.984	0.840	0.640	0.665	0.521
6		18	19	17	8.000	294.230	0.128	2.085	0.232	0.803	0.675	0.640	0.543	0.415
7		20	21	19	8.000	329.252	0.085	1.388	0.232	0.534	0.449	0.640	0.361	0.276
8		22	23	21	8.000	183.473	0.043	1.180	0.161	0.565	0.523	0.640	0.382	0.339
9		24	25	23	8.000	193.761	0.021	0.974	0.112	0.583	0.562	0.640	0.394	0.373
10		26	27	3	8.000	191.142	0.005	0.699	0.056	0.651	0.646	0.640	0.440	0.435
11		28	29	21	8.000	263.669	0.021	1.697	0.077	1.294	1.274	0.640	0.875	0.854
12		30	31	32	8.000	183.473	0.050	1.606	0.145	0.818	0.768	0.640	0.553	0.503
13		33	32	34	8.000	238.343	0.100	2.035	0.198	0.859	0.759	0.640	0.581	0.481
14		35	34	36	8.000	87.392	0.122	1.606	0.270	0.567	0.445	0.640	0.383	0.261
15		37	36	38	8.000	232.703	0.131	1.645	0.279	0.570	0.439	0.640	0.385	0.254
16		39	40	31	8.000	368.746	0.039	1.331	0.139	0.697	0.658	0.640	0.471	0.432
17		4	3	5	8.000	256.670	0.142	1.737	0.285	0.595	0.452	0.640	0.402	0.260
18		41	42	32	8.000	240.240	0.036	1.387	0.128	0.763	0.726	0.640	0.516	0.479
19		43	38	2	8.000	140.429	0.131	1.639	0.280	0.566	0.435	0.640	0.383	0.251
20		6	7	5	8.000	145.269	0.019	0.888	0.111	0.536	0.518	0.640	0.362	0.344
21		8	9	7	8.000	318.744	0.017	0.900	0.103	0.568	0.551	0.640	0.384	0.367

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500	0.000	0.000	0.000
2	☐	10	0.500	0.000	0.000	0.000
3	☐	13	0.500	0.000	0.000	0.000
4	☐	14	0.500	0.000	0.000	0.000
5	☐	16	0.500	0.000	0.000	0.000
6	☐	18	0.500	0.000	0.000	0.000
7	☐	20	0.500			
8	☐	22	0.500			
9	☐	24	0.500			
10	☐	26	0.500			
11	☐	28	0.500			
12	☐	30	0.500			
13	☐	33	0.500	0.000	0.000	0.000
14	☐	35	0.500			
15	☐	37	0.500			
16	☐	39	0.500			
17	☐	4	0.500			
18	☐	41	0.500			
19	☐	43	0.500			
20	☐	6	0.500			
21	☐	8	0.500			


Area 50 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
520.0
517.4
514.8
512.2
509.6
507.0
504.4
501.8
499.2
496.6
494.0
29
21
19
17
15
5
12
11
28
20
18
16
14
13
10
0.0
167.2
334.4
501.6
668.8
836.0
1003.2
1170.4
1337.6
1504.8
1672.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 51



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W E
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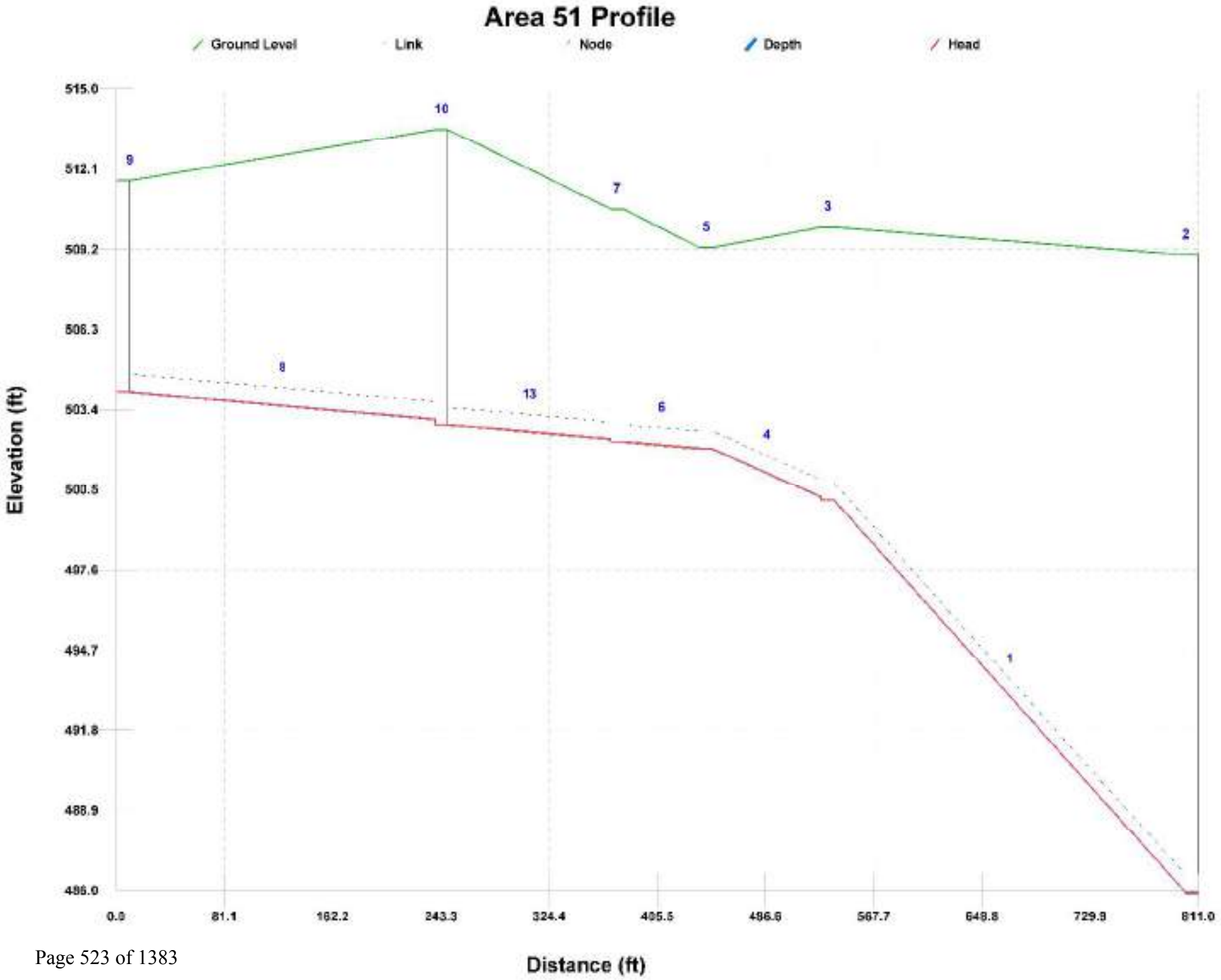
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 51

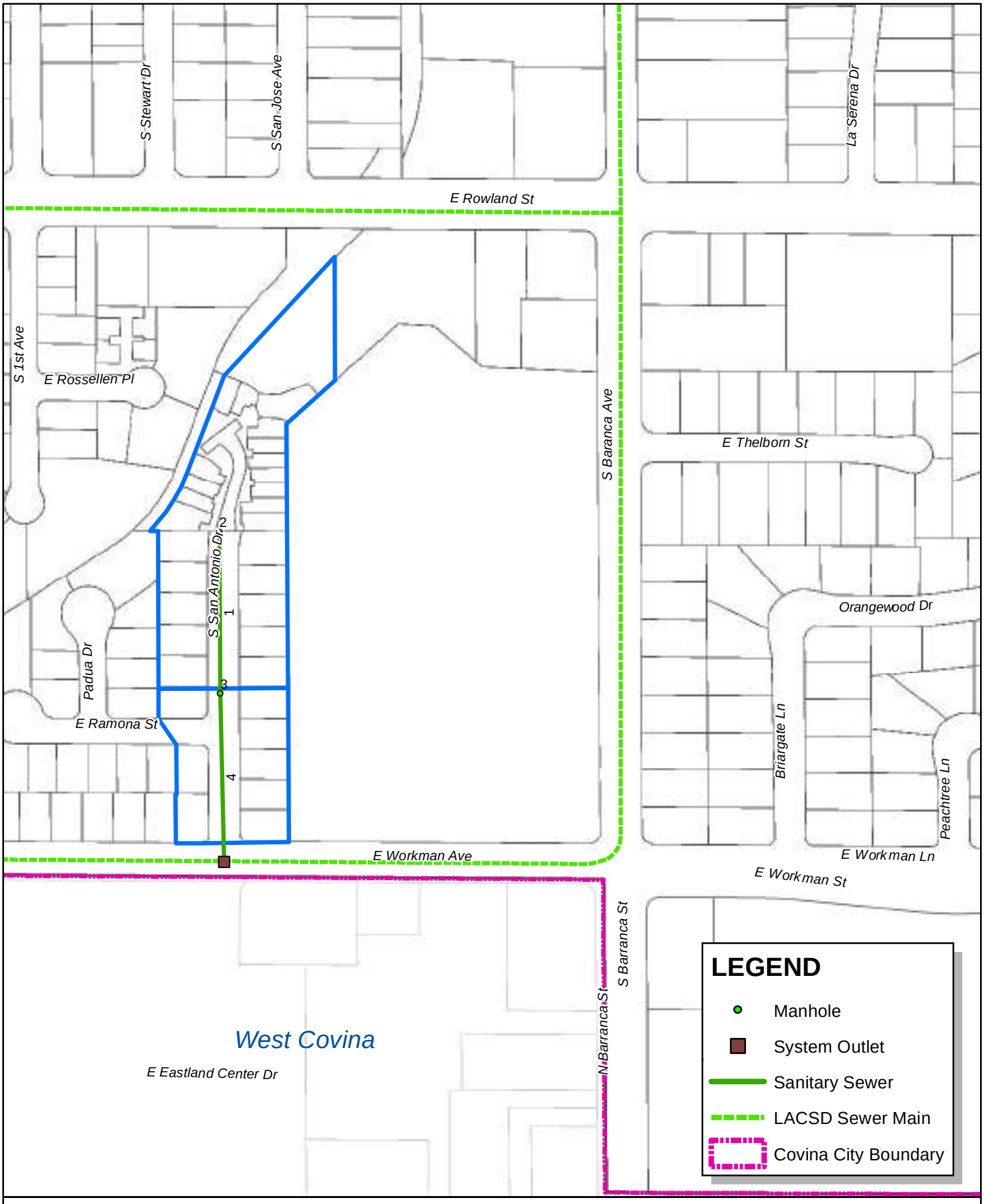
WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	284.066	0.013	2.000	0.050	2.005	1.991	0.640	1.355	1.342
2	11	12	10	8.000	120.595	0.001	1.000	0.018	1.962	1.961	0.640	1.326	1.325
3	13	10	7	8.000	131.475	0.008	0.722	0.073	0.569	0.561	0.640	0.385	0.376
4	4	5	3	8.000	88.000	0.012	1.412	0.060	1.267	1.256	0.640	0.857	0.845
5	6	7	5	8.000	61.357	0.010	0.766	0.082	0.561	0.550	0.640	0.379	0.369
6	8	9	10	8.000	246.443	0.005	0.634	0.060	0.565	0.560	0.640	0.382	0.377

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)	Parallel d/D Ratio
1		1	0.500							
2		11	0.500							
3		13	0.500							
4		4	0.500							
5		6	0.500							
6		8	0.500							

		ID	Parallel Cost ($)
1		1	
2		11	
3		13	
4		4	
5		6	
6		8	

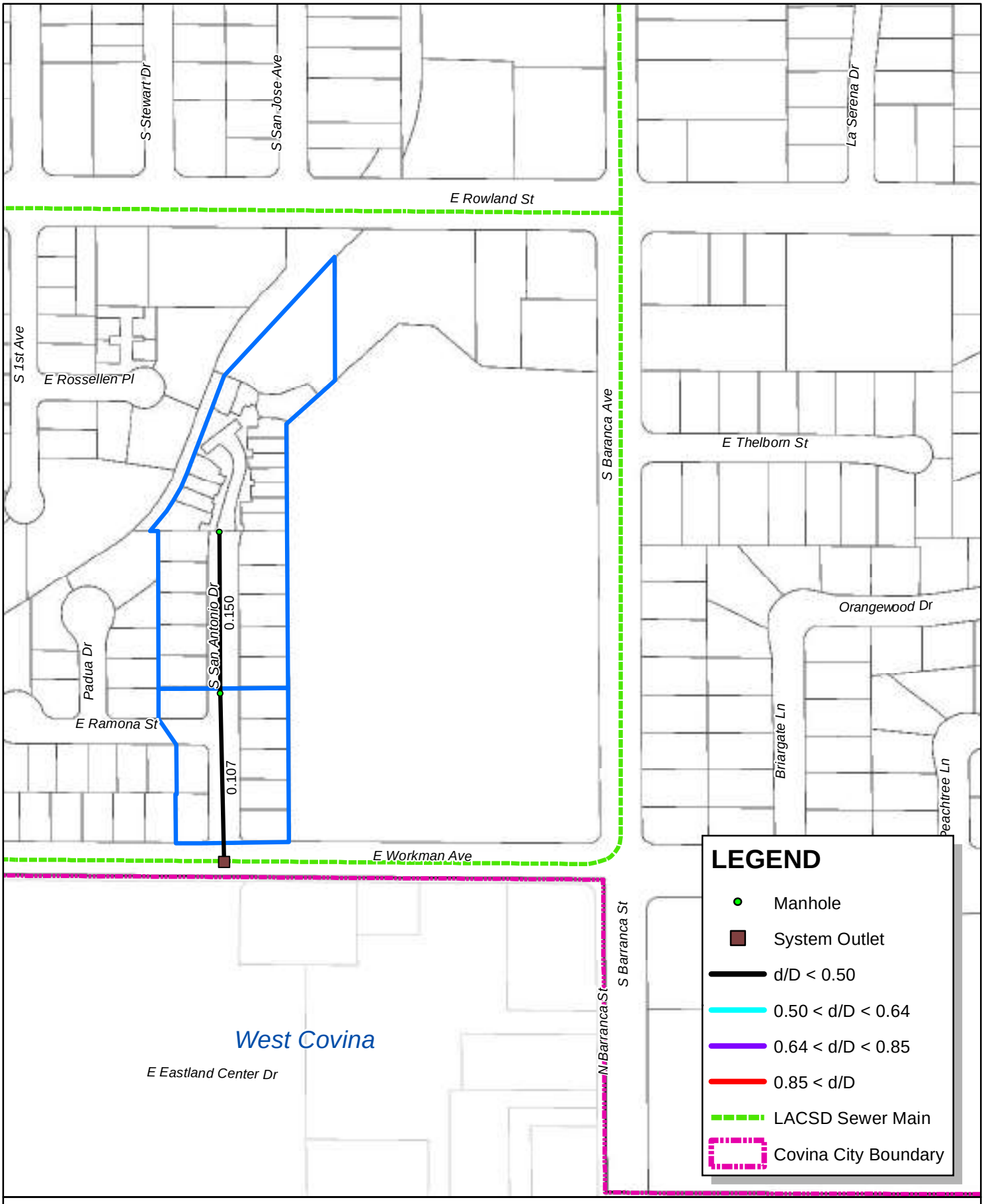

Area 51 Profile
Ground Level
Link
Node
Depth
Head
515.0
512.1
509.2
506.3
503.4
500.5
497.6
494.7
491.8
488.9
486.0
Elevation (ft)
0.0
81.1
162.2
243.3
324.4
405.5
486.6
567.7
648.8
729.9
811.0
Distance (ft)
9
10
7
5
3
2
8
13
6
4
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 52

WILLDAN



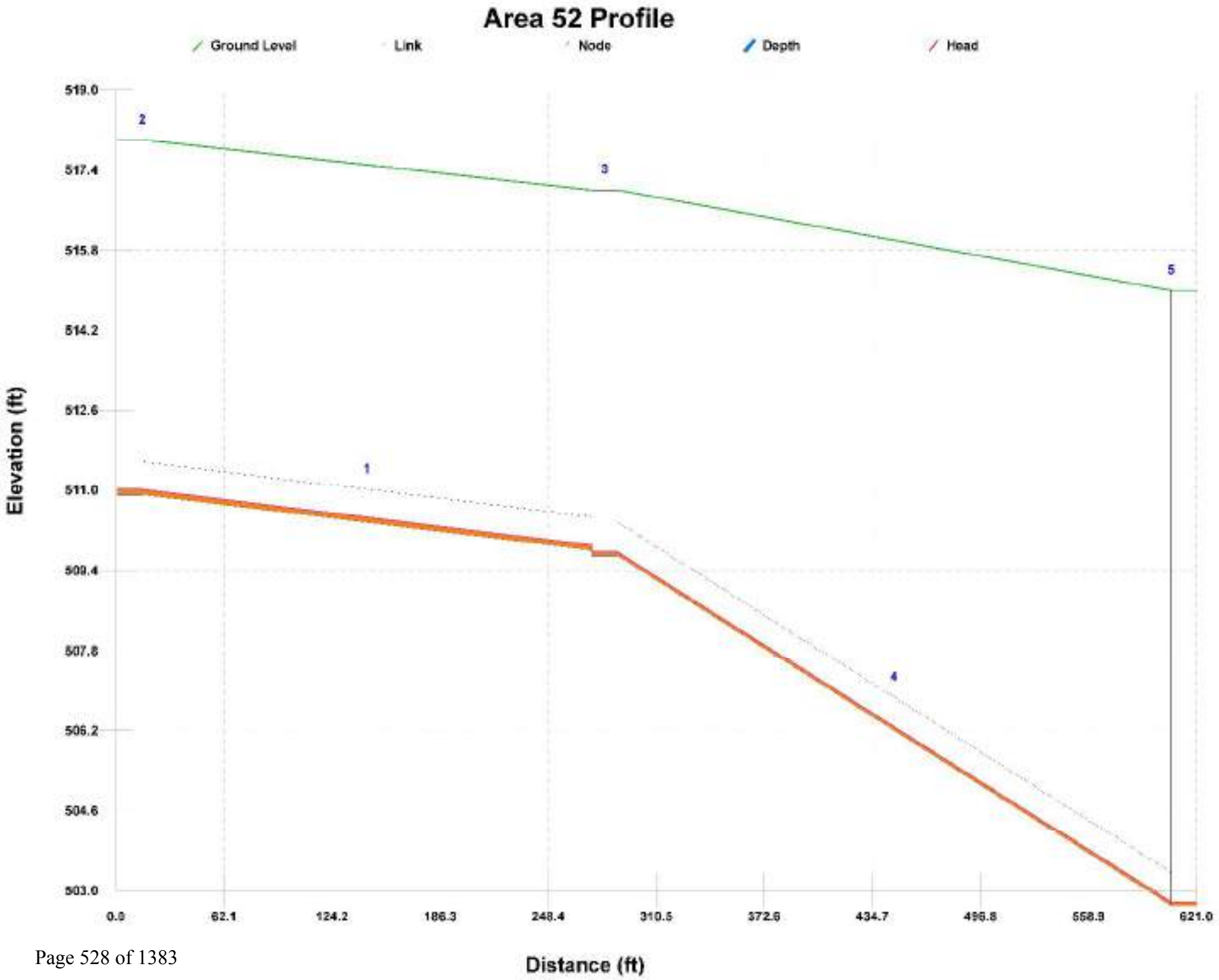
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W E
S

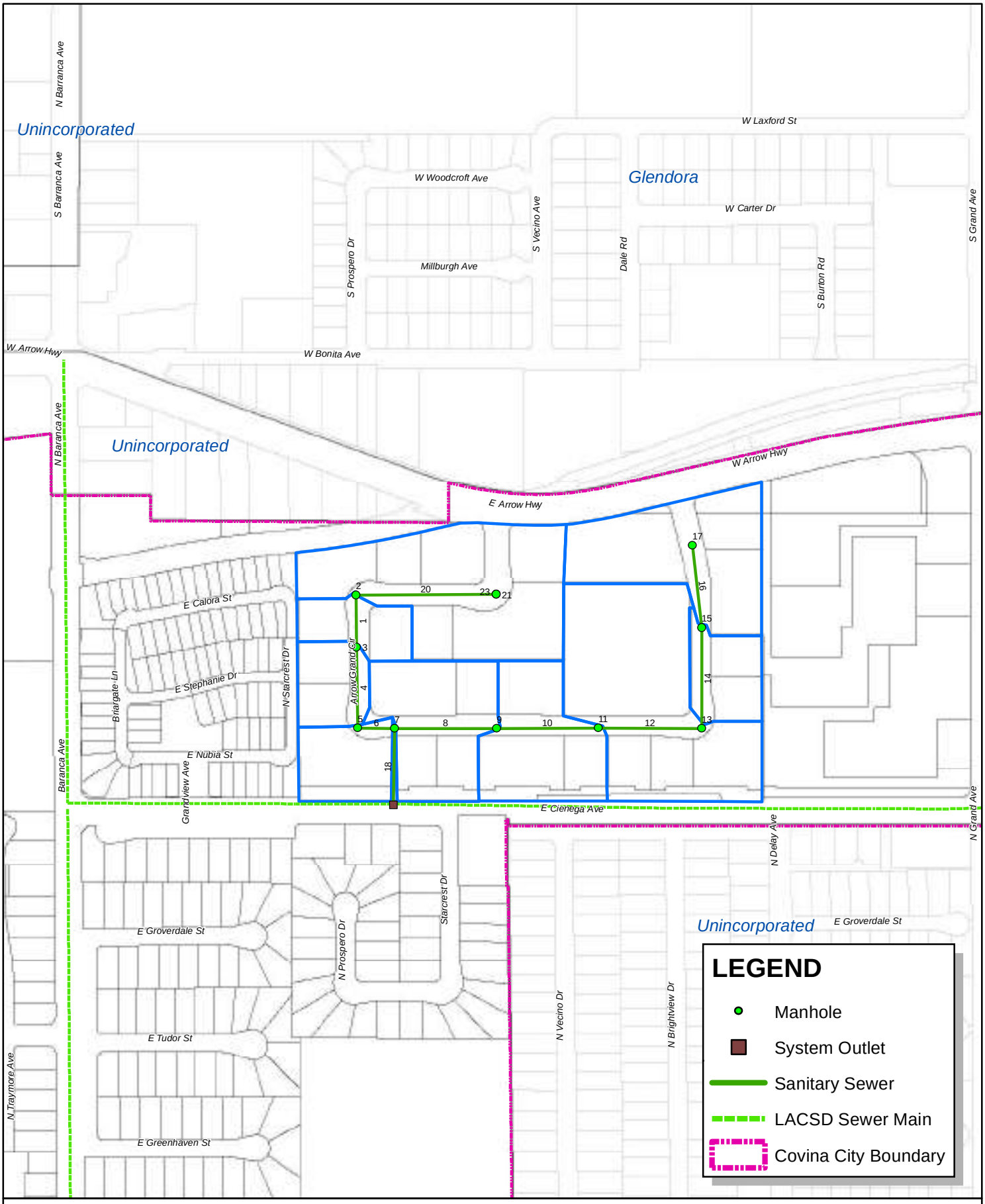
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 52

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	278.286	0.037	1.131	0.150	0.566	0.529	0.640	0.383	0.346
2		4	3	5	8.000	342.674	0.042	2.077	0.107	1.281	1.239	0.640	0.866	0.824

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			

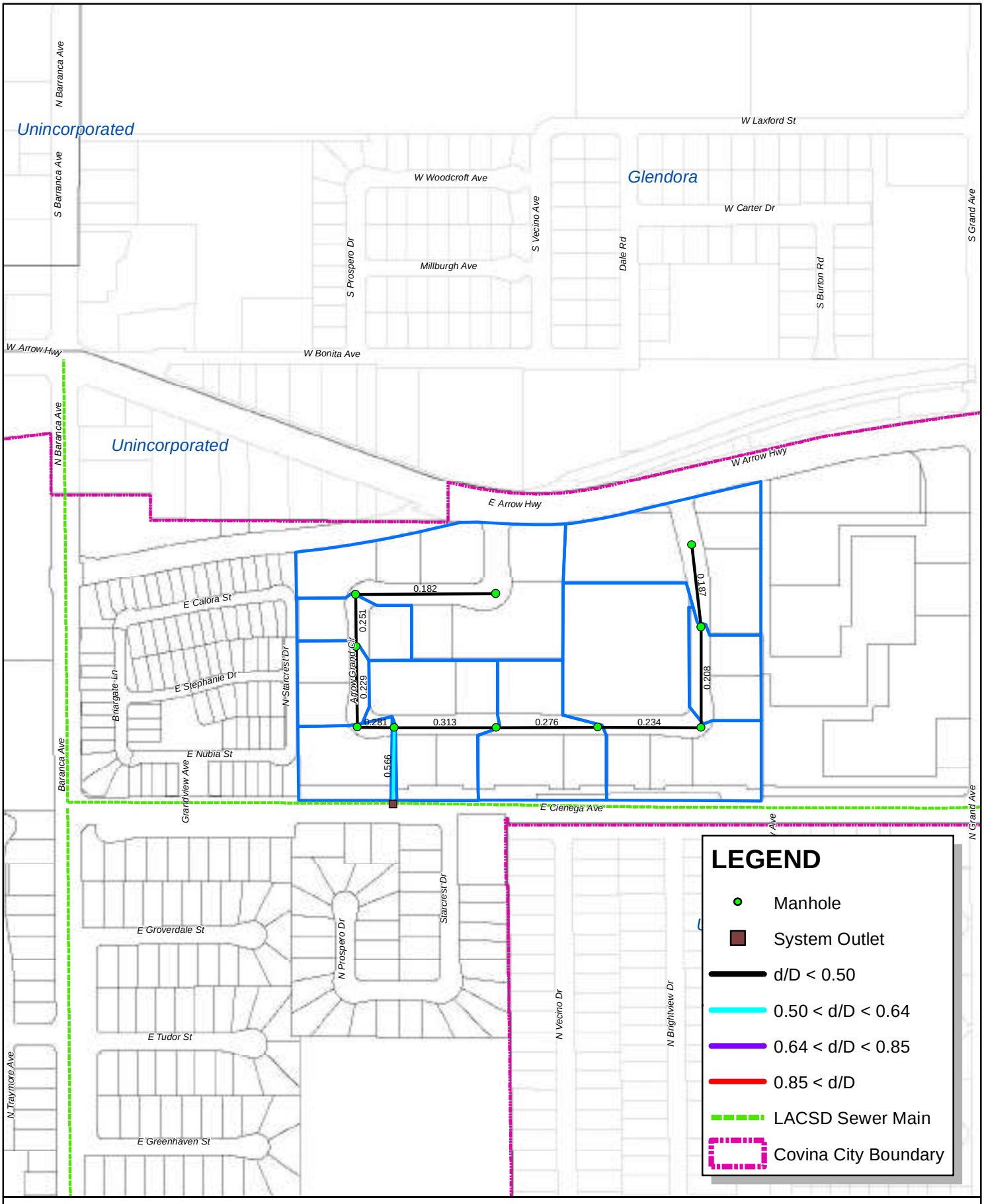

Area 52 Profile
Ground Level
Link
Node
Depth
Head
519.0
517.4
515.8
514.2
512.6
511.0
509.4
507.8
506.2
504.6
503.0
Elevation (ft)
0.0
62.1
124.2
186.3
248.4
310.5
372.6
434.7
496.8
558.9
621.0
Distance (ft)
1
2
3
4
5



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 53

WILLDAN



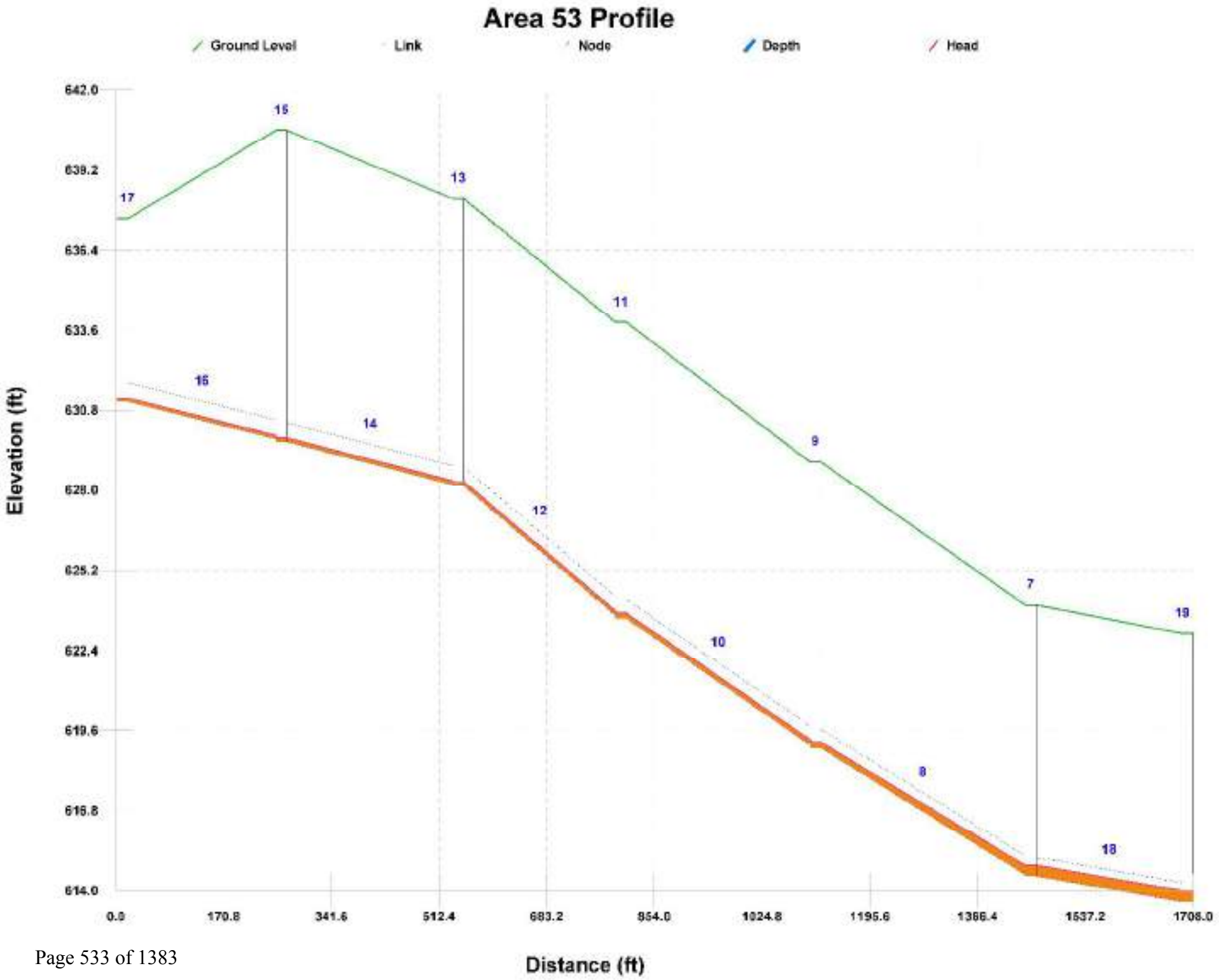
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W E
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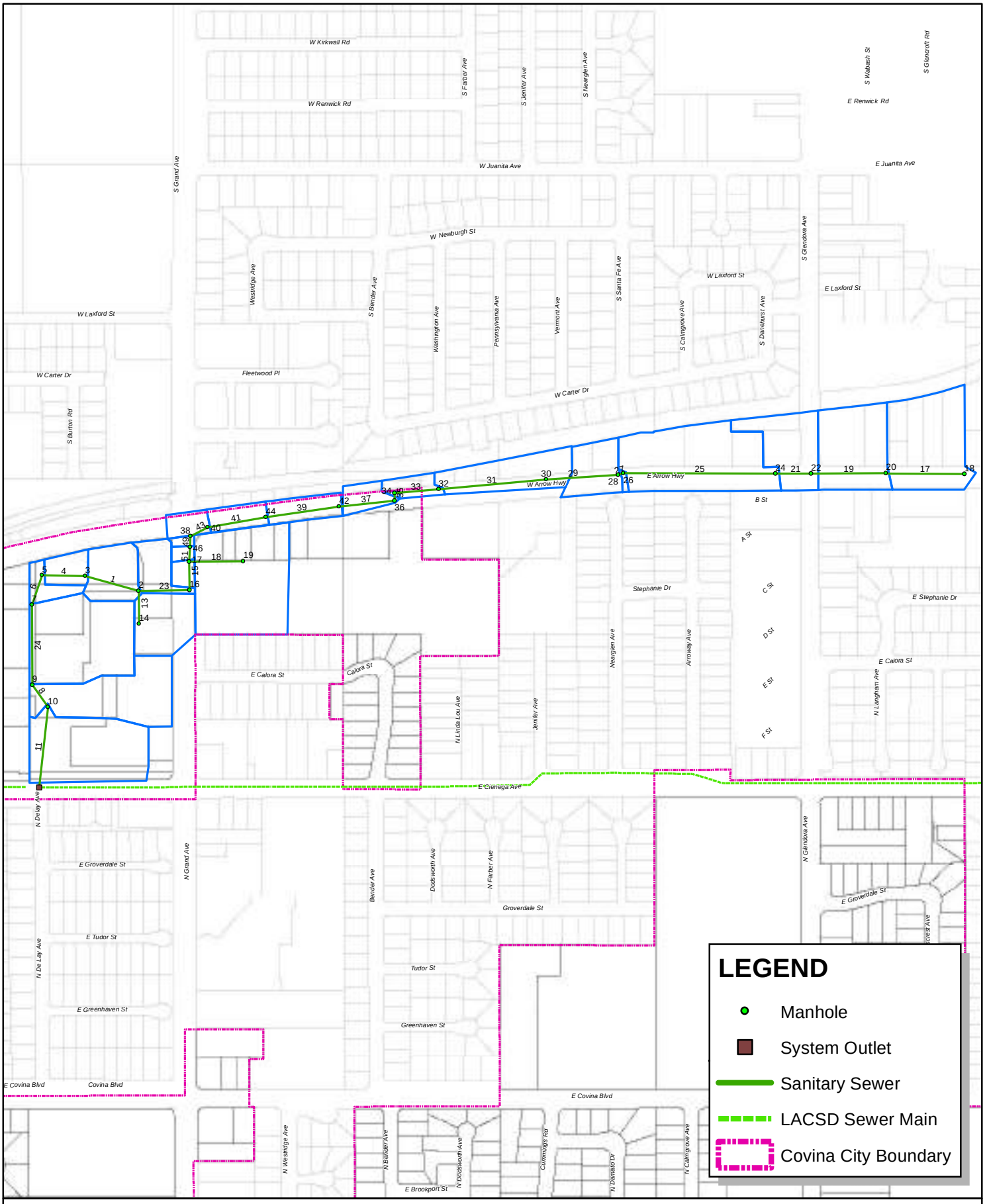
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 53

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	148.042	0.109	1.579	0.251	0.580	0.471	0.640	0.392	0.283
2		10	11	9	8.000	313.606	0.240	3.059	0.276	1.066	0.827	0.640	0.721	0.481
3		12	13	11	8.000	259.234	0.193	3.094	0.234	1.183	0.991	0.640	0.800	0.607
4		14	15	13	8.000	283.373	0.084	1.592	0.208	0.652	0.568	0.640	0.441	0.357
5		16	17	15	8.000	253.266	0.066	1.468	0.187	0.642	0.576	0.640	0.434	0.368
6		18	7	19	8.000	249.929	0.444	2.176	0.566	0.535	0.091	0.640	0.362	-0.082
7		20	21	2	8.000	193.444	0.090	2.082	0.182	0.925	0.834	0.640	0.625	0.535
8		22	23	21	8.000	211.365	0.045	1.585	0.136	0.841	0.796	0.640	0.568	0.523
9		4	3	5	8.000	225.327	0.126	2.093	0.229	0.812	0.686	0.640	0.549	0.423
10		6	5	7	8.000	87.770	0.152	1.900	0.281	0.656	0.503	0.640	0.443	0.291
11		8	9	7	8.000	349.108	0.290	3.108	0.313	1.011	0.721	0.640	0.683	0.393

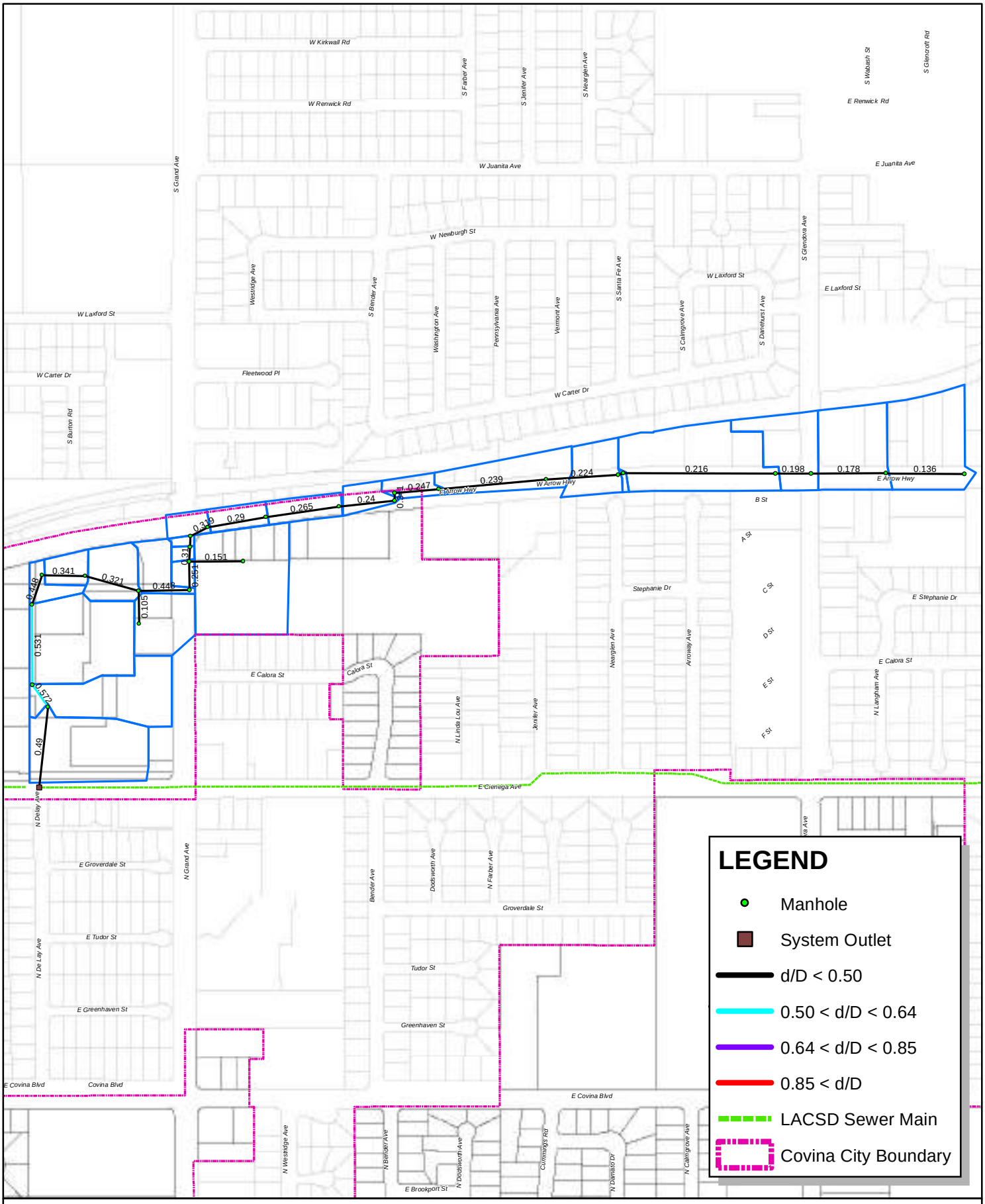
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500	0.000	0.000	0.000
3		12	0.500	0.000	0.000	0.000
4		14	0.500			
5		16	0.500			
6		18	0.500	0.000	0.000	0.000
7		20	0.500	0.000	0.000	0.000
8		22	0.500			
9		4	0.500	0.000	0.000	0.000
10		6	0.500			
11		8	0.500			


Area 53 Profile
Ground Level
Link
Node
Depth
Head
642.0
639.2
635.4
633.6
630.8
628.0
625.2
622.4
619.6
616.8
614.0
Elevation (ft)
0.0
170.8
341.6
512.4
683.2
854.0
1024.8
1195.6
1366.4
1537.2
1708.0
Distance (ft)
15
17
13
11
16
14
9
12
7
19
10
8
18



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 54

WILLDAN

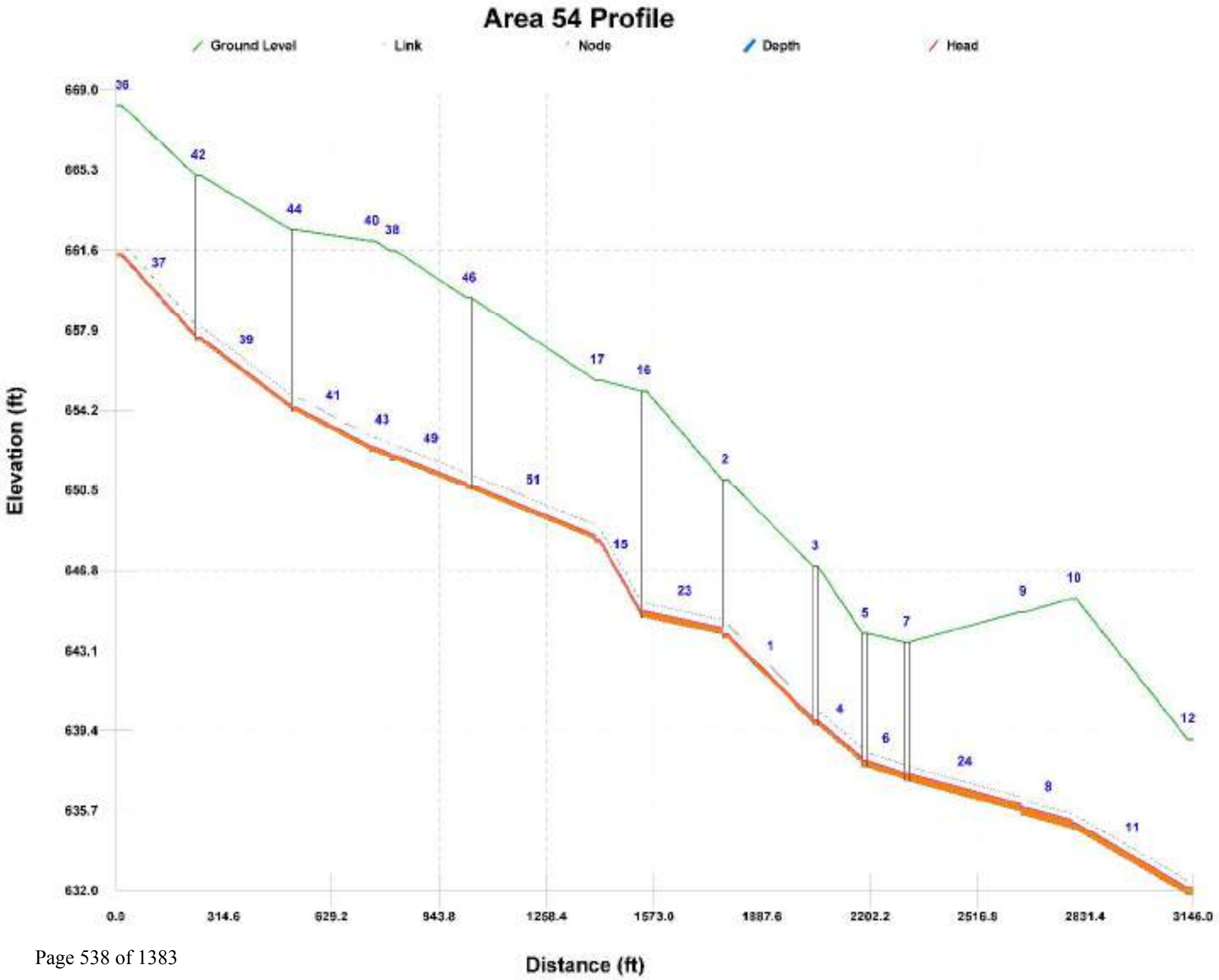


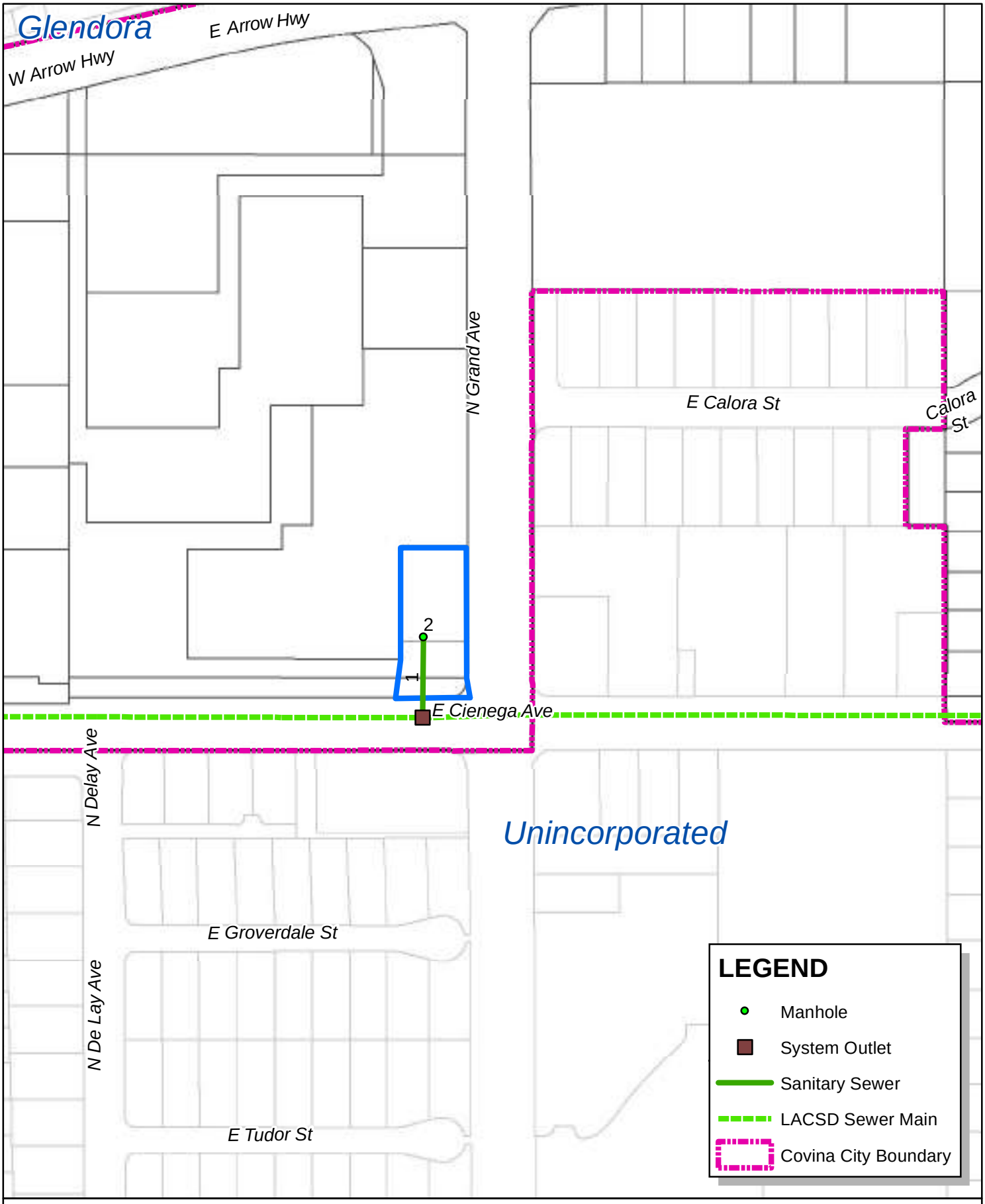
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 54

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	268.613	0.326	3.372	0.321	1.081	0.755	0.640	0.731	0.405
2	11	10	12	8.000	350.455	0.541	3.183	0.490	0.829	0.288	0.640	0.561	0.019
3	13	14	2	8.000	113.585	0.020	1.007	0.105	0.629	0.610	0.640	0.425	0.406
4	15	17	16	8.000	129.739	0.267	3.896	0.251	1.434	1.167	0.640	0.969	0.702
5	17	18	20	8.000	342.286	0.048	1.687	0.136	0.896	0.848	0.640	0.606	0.558
6	18	19	17	8.000	170.238	0.072	2.170	0.151	1.082	1.010	0.640	0.731	0.660
7	19	20	22	8.000	327.755	0.084	1.992	0.178	0.897	0.813	0.640	0.606	0.522
8	21	22	24	8.000	146.338	0.104	2.119	0.198	0.895	0.791	0.640	0.605	0.501
9	23	16	2	8.000	239.853	0.282	1.861	0.448	0.505	0.223	0.640	0.341	0.059
10	24	7	9	8.000	351.039	0.421	2.239	0.531	0.564	0.143	0.640	0.381	-0.040
11	25	24	26	8.000	319.317	0.152	2.751	0.216	1.105	0.952	0.640	0.747	0.594
12	27	26	28	8.000	337.306	0.152	2.751	0.216	1.104	0.952	0.640	0.746	0.594
13	29	28	30	8.000	373.273	0.164	2.811	0.224	1.105	0.941	0.640	0.747	0.583
14	31	30	32	8.000	340.139	0.187	2.921	0.239	1.105	0.918	0.640	0.747	0.560
15	33	32	34	8.000	374.994	0.192	2.859	0.247	1.060	0.868	0.640	0.717	0.525
16	35	34	36	8.000	20.000	0.192	1.826	0.341	0.567	0.375	0.640	0.383	0.191
17	37	36	42	8.000	232.030	0.195	3.032	0.240	1.144	0.949	0.640	0.773	0.578
18	39	42	44	8.000	286.260	0.195	2.640	0.265	0.942	0.746	0.640	0.636	0.441
19	4	3	5	8.000	140.510	0.338	3.212	0.341	0.997	0.660	0.640	0.674	0.337
20	41	44	40	8.000	228.150	0.195	2.318	0.290	0.785	0.590	0.640	0.531	0.335
21	43	40	38	8.000	48.650	0.195	2.036	0.319	0.655	0.460	0.640	0.443	0.248
22	49	38	46	8.000	225.590	0.195	2.086	0.313	0.678	0.483	0.640	0.458	0.263
23	51	46	17	8.000	387.410	0.195	2.115	0.310	0.691	0.495	0.640	0.467	0.272
24	6	5	7	8.000	114.491	0.347	2.292	0.448	0.621	0.274	0.640	0.420	0.073
25	8	9	10	8.000	143.100	0.477	2.310	0.572	0.566	0.089	0.640	0.382	-0.095

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		11	0.500	0.000	0.000	0.000
3		13	0.500			
4		15	0.500	0.000	0.000	0.000
5		17	0.500			
6		18	0.500	0.000	0.000	0.000
7		19	0.500			
8		21	0.500	0.000	0.000	0.000
9		23	0.500			
10		24	0.500	0.000	0.000	0.000
11		25	0.500	0.000	0.000	0.000
12		27	0.500	0.000	0.000	0.000
13		29	0.500	0.000	0.000	0.000
14		31	0.500	0.000	0.000	0.000
15		33	0.500	0.000	0.000	0.000
16		35	0.500			
17		37	0.500	0.000	0.000	0.000
18		39	0.500	0.000	0.000	0.000
19		4	0.500	0.000	0.000	0.000
20		41	0.500	0.000	0.000	0.000
21		43	0.500	0.000	0.000	0.000
22		49	0.500	0.000	0.000	0.000
23		51	0.500	0.000	0.000	0.000
24		6	0.500	0.000	0.000	0.000
25		8	0.500			

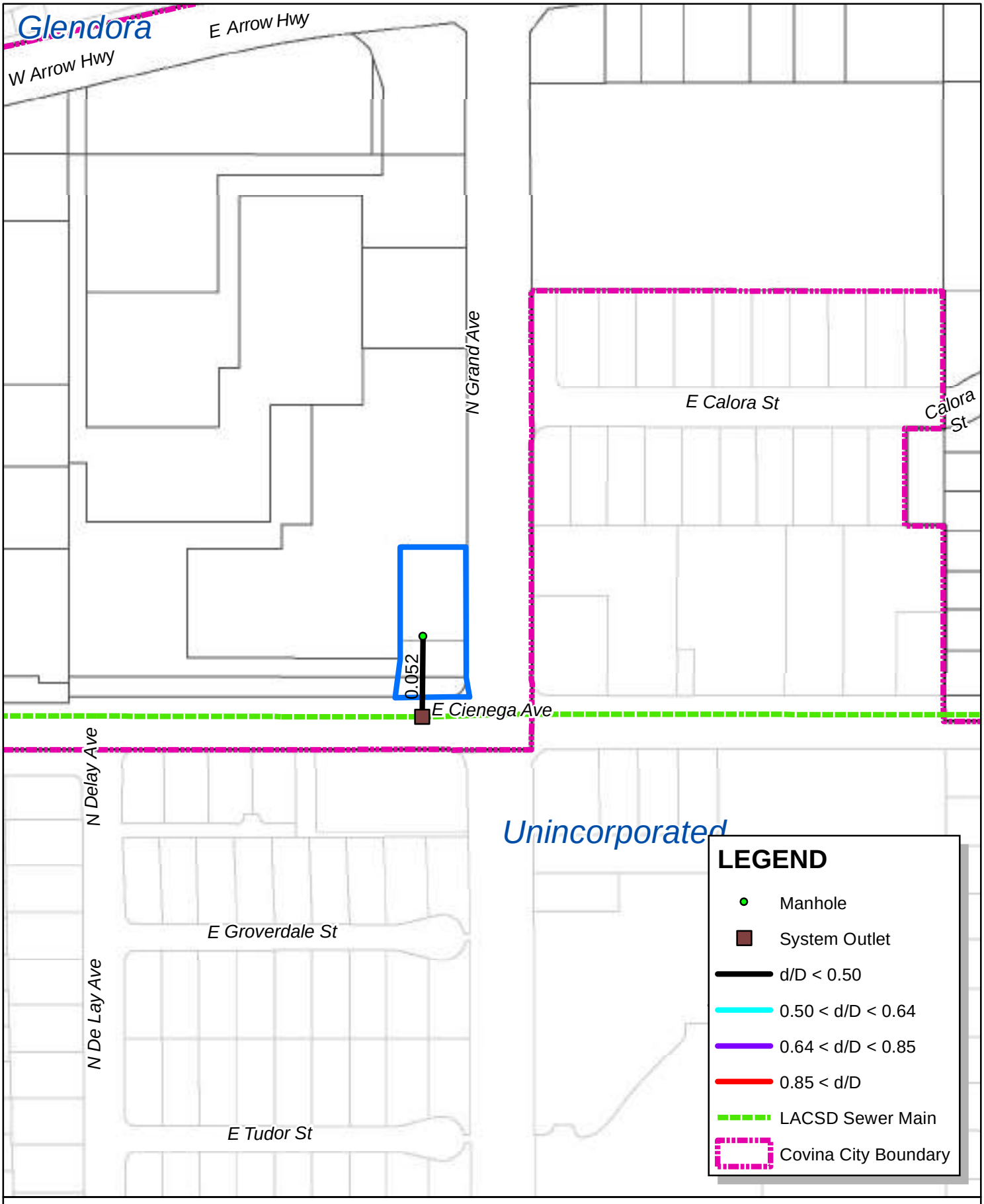

Area 54 Profile
Ground Level
Link
Node
Depth
Head
669.0
665.3
661.6
657.9
654.2
650.5
646.8
643.1
639.4
635.7
632.0
Elevation (ft)
0.0
314.6
629.2
943.8
1258.4
1573.0
1887.6
2202.2
2516.9
2831.4
3146.0
Distance (ft)
36
42
44
40
38
46
37
39
41
43
49
51
17
16
2
15
3
23
1
5
7
9
10
4
6
24
8
12
11



N
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 55

WILLDAN



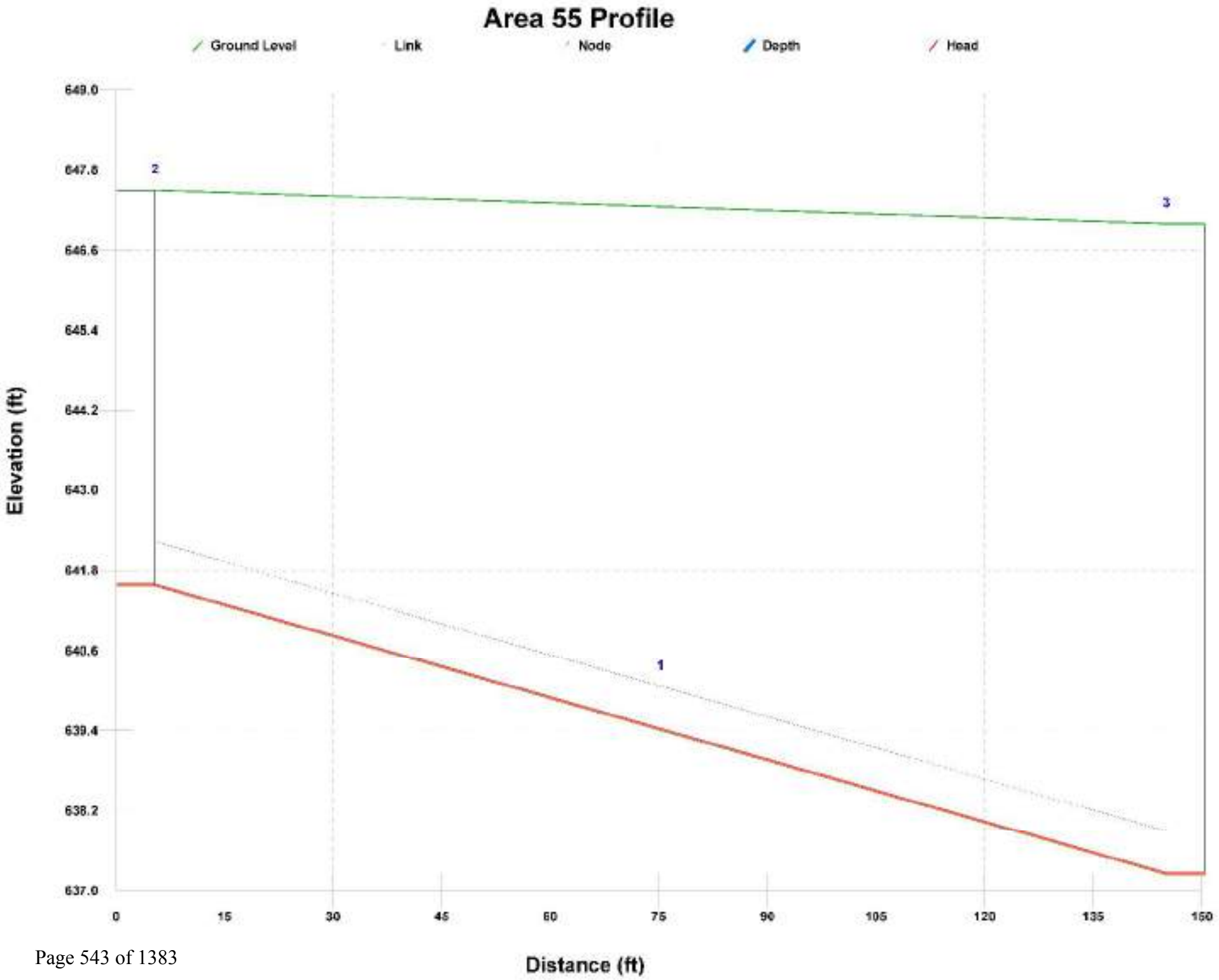
N
W E
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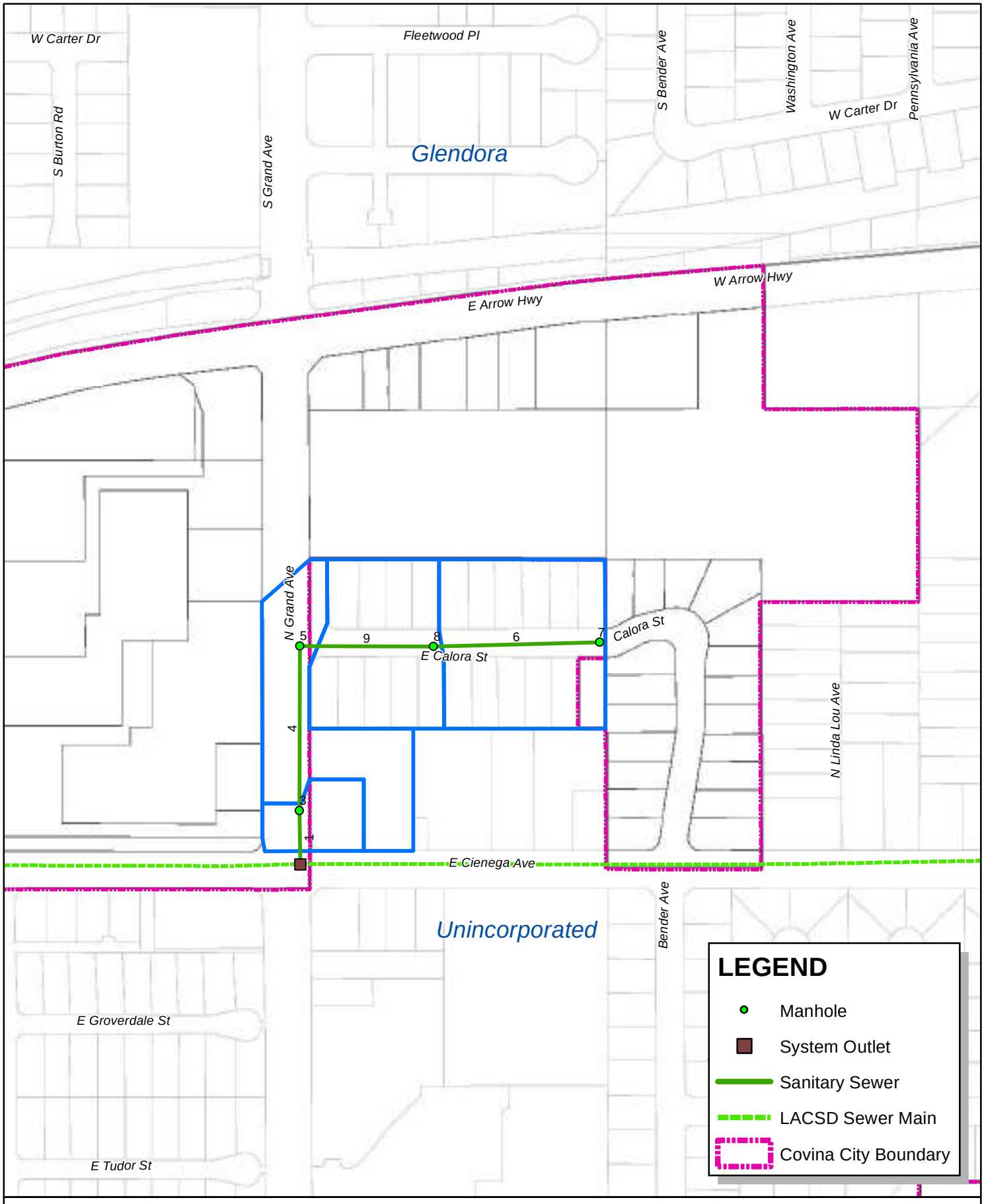
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 55

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	150.450	0.011	1.545	0.052	1.520	1.510	0.640	1.028	1.017

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			

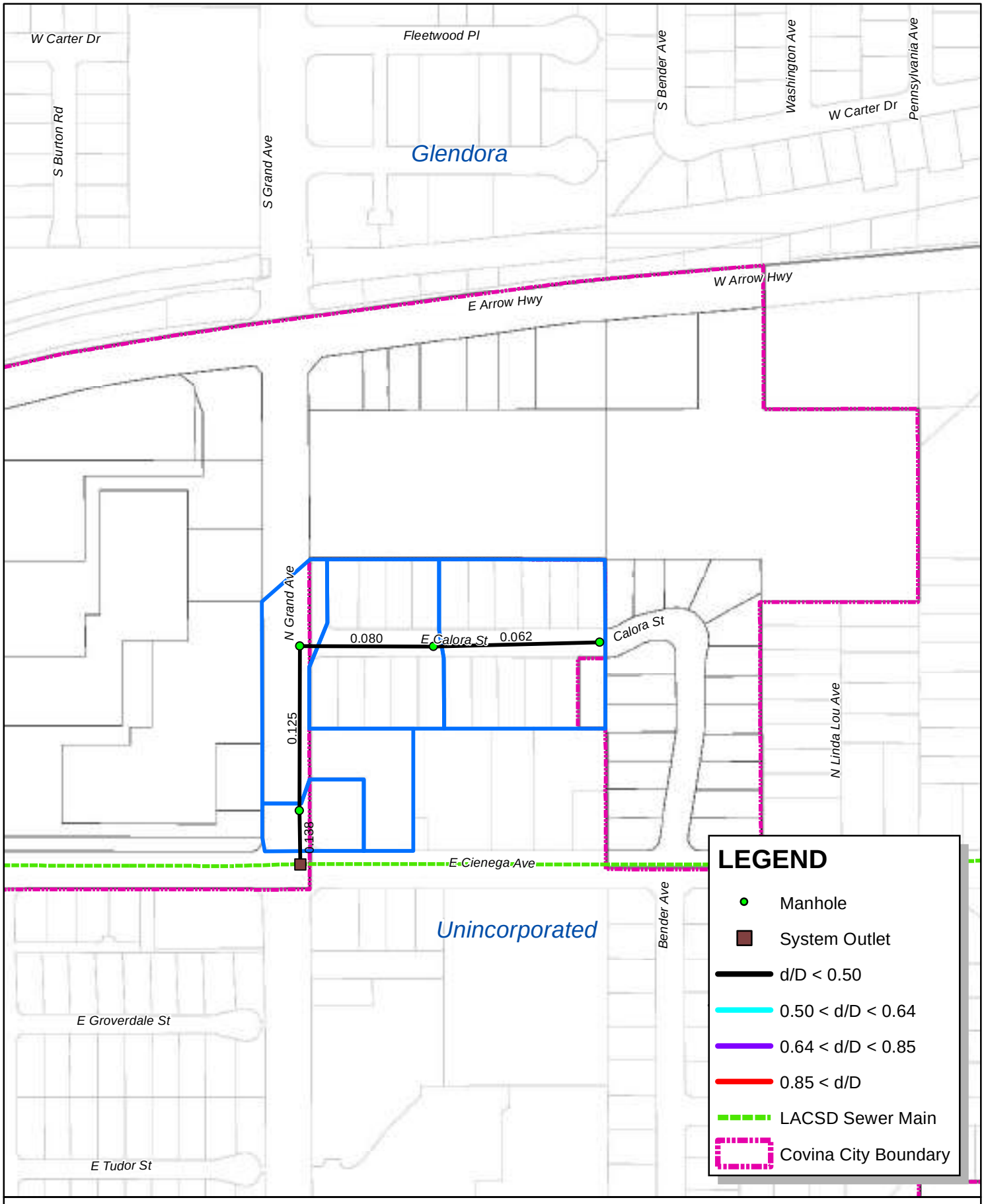

Area 55 Profile
Ground Level
Link
Node
Depth
Head
649.0
647.8
646.6
645.4
644.2
643.0
641.8
640.6
639.4
638.2
637.0
Elevation (ft)
2
3
1
0
15
30
45
60
75
90
105
120
135
150
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 56

WILLDAN



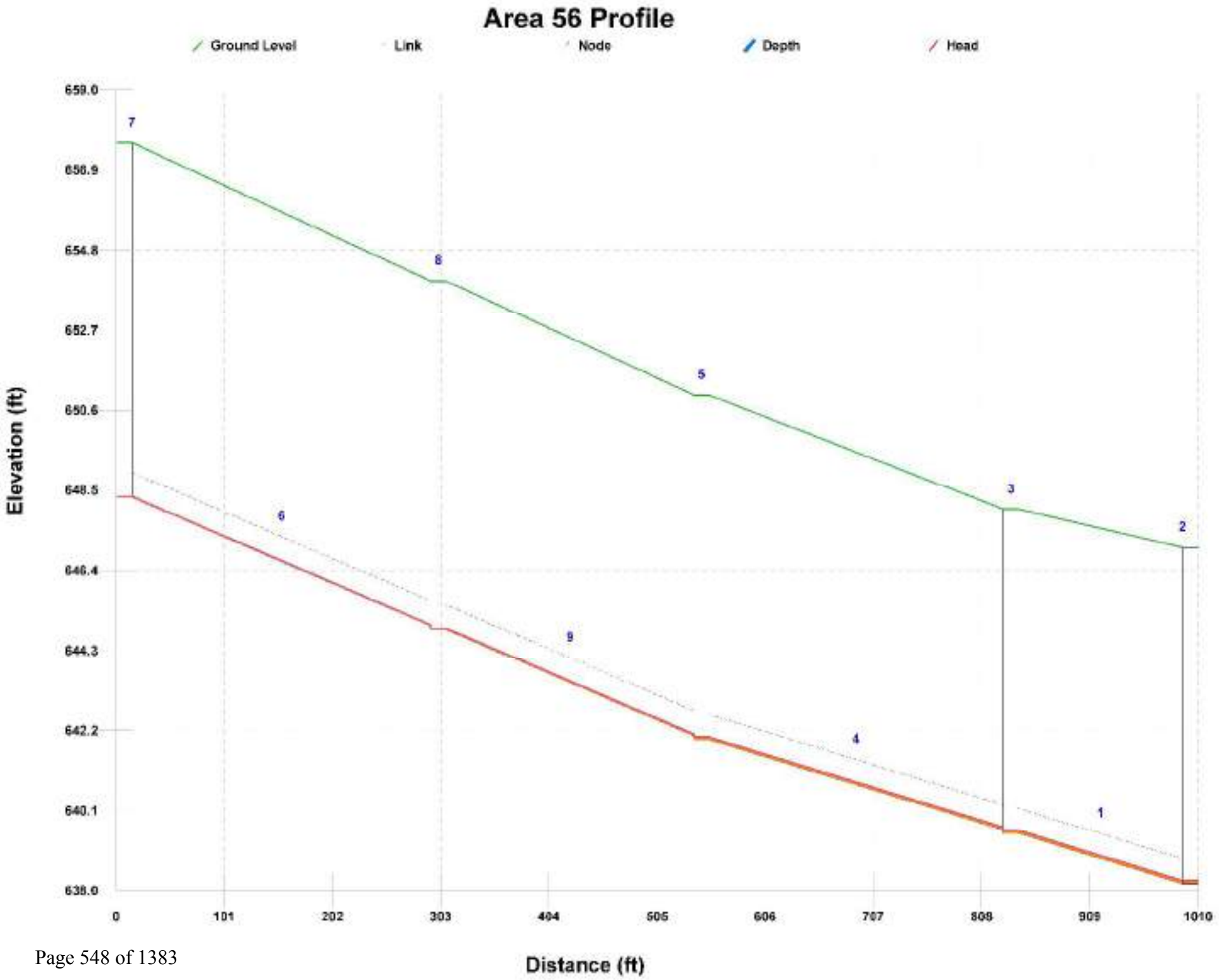
N
W E
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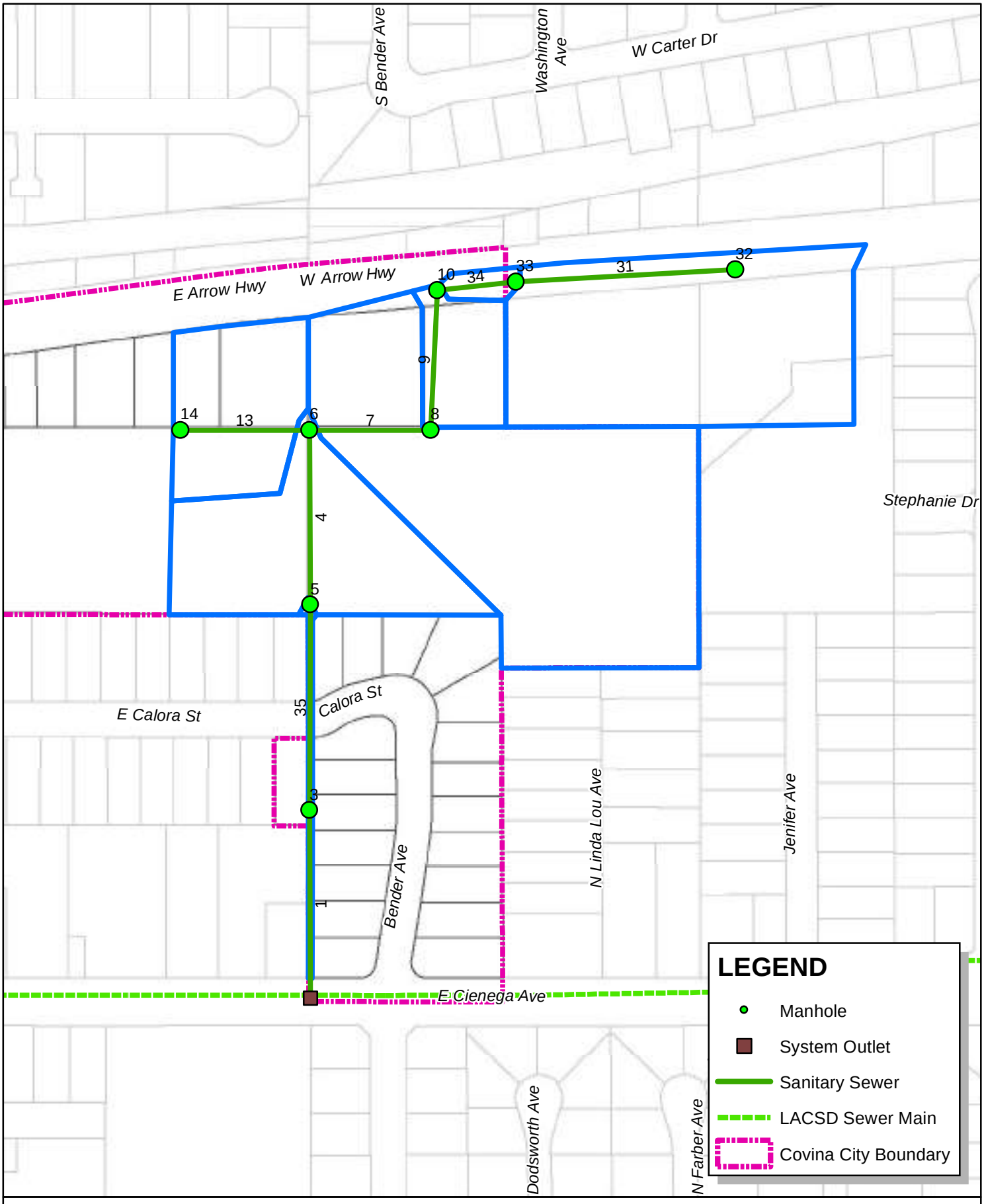
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 56

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	164.995	0.044	1.523	0.138	0.802	0.757	0.640	0.542	0.498
2		4	5	3	8.000	295.435	0.036	1.430	0.125	0.801	0.765	0.640	0.541	0.506
3		6	7	8	8.000	300.055	0.010	1.080	0.062	0.948	0.939	0.640	0.641	0.631
4		9	8	5	8.000	249.306	0.017	1.280	0.080	0.948	0.931	0.640	0.641	0.624

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			
4		9	0.500			

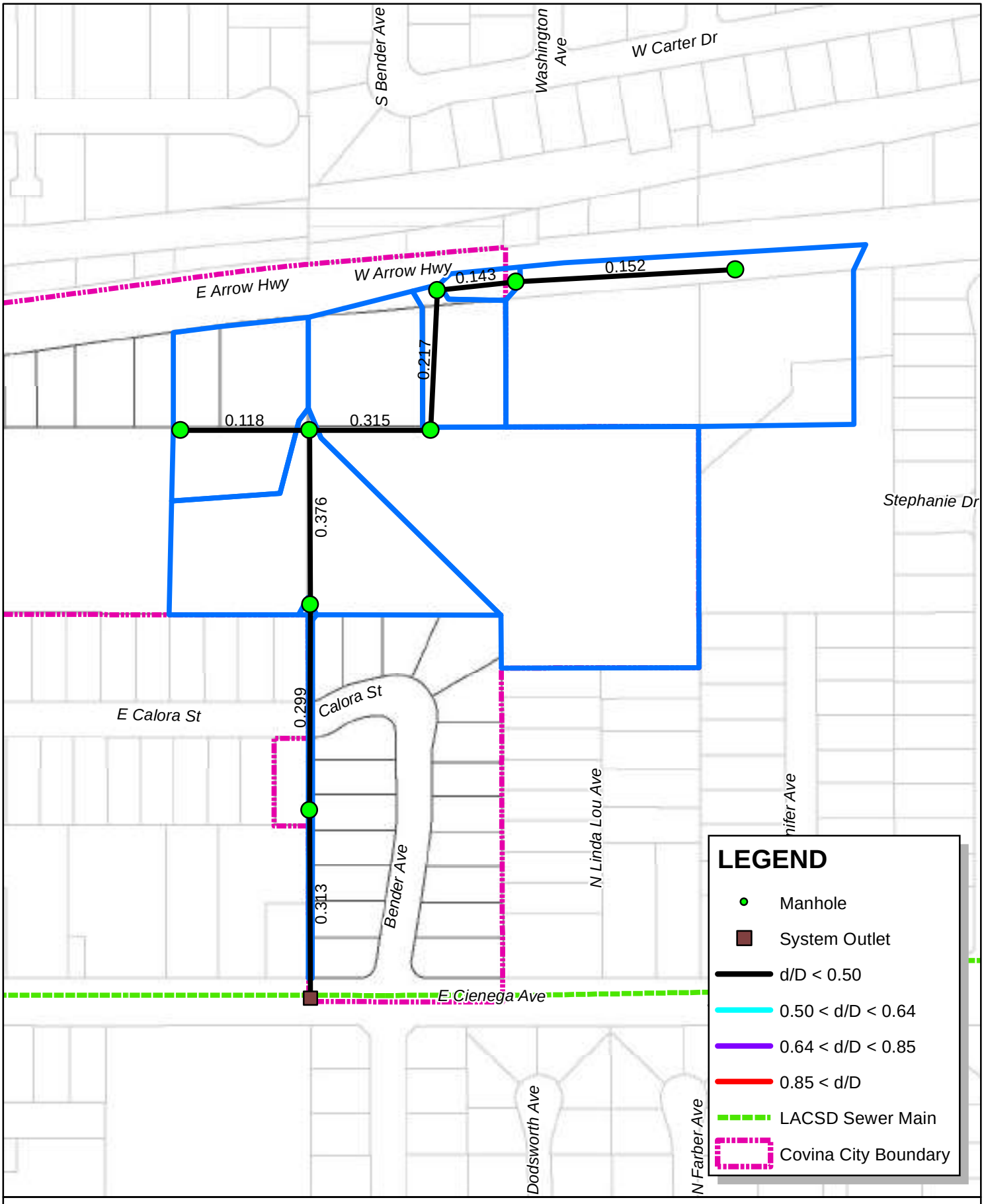

Area 56 Profile
Ground Level
Link
Node
Depth
Head
659.0
656.9
654.8
652.7
650.6
648.5
646.4
644.3
642.2
640.1
638.0
Elevation (ft)
0
101
202
303
404
505
606
707
808
909
1010
Distance (ft)
7
8
5
3
2
6
9
4
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 57

WILLDAN



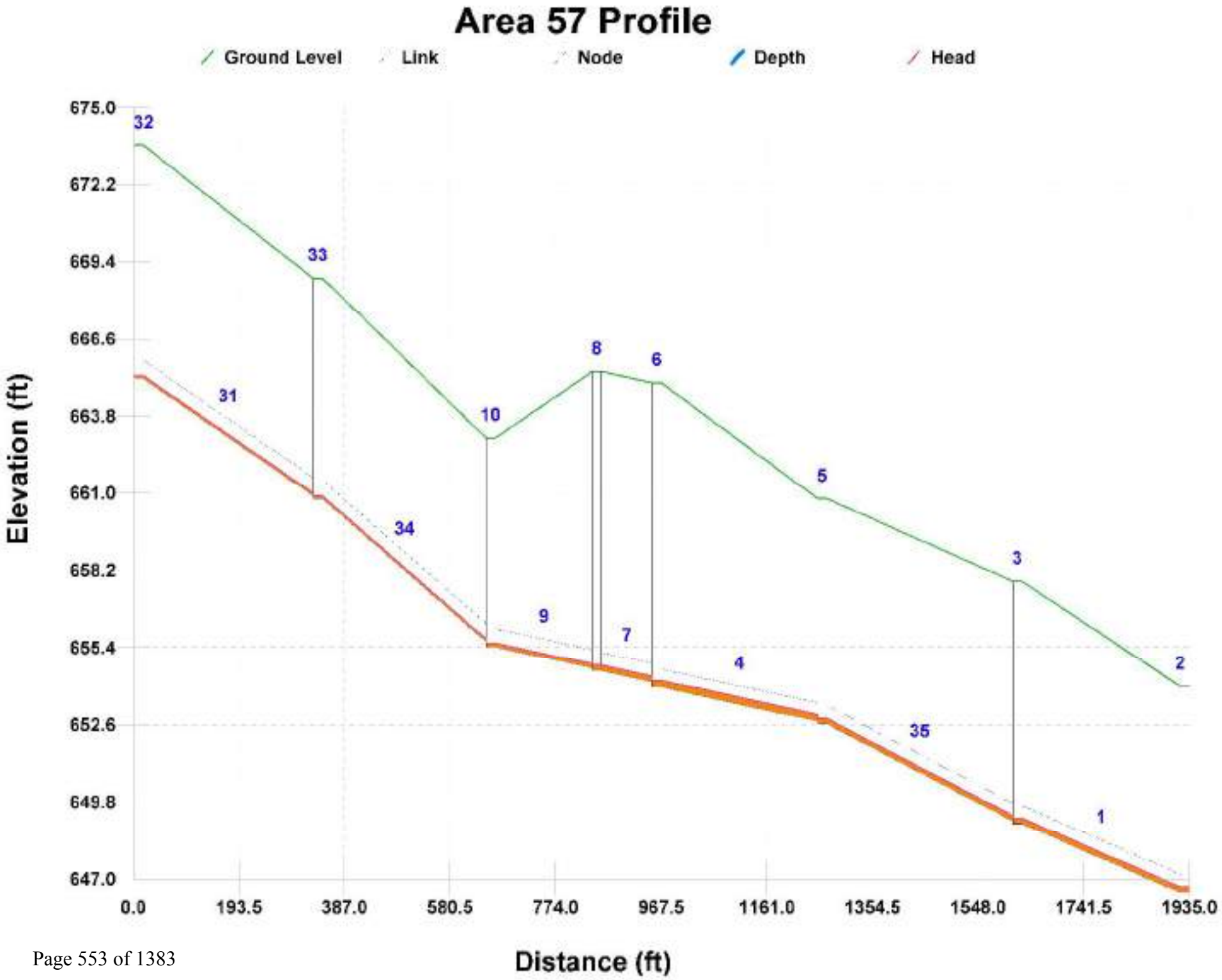
N
W E
S

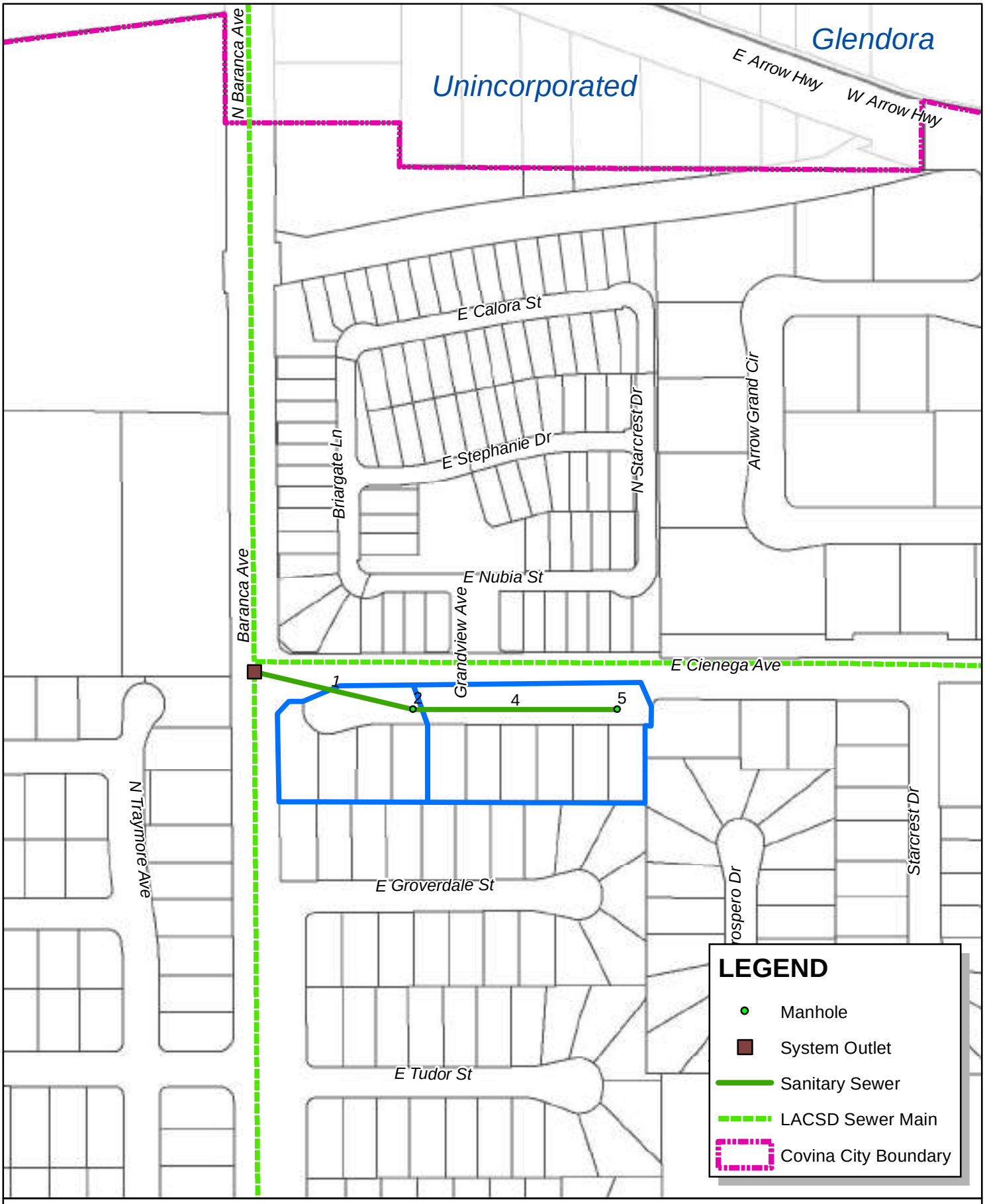
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 57

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	☐	1	3	2	8.000	311.936	0.231	2.470	0.313	0.802	0.571	0.640	0.542	0.311
2	☐	4	6	5	8.000	307.973	0.231	1.920	0.376	0.566	0.336	0.640	0.383	0.152
3	☐	7	8	6	8.000	100.079	0.165	1.750	0.315	0.567	0.401	0.640	0.383	0.218
4	☐	9	10	8	8.000	191.291	0.079	1.411	0.217	0.565	0.486	0.640	0.382	0.303
5	☐	13	14	6	8.000	235.717	0.028	1.197	0.118	0.696	0.668	0.640	0.470	0.443
6	☐	35	5	3	8.000	366.900	0.231	2.634	0.299	0.878	0.647	0.640	0.593	0.362
7	☐	31	32	33	8.000	334.778	0.068	2.036	0.152	1.010	0.942	0.640	0.683	0.615
8	☐	34	33	10	8.000	322.405	0.068	2.211	0.143	1.136	1.068	0.640	0.768	0.700

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	☐	1	0.500			
2	☐	4	0.500			
3	☐	7	0.500			
4	☐	9	0.500			
5	☐	13	0.500			
6	☐	35	0.500			
7	☐	31	0.500			
8	☐	34	0.500			

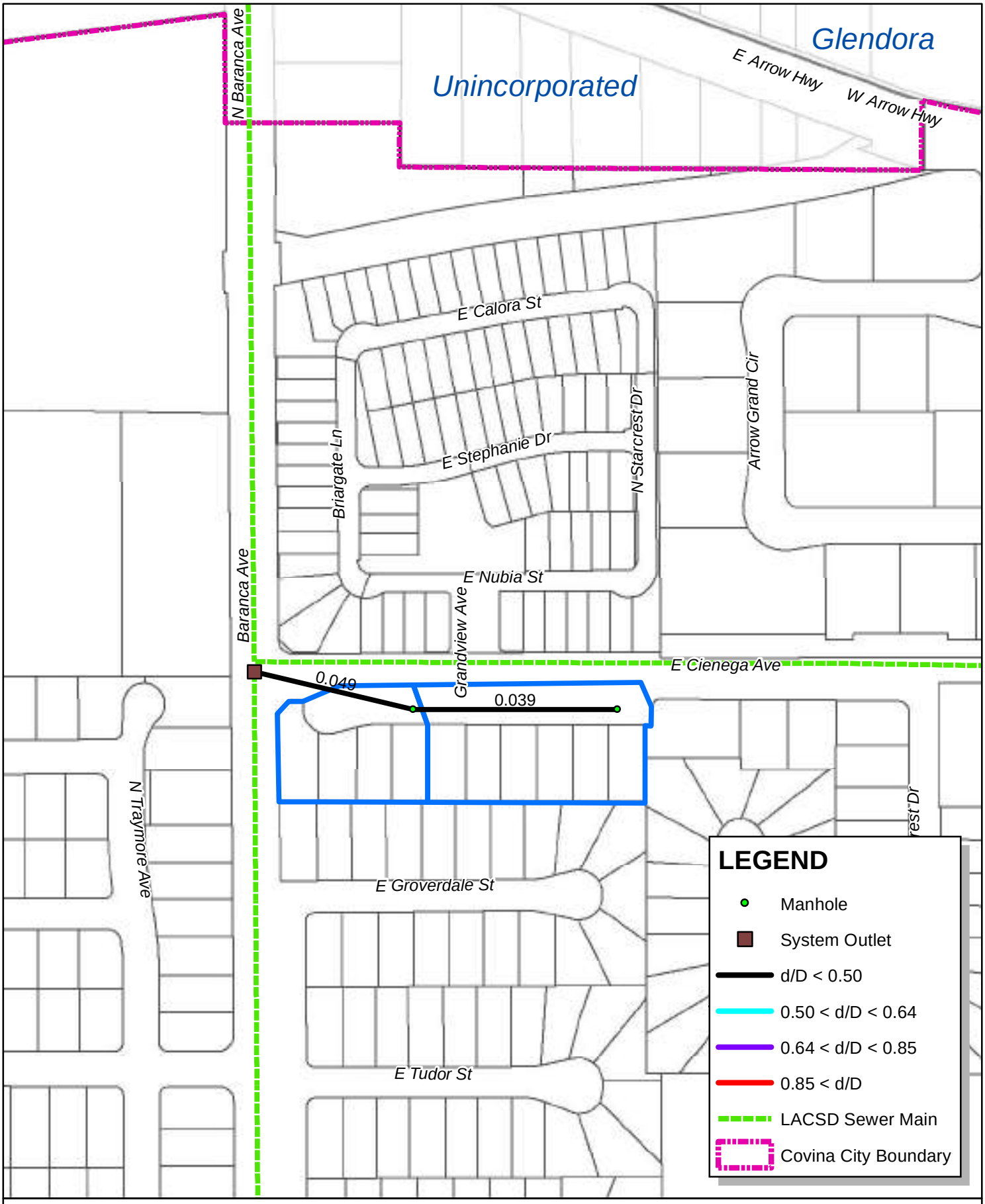

Area 57 Profile
Ground Level
Link
Node
Depth
Head
675.0
672.2
669.4
666.6
663.8
661.0
658.2
655.4
652.6
649.8
647.0
Elevation (ft)
0.0
193.5
387.0
580.5
774.0
967.5
1161.0
1354.5
1548.0
1741.5
1935.0
Distance (ft)
32
33
31
10
8
6
5
34
3
9
7
4
2
35
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 59

WILLDAN



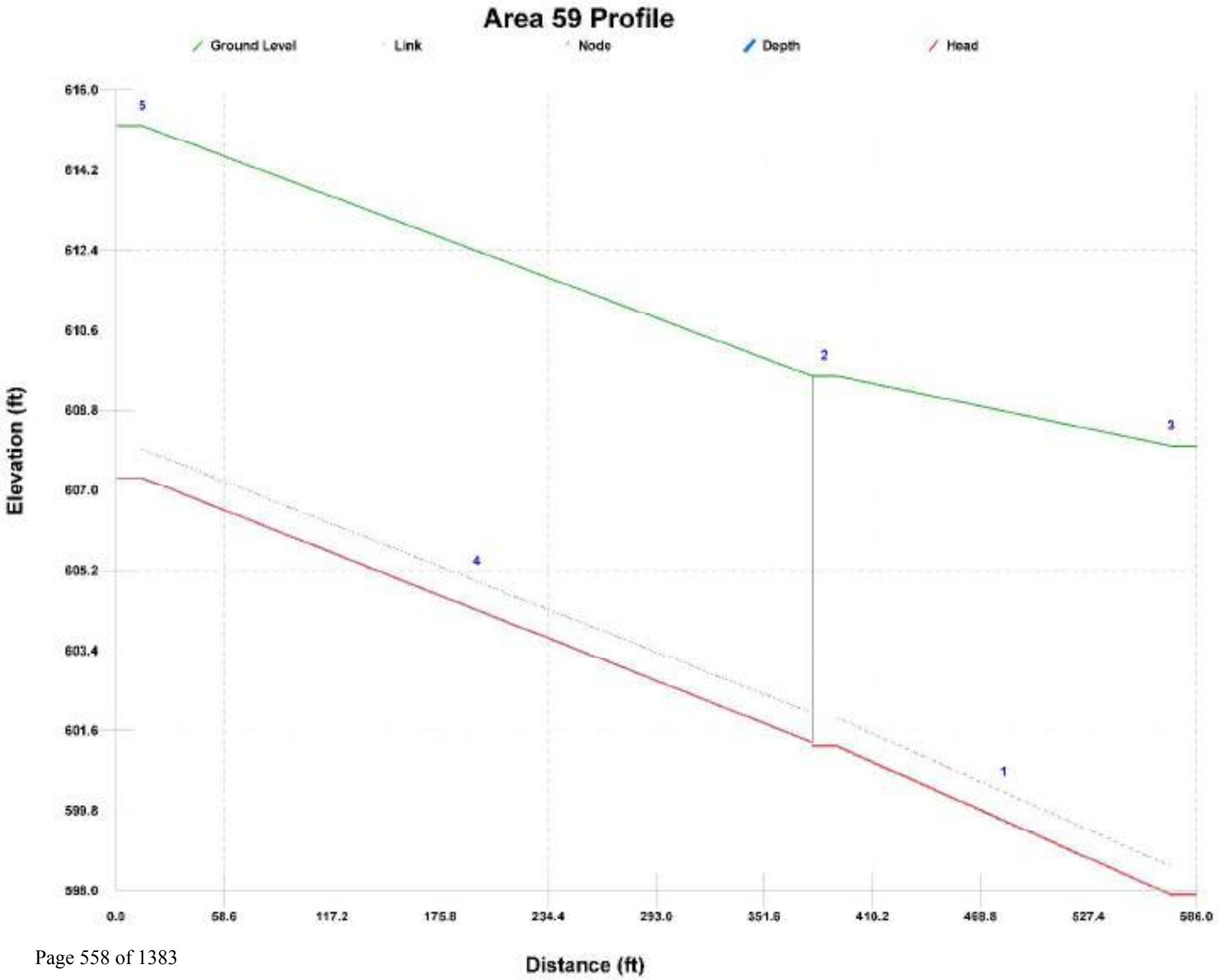
N
W E
S

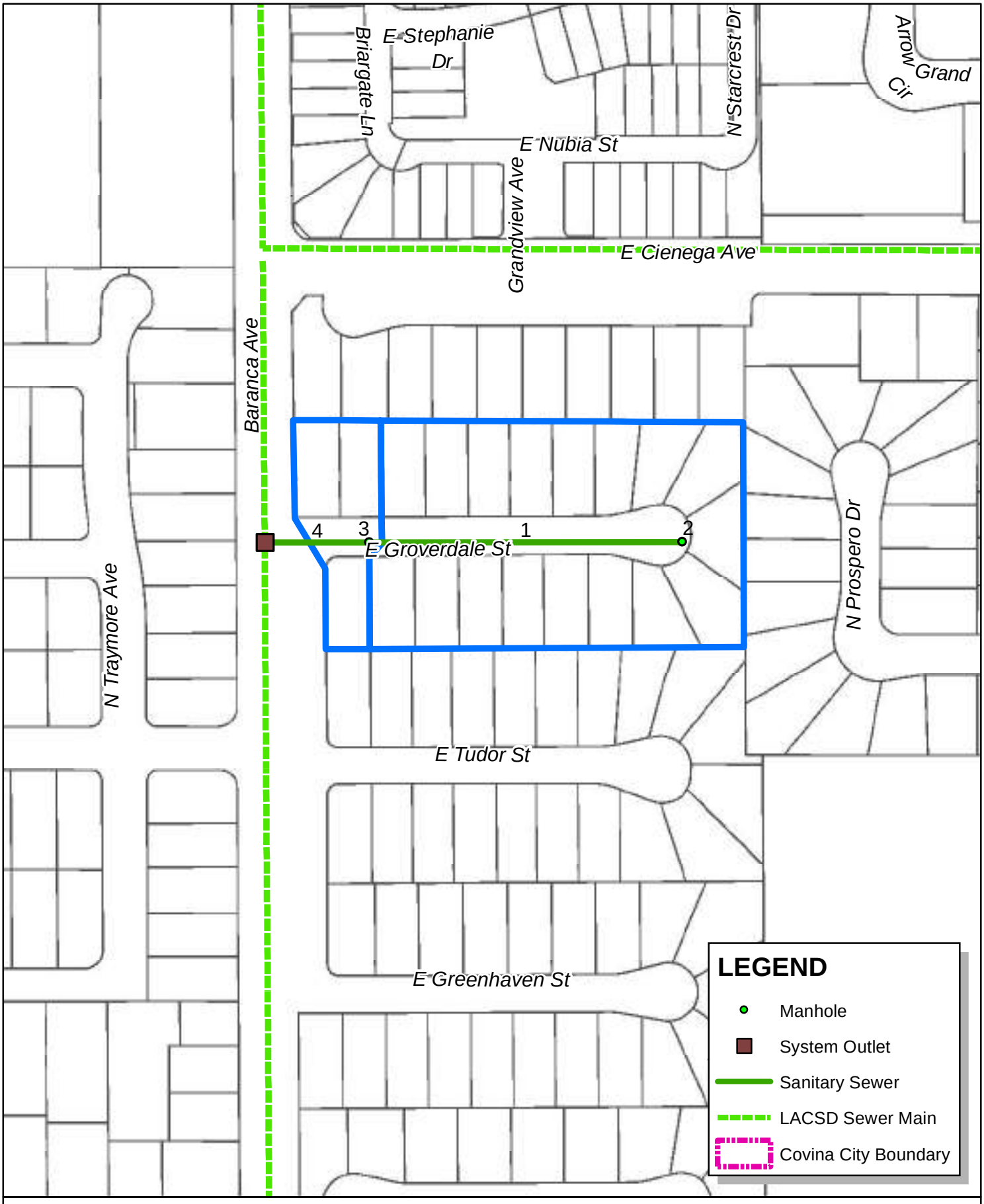
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 59

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	194.863	0.007	1.150	0.049	1.173	1.166	0.640	0.793	0.786
2		4	5	2	8.000	390.924	0.004	0.939	0.039	1.105	1.100	0.640	0.747	0.742

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			

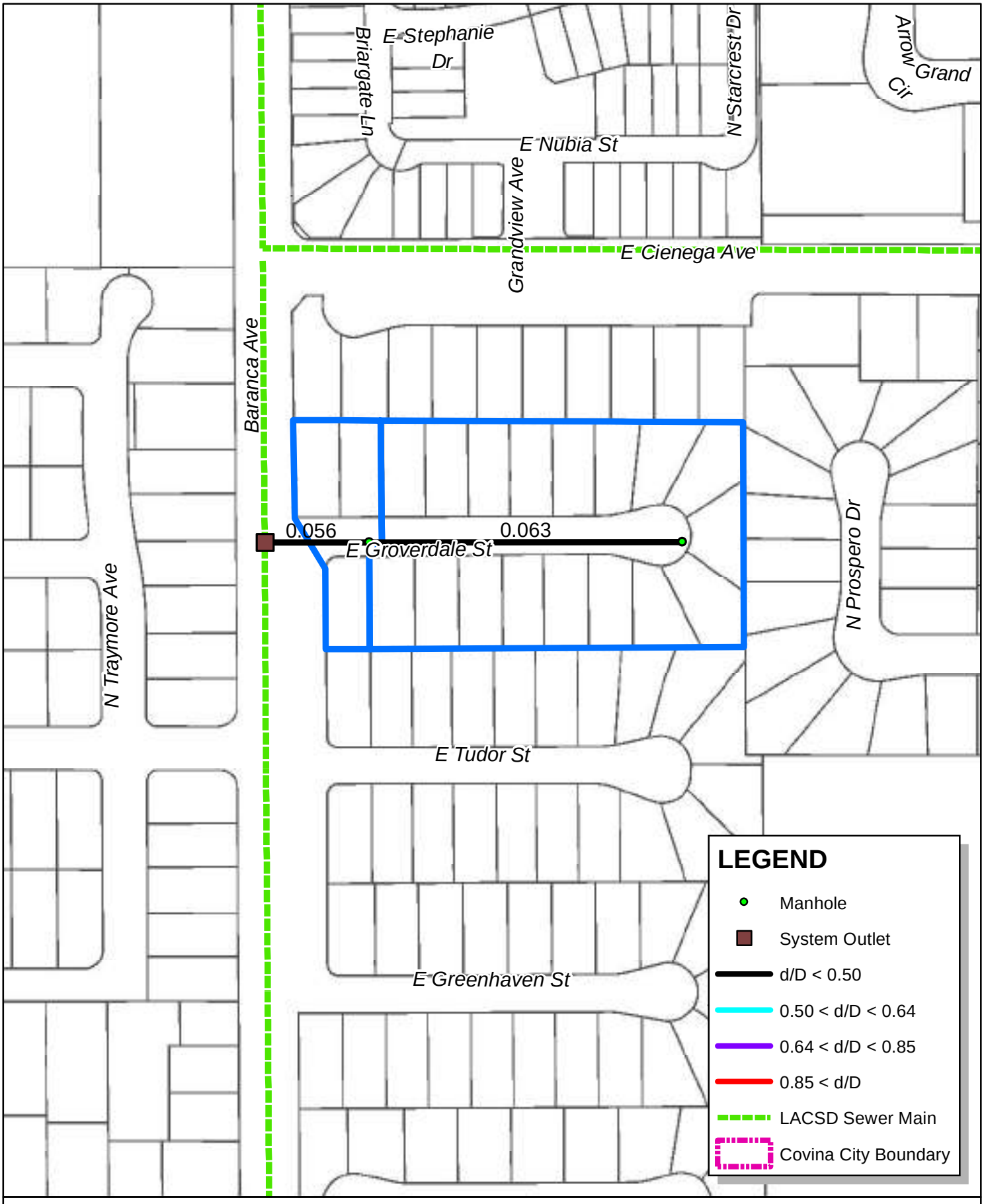

Area 59 Profile
Ground Level
Link
Node
Depth
Head
616.0
614.2
612.4
610.6
608.8
607.0
605.2
603.4
601.6
599.8
598.0
Elevation (ft)
0.0
58.6
117.2
175.8
234.4
293.0
351.6
410.2
468.8
527.4
586.0
Distance (ft)
5
2
3
4
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 60

WILLDAN



N
W E
S

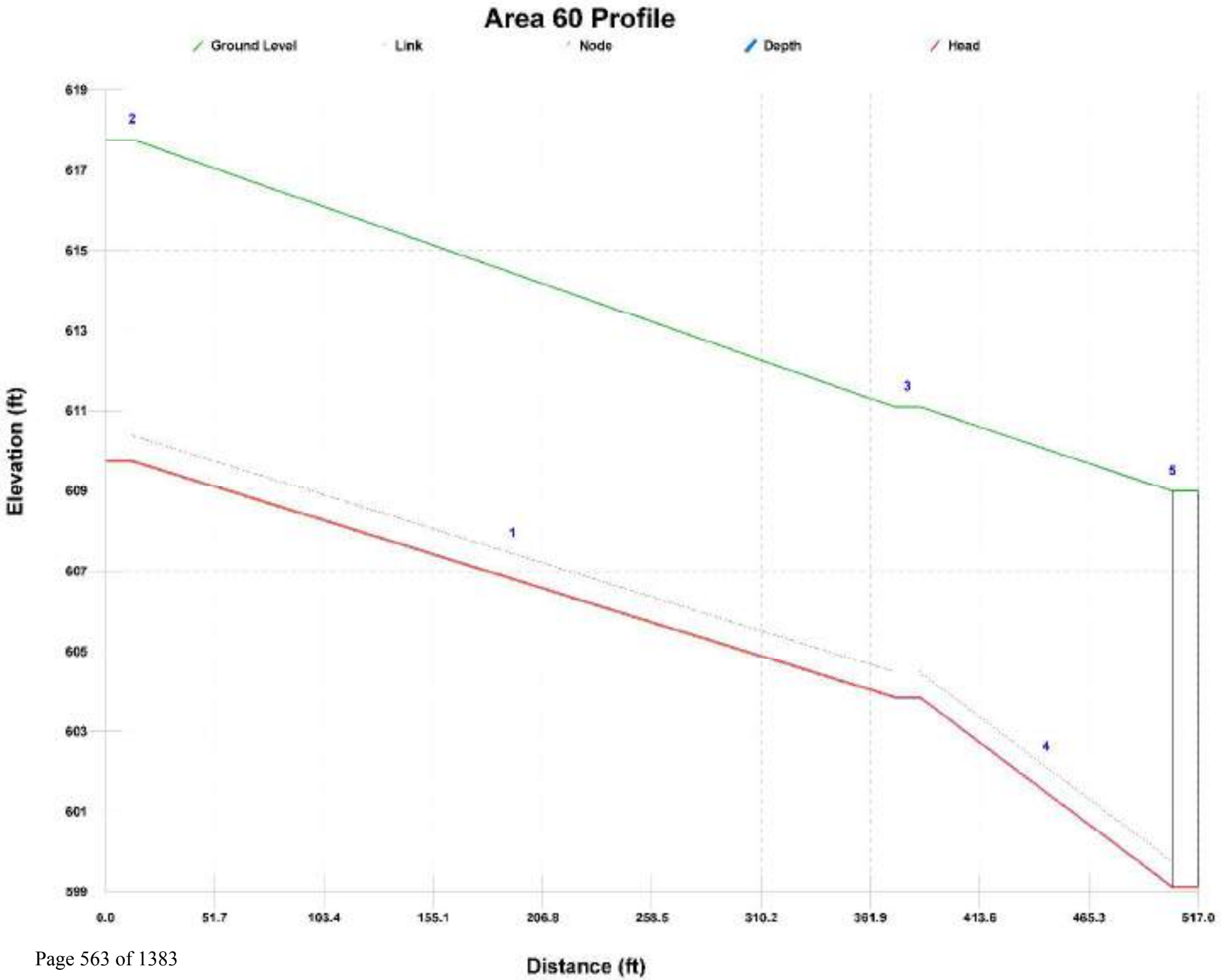
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 60

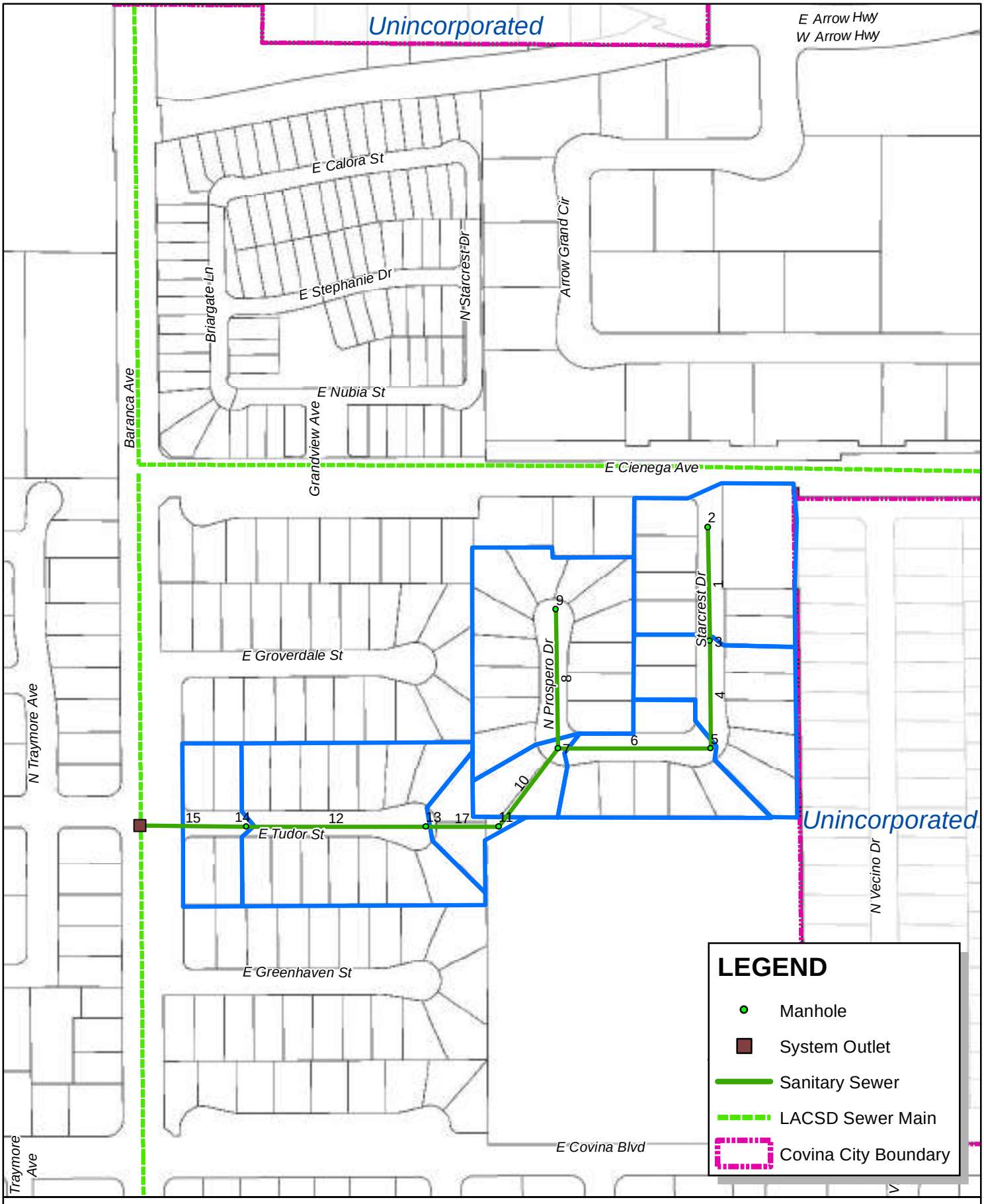
WILLDAN

Area 60 Output

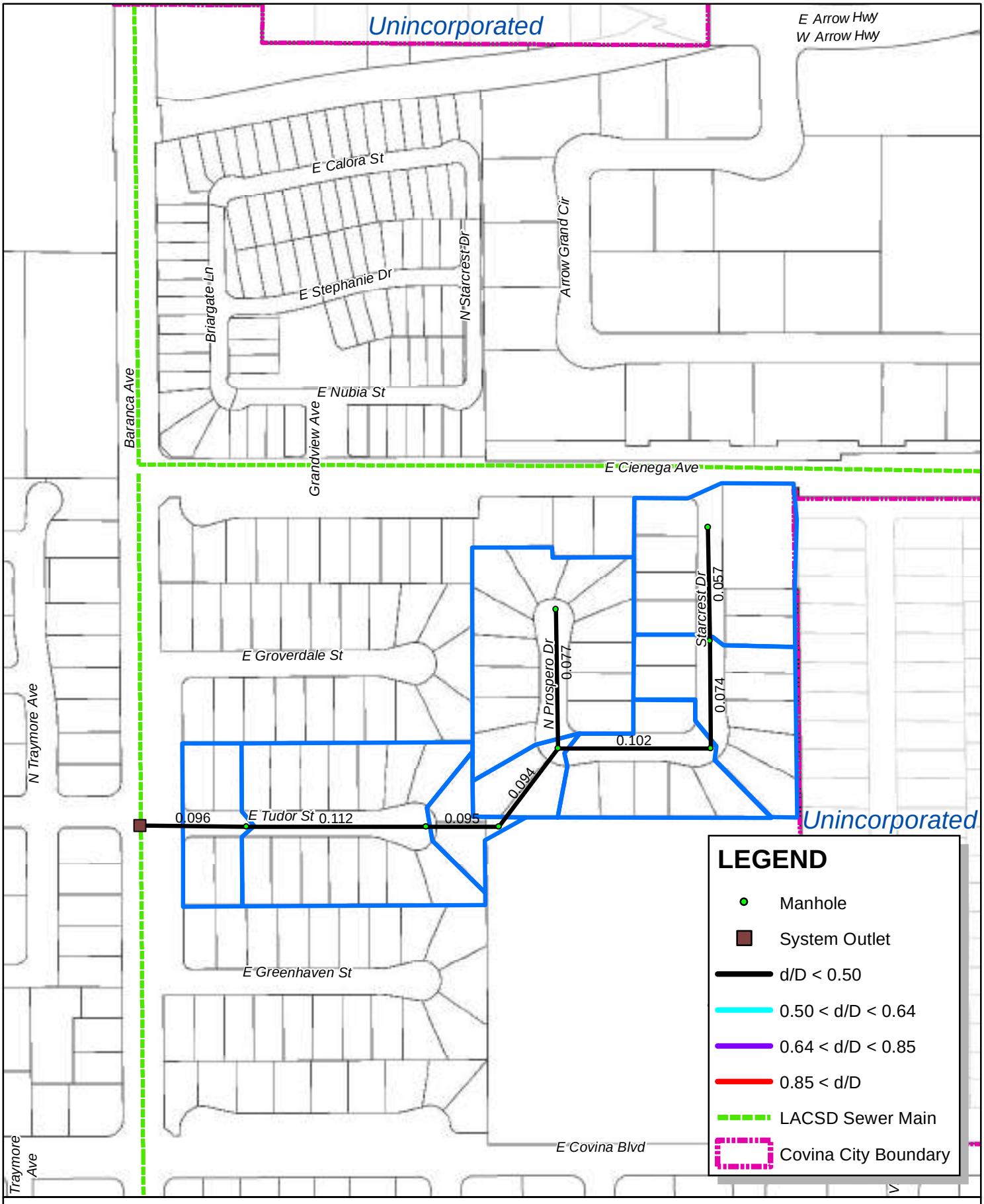
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	388.190	0.012	1.281	0.063	1.105	1.093	0.640	0.747	0.735
2	4	3	5	8.000	128.526	0.014	1.831	0.056	1.719	1.705	0.640	1.162	1.148

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			


Area 60 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
619
617
615
613
611
609
607
605
603
601
599
2
3
5
1
4
0.0
51.7
103.4
155.1
206.8
258.5
310.2
361.9
413.6
465.3
517.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 61

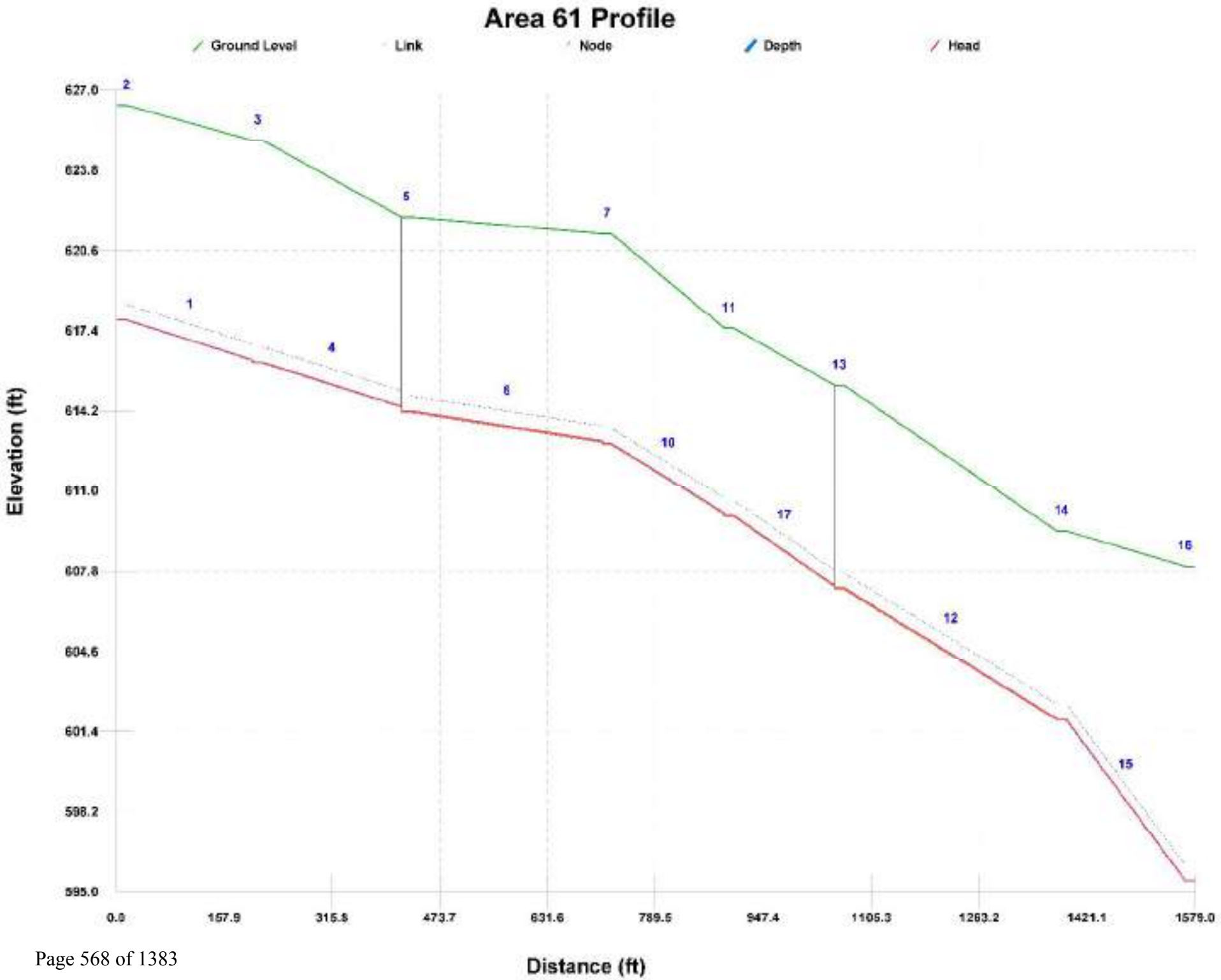


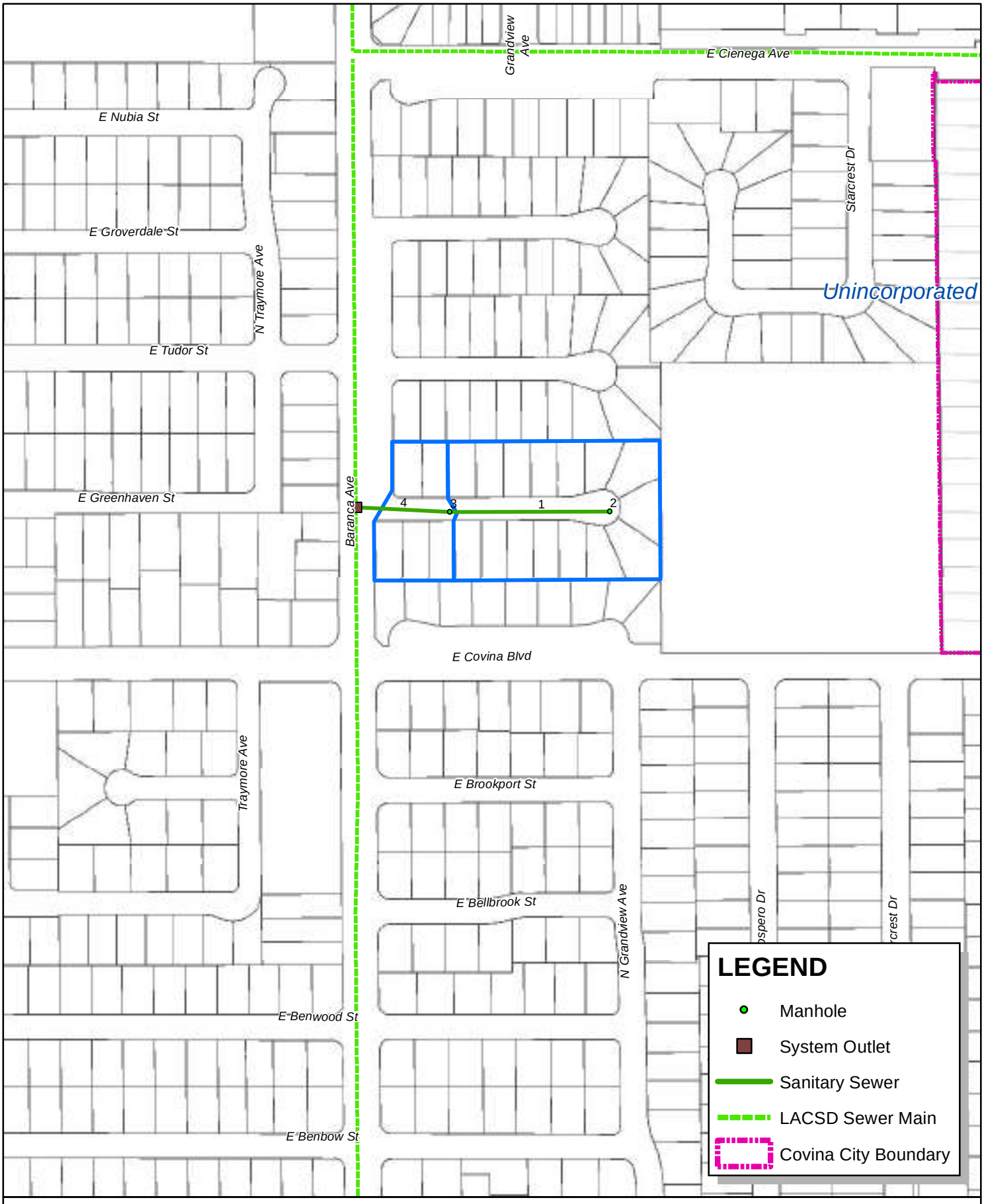
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 61

Area 61 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	198.746	0.007	0.868	0.057	0.802	0.795	0.640	0.542	0.535
2	10	7	11	8.000	177.623	0.028	1.671	0.094	1.119	1.092	0.640	0.757	0.729
3	12	13	14	8.000	335.158	0.040	1.867	0.112	1.120	1.080	0.640	0.757	0.717
4	15	14	16	8.000	187.358	0.043	2.510	0.096	1.660	1.618	0.640	1.122	1.079
5	17	11	13	8.000	159.012	0.030	1.785	0.095	1.189	1.159	0.640	0.804	0.774
6	4	3	5	8.000	219.668	0.012	1.030	0.074	0.802	0.790	0.640	0.542	0.530
7	6	5	7	8.000	301.179	0.017	0.888	0.102	0.566	0.549	0.640	0.382	0.366
8	8	9	7	8.000	234.900	0.009	0.748	0.077	0.567	0.558	0.640	0.383	0.374

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		12	0.500			
4		15	0.500	0.000	0.000	0.000
5		17	0.500			
6		4	0.500			
7		6	0.500			
8		8	0.500			

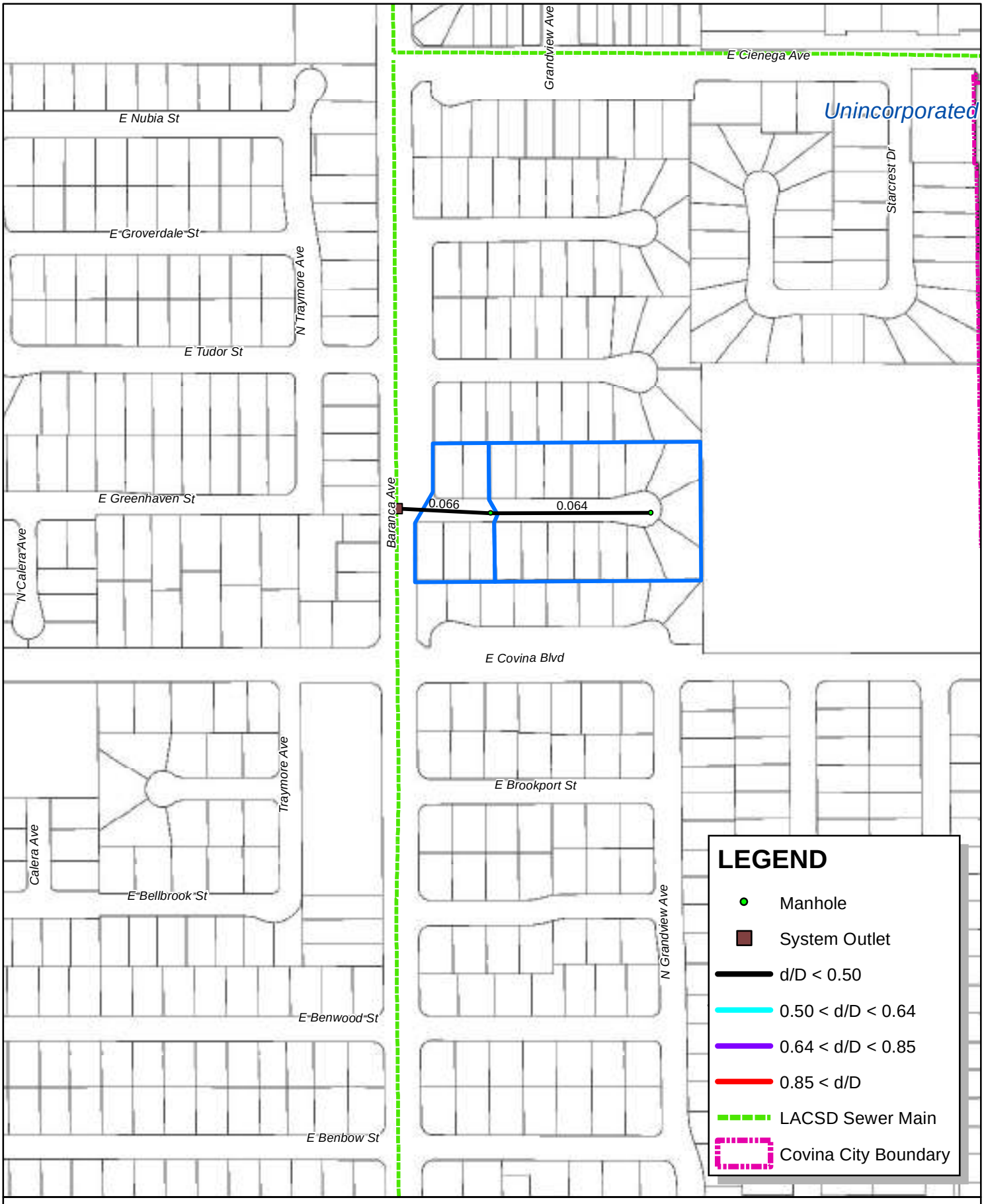

Area 61 Profile
Ground Level
Link
Node
Depth
Head
627.0
623.8
620.6
617.4
614.2
611.0
607.8
604.6
601.4
598.2
595.0
Elevation (ft)
0.0
157.9
315.8
473.7
631.6
789.5
947.4
1105.3
1263.2
1421.1
1579.0
Distance (ft)
1
2
3
4
5
6
7
10
11
12
13
14
15
16
17



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 62

WILLDAN



N
W E
S

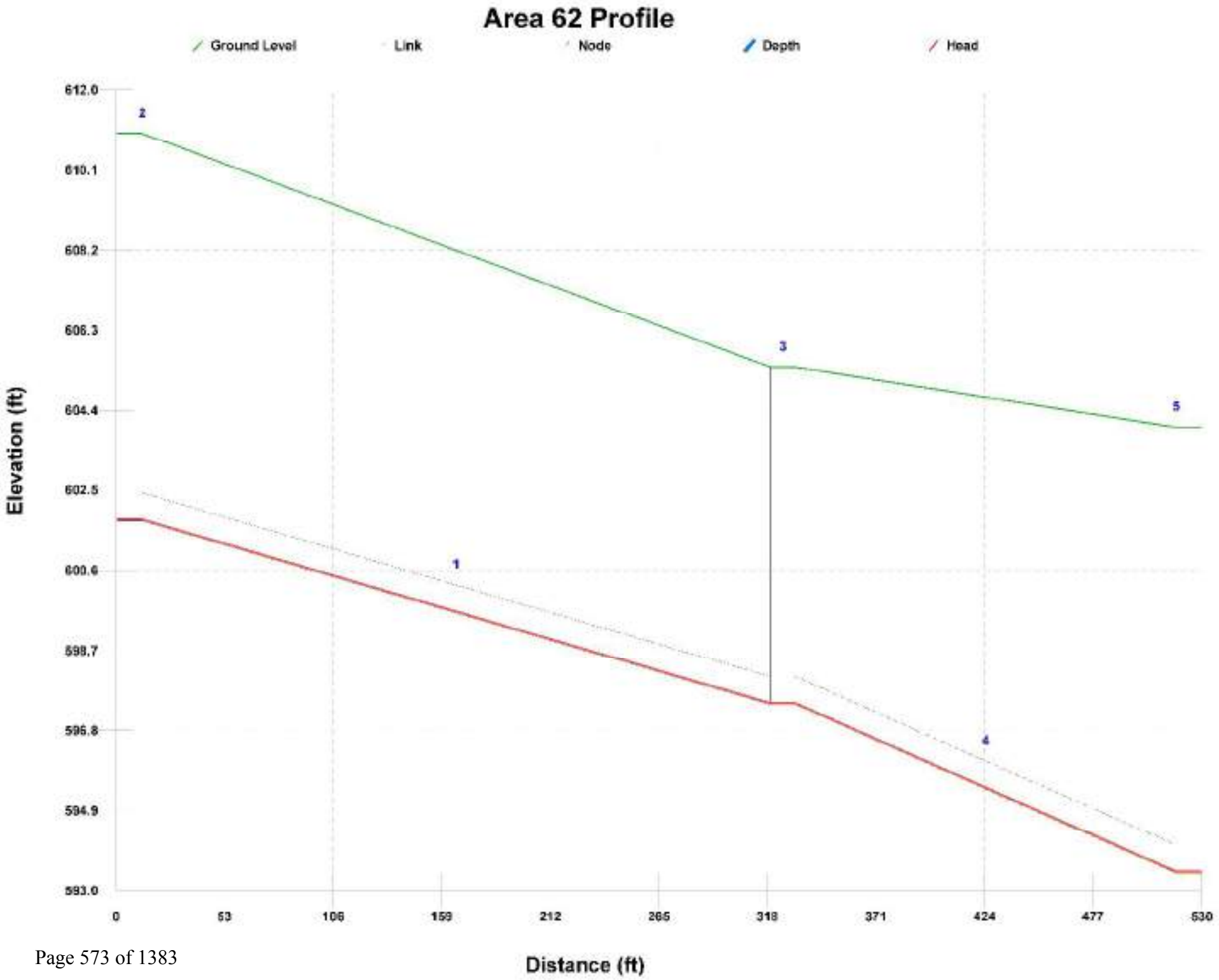
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 62

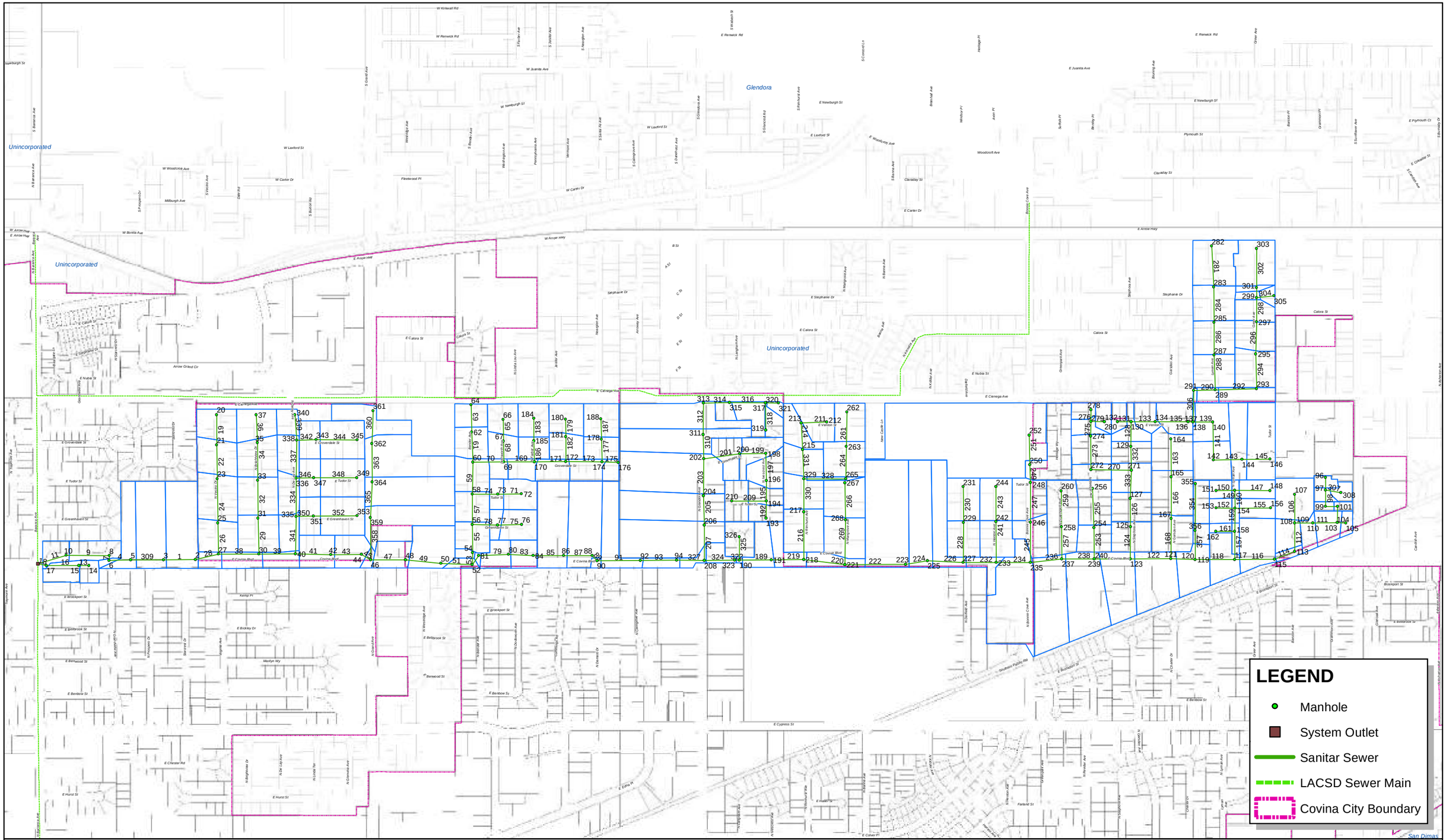
WILLDAN

Area 62 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	330.000	0.011	1.203	0.064	1.030	1.019	0.640	0.696	0.685
2		4	3	5	8.000	200.000	0.015	1.508	0.066	1.267	1.253	0.640	0.857	0.842

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			

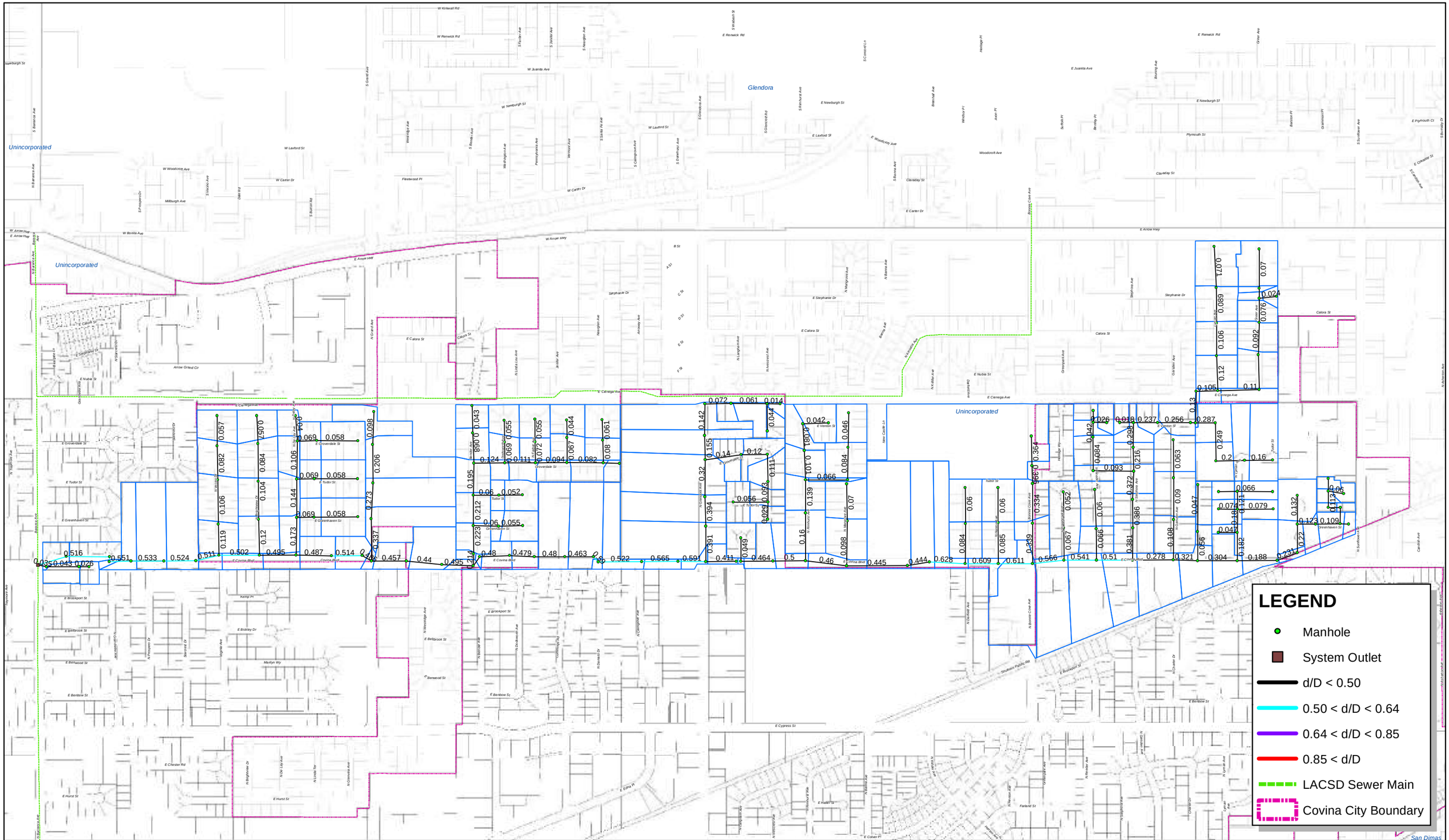

Area 62 Profile
Ground Level
Link
Node
Depth
Head
612.0
610.1
608.2
606.3
604.4
602.5
600.6
598.7
596.8
594.9
593.0
Elevation (ft)
0
53
106
159
212
265
318
371
424
477
530
Distance (ft)
1
2
3
4
5



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 63

WILLDAN



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 63

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	12.000	267.114	2.158	5.185	0.524	2.955	0.796	0.640	1.997	-0.161
2	100	99	101	8.000	108.545	0.027	1.040	0.127	0.577	0.550	0.640	0.390	0.363
3	102	101	103	8.000	120.957	0.031	1.076	0.136	0.570	0.540	0.640	0.386	0.355
4	104	105	103	8.000	77.082	0.003	1.003	0.031	1.373	1.370	0.640	0.928	0.925
5	106	107	108	8.000	246.627	0.034	1.240	0.132	0.670	0.637	0.640	0.453	0.419
6	109	110	108	8.000	123.864	0.053	2.161	0.123	1.219	1.165	0.640	0.824	0.770
7	11	10	12	12.000	227.268	2.243	5.487	0.516	3.145	0.902	0.640	2.126	-0.117
8	111	103	110	8.000	162.442	0.046	2.224	0.109	1.353	1.307	0.640	0.914	0.868
9	112	108	113	8.000	178.317	0.102	1.782	0.220	0.707	0.606	0.640	0.478	0.376
10	114	113	115	8.000	265.081	0.104	1.711	0.231	0.661	0.556	0.640	0.447	0.342
11	116	115	117	8.000	293.800	0.148	3.255	0.188	1.418	1.269	0.640	0.958	0.810
12	118	117	119	8.000	289.773	0.246	2.742	0.304	0.906	0.660	0.640	0.612	0.366
13	120	119	121	8.000	213.279	0.268	2.772	0.321	0.889	0.621	0.640	0.601	0.333
14	122	121	123	8.000	321.409	0.323	4.066	0.278	1.410	1.088	0.640	0.953	0.631
15	124	125	123	8.000	283.711	0.237	1.938	0.381	0.568	0.331	0.640	0.384	0.147
16	126	127	125	8.000	253.923	0.231	1.862	0.386	0.542	0.311	0.640	0.367	0.135
17	128	130	129	8.000	195.434	0.202	2.312	0.298	0.772	0.570	0.640	0.522	0.320
18	13	14	15	8.000	94.788	0.002	0.645	0.026	0.983	0.981	0.640	0.664	0.663
19	131	132	130	8.000	100.716	0.000	0.288	0.018	0.572	0.571	0.640	0.387	0.386
20	133	134	130	8.000	213.185	0.198	3.133	0.237	1.190	0.992	0.640	0.805	0.606
21	135	136	134	8.000	258.435	0.196	2.783	0.256	1.013	0.817	0.640	0.685	0.489
22	137	138	136	8.000	61.050	0.191	2.632	0.261	0.946	0.755	0.640	0.639	0.448
23	139	140	138	8.000	172.974	0.137	1.650	0.287	0.562	0.425	0.640	0.380	0.243
24	141	142	140	8.000	307.984	0.105	1.546	0.249	0.571	0.466	0.640	0.386	0.281
25	143	144	142	8.000	224.885	0.070	1.422	0.200	0.598	0.527	0.640	0.404	0.333
26	145	146	144	8.000	169.297	0.046	1.281	0.160	0.616	0.570	0.640	0.416	0.370
27	147	148	149	8.000	118.019	0.022	2.209	0.066	1.858	1.836	0.640	1.256	1.234
28	150	151	149	8.000	124.271	0.010	0.981	0.066	0.828	0.818	0.640	0.560	0.550
29	152	153	154	8.000	121.165	0.013	1.102	0.074	0.858	0.845	0.640	0.580	0.567
30	155	156	154	8.000	130.444	0.029	2.289	0.079	1.712	1.683	0.640	1.157	1.128
31	157	158	117	8.000	228.880	0.078	1.812	0.182	0.806	0.727	0.640	0.545	0.466
32	159	154	158	8.000	174.605	0.074	1.722	0.180	0.770	0.697	0.640	0.521	0.447
33	16	15	17	8.000	237.586	0.005	0.873	0.043	0.969	0.965	0.640	0.655	0.651
34	160	149	154	8.000	178.357	0.031	1.303	0.121	0.744	0.713	0.640	0.503	0.472
35	161	162	158	8.000	124.301	0.005	0.815	0.047	0.847	0.842	0.640	0.572	0.568
36	163	164	165	8.000	308.857	0.008	0.873	0.063	0.758	0.750	0.640	0.512	0.505
37	166	165	167	8.000	300.980	0.017	1.102	0.090	0.761	0.744	0.640	0.514	0.497
38	168	167	121	8.000	379.127	0.024	1.195	0.108	0.734	0.709	0.640	0.496	0.472
39	169	170	69	8.000	254.937	0.039	1.834	0.111	1.104	1.065	0.640	0.746	0.707
40	171	172	170	8.000	256.425	0.028	1.706	0.094	1.142	1.113	0.640	0.772	0.743
41	173	174	172	8.000	303.632	0.015	1.140	0.082	0.836	0.820	0.640	0.565	0.550
42	175	176	174	8.000	128.020	0.002	0.529	0.031	0.730	0.729	0.640	0.494	0.492
43	177	178	174	8.000	178.563	0.011	0.809	0.080	0.600	0.589	0.640	0.405	0.395
44	179	180	181	8.000	148.618	0.005	0.985	0.044	1.070	1.065	0.640	0.724	0.718

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		18	17	12	8.000	89.380	0.006	1.431	0.035	1.811	1.806	0.640	1.224	1.219
46		182	181	172	8.000	183.977	0.010	0.977	0.067	0.815	0.805	0.640	0.551	0.541
47		183	184	185	8.000	151.205	0.005	0.687	0.055	0.652	0.647	0.640	0.441	0.436
48		186	185	170	8.000	177.220	0.008	0.758	0.072	0.602	0.594	0.640	0.407	0.399
49		187	188	178	8.000	154.533	0.006	0.731	0.061	0.645	0.638	0.640	0.436	0.429
50		189	191	190	10.000	244.799	1.149	4.646	0.464	1.938	0.788	0.640	1.310	0.160
51		19	20	21	8.000	244.546	0.006	0.762	0.057	0.702	0.696	0.640	0.474	0.468
52		192	193	194	8.000	134.652	0.003	0.962	0.029	1.395	1.392	0.640	0.943	0.940
53		195	194	196	8.000	175.142	0.010	0.629	0.093	0.423	0.413	0.640	0.286	0.276
54		197	196	198	8.000	219.831	0.015	0.715	0.111	0.432	0.417	0.640	0.292	0.277
55		199	198	200	8.000	219.167	0.020	0.824	0.120	0.473	0.453	0.640	0.320	0.300
56		201	200	202	8.000	270.127	0.024	0.812	0.140	0.422	0.398	0.640	0.286	0.261
57		203	202	204	8.000	304.111	0.194	2.012	0.320	0.646	0.452	0.640	0.437	0.243
58		205	204	206	8.000	194.103	0.246	1.920	0.394	0.553	0.308	0.640	0.374	0.129
59		207	206	208	8.000	324.503	0.311	2.465	0.391	0.714	0.403	0.640	0.483	0.171
60		209	210	194	8.000	238.635	0.005	0.643	0.056	0.597	0.592	0.640	0.404	0.399
61		211	212	213	8.000	173.369	0.006	1.165	0.042	1.302	1.296	0.640	0.880	0.874
62		214	213	215	8.000	220.227	0.011	0.788	0.081	0.579	0.569	0.640	0.392	0.381
63		216	217	218	8.000	400.058	0.043	1.207	0.160	0.581	0.537	0.640	0.393	0.349
64		219	218	191	10.000	268.428	1.146	4.206	0.500	1.698	0.552	0.640	1.148	0.002
65		22	21	23	8.000	289.330	0.013	0.950	0.082	0.693	0.680	0.640	0.468	0.456
66		220	221	218	10.000	339.773	1.100	4.493	0.460	1.880	0.780	0.640	1.271	0.171
67		222	223	221	10.000	297.164	1.085	4.630	0.445	1.968	0.884	0.640	1.330	0.246
68		224	225	223	10.000	305.903	1.060	4.526	0.444	1.924	0.865	0.640	1.301	0.241
69		226	227	225	8.000	361.105	1.046	4.533	0.628	1.076	0.029	0.640	0.727	-0.319
70		228	229	227	8.000	303.906	0.011	0.792	0.084	0.568	0.557	0.640	0.384	0.373
71		230	231	229	8.000	280.123	0.006	0.643	0.060	0.572	0.566	0.640	0.386	0.381
72		232	233	227	8.000	240.887	1.026	4.611	0.609	1.105	0.079	0.640	0.747	-0.280
73		234	235	233	8.000	275.059	1.009	4.516	0.611	1.081	0.072	0.640	0.731	-0.279
74		236	237	235	8.000	223.505	0.706	3.466	0.566	0.852	0.146	0.640	0.576	-0.130
75		238	239	237	8.000	256.344	0.646	3.357	0.541	0.840	0.193	0.640	0.568	-0.079
76		24	23	25	8.000	336.086	0.022	1.118	0.106	0.695	0.673	0.640	0.470	0.448
77		240	123	239	8.000	301.903	0.588	3.285	0.510	0.841	0.253	0.640	0.569	-0.019
78		241	242	233	8.000	301.700	0.011	0.795	0.085	0.568	0.556	0.640	0.384	0.372
79		243	244	242	8.000	282.638	0.005	0.636	0.060	0.567	0.561	0.640	0.383	0.378
80		245	246	235	8.000	321.156	0.265	2.548	0.339	0.794	0.529	0.640	0.537	0.271
81		247	248	246	8.000	318.569	0.260	2.549	0.334	0.800	0.540	0.640	0.541	0.281
82		249	250	248	8.000	158.072	0.254	1.981	0.396	0.570	0.316	0.640	0.385	0.131
83		251	252	250	8.000	238.129	0.218	1.897	0.364	0.569	0.351	0.640	0.385	0.166
84		253	254	239	8.000	366.274	0.011	1.109	0.066	0.928	0.917	0.640	0.628	0.617
85		255	256	254	8.000	265.916	0.007	0.799	0.060	0.712	0.706	0.640	0.482	0.475
86		257	258	237	8.000	280.613	0.011	1.045	0.067	0.868	0.857	0.640	0.586	0.576
87		259	260	258	8.000	255.249	0.005	0.766	0.052	0.753	0.747	0.640	0.509	0.503
88		26	25	27	8.000	256.908	0.028	1.204	0.119	0.694	0.666	0.640	0.469	0.441

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89	261	262	263	8.000	266.422	0.005	0.836	0.046	0.882	0.877	0.640	0.596	0.591
90	264	263	265	8.000	255.968	0.011	0.808	0.084	0.582	0.571	0.640	0.394	0.382
91	266	267	268	8.000	295.473	0.008	0.703	0.070	0.566	0.559	0.640	0.383	0.375
92	269	268	221	8.000	344.940	0.015	0.868	0.098	0.567	0.552	0.640	0.383	0.368
93	270	272	271	8.000	311.390	0.014	0.850	0.093	0.572	0.558	0.640	0.387	0.373
94	273	274	272	8.000	231.476	0.011	0.779	0.084	0.562	0.551	0.640	0.380	0.369
95	275	276	274	8.000	169.827	0.005	1.050	0.042	1.191	1.186	0.640	0.805	0.800
96	277	278	276	8.000	83.181	0.002	0.754	0.023	1.262	1.261	0.640	0.853	0.852
97	279	280	276	8.000	89.406	0.002	0.719	0.026	1.101	1.100	0.640	0.744	0.743
98	28	27	2	12.000	170.088	2.103	5.208	0.511	2.998	0.896	0.640	2.027	-0.076
99	281	282	283	8.000	299.854	0.010	0.870	0.071	0.696	0.687	0.640	0.471	0.461
100	284	283	285	8.000	297.435	0.015	0.998	0.089	0.693	0.678	0.640	0.469	0.453
101	286	285	287	8.000	272.328	0.022	1.117	0.106	0.693	0.671	0.640	0.469	0.447
102	288	287	289	8.000	272.020	0.029	1.211	0.120	0.694	0.665	0.640	0.469	0.440
103	29	31	30	8.000	270.878	0.029	1.211	0.120	0.695	0.667	0.640	0.470	0.441
104	290	289	291	8.000	117.406	0.053	2.692	0.105	1.677	1.624	0.640	1.133	1.081
105	292	293	289	8.000	329.107	0.024	1.145	0.110	0.693	0.669	0.640	0.469	0.445
106	294	295	293	8.000	277.605	0.024	1.147	0.110	0.695	0.671	0.640	0.470	0.446
107	296	297	295	8.000	268.234	0.017	1.025	0.092	0.694	0.678	0.640	0.469	0.453
108	298	299	297	8.000	208.503	0.011	0.905	0.076	0.697	0.686	0.640	0.471	0.460
109	300	301	299	8.000	87.977	0.010	0.885	0.073	0.696	0.685	0.640	0.470	0.460
110	302	303	301	8.000	276.685	0.009	0.857	0.070	0.692	0.683	0.640	0.468	0.459
111	304	305	299	8.000	115.963	0.001	0.351	0.024	0.577	0.576	0.640	0.390	0.389
112	306	291	138	8.000	239.591	0.053	1.983	0.130	1.083	1.030	0.640	0.732	0.679
113	307	308	97	8.000	177.317	0.008	0.982	0.060	0.878	0.869	0.640	0.593	0.585
114	309	3	5	12.000	269.577	2.212	5.197	0.533	2.941	0.730	0.640	1.988	-0.224
115	310	311	202	8.000	169.804	0.099	2.869	0.155	1.405	1.306	0.640	0.949	0.850
116	312	313	311	8.000	272.691	0.056	1.846	0.142	0.956	0.900	0.640	0.646	0.590
117	314	315	313	8.000	211.496	0.010	0.895	0.072	0.711	0.701	0.640	0.480	0.470
118	316	317	315	8.000	293.814	0.008	0.908	0.061	0.798	0.790	0.640	0.539	0.531
119	318	319	317	8.000	198.470	0.003	0.501	0.044	0.547	0.545	0.640	0.370	0.367
120	32	33	31	8.000	311.100	0.021	1.105	0.104	0.695	0.674	0.640	0.470	0.448
121	320	321	317	8.000	111.398	0.001	0.825	0.014	1.893	1.892	0.640	1.280	1.279
122	322	190	323	10.000	65.922	1.155	3.727	0.553	1.443	0.289	0.640	0.976	-0.179
123	324	323	208	10.000	207.708	1.156	5.474	0.411	2.416	1.260	0.640	1.633	0.477
124	325	326	190	8.000	220.037	0.005	0.795	0.049	0.811	0.806	0.640	0.548	0.543
125	327	208	94	10.000	250.591	1.467	4.376	0.591	1.655	0.188	0.640	1.119	-0.349
126	328	265	329	8.000	329.632	0.012	1.223	0.066	1.022	1.010	0.640	0.691	0.679
127	330	329	217	8.000	270.136	0.035	1.176	0.139	0.615	0.580	0.640	0.415	0.381
128	331	215	329	8.000	226.294	0.016	0.878	0.101	0.562	0.546	0.640	0.380	0.364
129	332	129	271	8.000	198.887	0.206	3.705	0.216	1.485	1.279	0.640	1.004	0.798
130	333	271	127	8.000	197.567	0.226	1.909	0.372	0.567	0.341	0.640	0.383	0.157
131	334	336	335	8.000	311.099	0.034	1.106	0.144	0.566	0.531	0.640	0.382	0.348
132	337	338	336	8.000	315.012	0.018	0.915	0.106	0.567	0.549	0.640	0.383	0.365

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
133	339	340	338	8.000	208.720	0.002	0.485	0.040	0.569	0.566	0.640	0.384	0.382
134	34	35	33	8.000	315.011	0.014	0.965	0.084	0.694	0.681	0.640	0.469	0.456
135	341	335	40	8.000	292.039	0.050	1.238	0.173	0.567	0.517	0.640	0.383	0.334
136	342	343	338	8.000	165.901	0.013	1.207	0.069	0.982	0.969	0.640	0.663	0.651
137	344	345	343	8.000	337.629	0.009	1.073	0.058	0.983	0.974	0.640	0.664	0.656
138	346	347	336	8.000	165.901	0.013	1.210	0.069	0.984	0.971	0.640	0.665	0.652
139	348	349	347	8.000	337.629	0.009	1.072	0.058	0.983	0.974	0.640	0.664	0.656
140	350	351	335	8.000	165.901	0.013	1.207	0.069	0.982	0.969	0.640	0.663	0.651
141	352	353	351	8.000	337.629	0.009	1.071	0.058	0.982	0.973	0.640	0.663	0.655
142	354	355	356	8.000	391.244	0.005	0.767	0.047	0.802	0.797	0.640	0.542	0.537
143	357	356	119	8.000	243.568	0.007	0.864	0.056	0.802	0.795	0.640	0.542	0.535
144	358	359	46	8.000	302.239	0.187	1.814	0.337	0.567	0.380	0.640	0.383	0.196
145	36	37	35	8.000	229.881	0.006	0.751	0.057	0.694	0.688	0.640	0.469	0.463
146	360	361	362	8.000	293.845	0.015	0.869	0.098	0.568	0.553	0.640	0.384	0.369
147	363	362	364	8.000	306.369	0.071	1.377	0.206	0.568	0.496	0.640	0.384	0.312
148	365	364	359	8.000	290.899	0.125	1.621	0.273	0.568	0.443	0.640	0.384	0.259
149	38	30	27	12.000	334.220	2.075	5.261	0.502	3.053	0.978	0.640	2.063	-0.011
150	39	40	30	12.000	291.833	2.046	5.276	0.495	3.078	1.032	0.640	2.081	0.035
151	4	5	6	12.000	188.526	2.238	5.050	0.551	2.822	0.584	0.640	1.907	-0.330
152	41	42	40	12.000	313.026	1.996	5.262	0.487	3.094	1.098	0.640	2.091	0.095
153	43	44	42	12.000	229.658	1.992	4.897	0.514	2.812	0.819	0.640	1.900	-0.092
154	45	46	44	12.000	96.716	1.989	5.250	0.486	3.087	1.098	0.640	2.087	0.097
155	47	48	46	12.000	286.720	1.802	5.151	0.457	3.113	1.312	0.640	2.104	0.303
156	49	50	48	12.000	234.441	1.785	5.366	0.440	3.302	1.516	0.640	2.232	0.446
157	51	52	50	12.000	262.882	1.752	4.514	0.495	2.633	0.881	0.640	1.780	0.028
158	53	54	52	8.000	67.335	0.086	1.578	0.214	0.637	0.551	0.640	0.430	0.344
159	55	56	54	8.000	221.301	0.086	1.476	0.223	0.581	0.495	0.640	0.393	0.307
160	57	58	56	8.000	252.242	0.074	1.363	0.212	0.553	0.479	0.640	0.374	0.300
161	59	60	58	8.000	264.220	0.062	1.282	0.195	0.546	0.484	0.640	0.369	0.307
162	61	62	60	8.000	227.561	0.008	0.785	0.068	0.645	0.637	0.640	0.436	0.428
163	63	64	62	8.000	218.147	0.003	0.659	0.043	0.731	0.727	0.640	0.494	0.490
164	65	66	67	8.000	172.513	0.005	0.627	0.055	0.595	0.590	0.640	0.402	0.397
165	68	67	69	8.000	158.232	0.008	0.788	0.069	0.641	0.633	0.640	0.433	0.425
166	7	6	8	12.000	44.730	2.238	5.267	0.532	2.983	0.745	0.640	2.016	-0.222
167	70	69	60	8.000	255.331	0.049	1.959	0.124	1.102	1.053	0.640	0.745	0.696
168	71	72	73	8.000	196.719	0.006	0.806	0.052	0.790	0.785	0.640	0.534	0.529
169	74	73	58	8.000	213.989	0.008	0.903	0.060	0.808	0.801	0.640	0.546	0.539
170	75	76	77	8.000	215.345	0.006	0.799	0.055	0.755	0.749	0.640	0.511	0.505
171	78	77	56	8.000	208.379	0.008	0.914	0.060	0.819	0.811	0.640	0.554	0.546
172	79	80	81	12.000	234.173	1.666	4.468	0.480	2.642	0.976	0.640	1.785	0.120
173	82	81	52	12.000	93.681	1.666	4.474	0.480	2.647	0.981	0.640	1.789	0.124
174	83	84	80	12.000	203.620	1.664	4.471	0.479	2.645	0.981	0.640	1.788	0.124
175	85	86	84	12.000	264.281	1.662	4.464	0.480	2.641	0.979	0.640	1.785	0.123
176	87	88	86	12.000	278.121	1.588	4.461	0.463	2.680	1.092	0.640	1.811	0.223

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
177		89	90	88	10.000	70.103	1.508	4.501	0.590	1.703	0.195	0.640	1.151	-0.357
178		9	8	10	12.000	338.220	2.242	5.489	0.516	3.148	0.906	0.640	2.128	-0.114
179		91	92	90	10.000	270.921	1.508	5.241	0.522	2.078	0.570	0.640	1.405	-0.103
180		93	94	92	10.000	274.057	1.467	4.619	0.565	1.775	0.308	0.640	1.200	-0.268
181		95	96	97	8.000	93.202	0.008	0.731	0.069	0.594	0.587	0.640	0.402	0.394
182		98	97	99	8.000	118.866	0.022	1.030	0.113	0.615	0.593	0.640	0.416	0.394

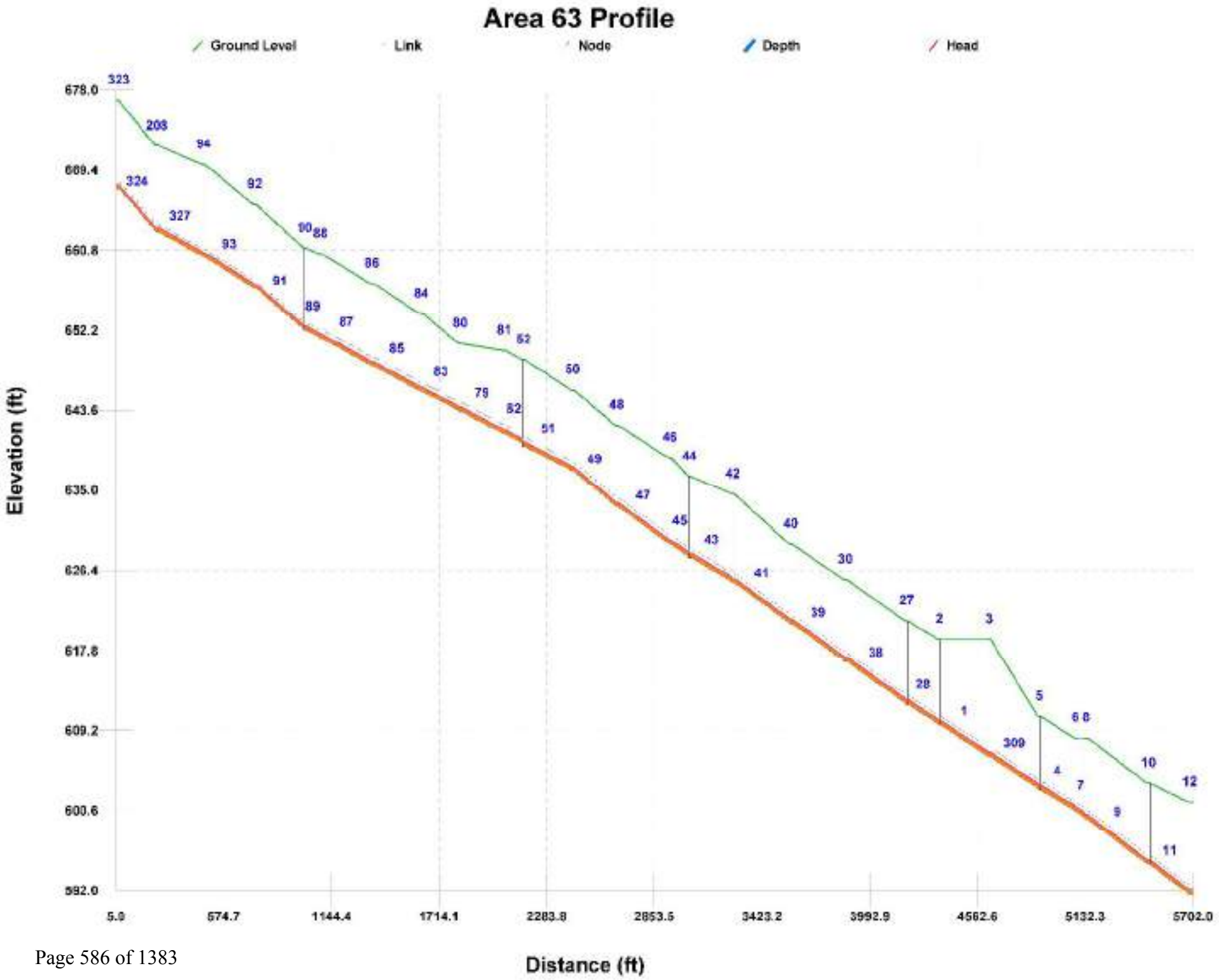
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	100	0.500			
3	102	0.500			
4	104	0.500			
5	106	0.500			
6	109	0.500	0.000	0.000	0.000
7	11	0.500	0.000	0.000	0.000
8	111	0.500	0.000	0.000	0.000
9	112	0.500			
10	114	0.500			
11	116	0.500	0.000	0.000	0.000
12	118	0.500	0.000	0.000	0.000
13	120	0.500	0.000	0.000	0.000
14	122	0.500	0.000	0.000	0.000
15	124	0.500			
16	126	0.500			
17	128	0.500	0.000	0.000	0.000
18	13	0.500			
19	131	0.500			
20	133	0.500	0.000	0.000	0.000
21	135	0.500	0.000	0.000	0.000
22	137	0.500	0.000	0.000	0.000
23	139	0.500			
24	141	0.500			
25	143	0.500			
26	145	0.500			
27	147	0.500	0.000	0.000	0.000
28	150	0.500			
29	152	0.500			
30	155	0.500	0.000	0.000	0.000
31	157	0.500			
32	159	0.500			
33	16	0.500			
34	160	0.500			
35	161	0.500			
36	163	0.500			
37	166	0.500			
38	168	0.500			
39	169	0.500			
40	171	0.500			
41	173	0.500			
42	175	0.500			
43	177	0.500			
44	179	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	18	0.500			
46	182	0.500			
47	183	0.500			
48	186	0.500			
49	187	0.500			
50	189	0.500	0.000	0.000	0.000
51	19	0.500			
52	192	0.500			
53	195	0.500			
54	197	0.500			
55	199	0.500			
56	201	0.500			
57	203	0.500	0.000	0.000	0.000
58	205	0.500			
59	207	0.500	0.000	0.000	0.000
60	209	0.500			
61	211	0.500			
62	214	0.500			
63	216	0.500			
64	219	0.500	0.000	0.000	0.000
65	22	0.500			
66	220	0.500	0.000	0.000	0.000
67	222	0.500	0.000	0.000	0.000
68	224	0.500	0.000	0.000	0.000
69	226	0.500	0.000	0.000	0.000
70	228	0.500			
71	230	0.500			
72	232	0.500	0.000	0.000	0.000
73	234	0.500	0.000	0.000	0.000
74	236	0.500	0.000	0.000	0.000
75	238	0.500	0.000	0.000	0.000
76	24	0.500			
77	240	0.500	0.000	0.000	0.000
78	241	0.500			
79	243	0.500			
80	245	0.500	0.000	0.000	0.000
81	247	0.500	0.000	0.000	0.000
82	249	0.500			
83	251	0.500			
84	253	0.500			
85	255	0.500			
86	257	0.500			
87	259	0.500			
88	26	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	261	0.500			
90	264	0.500			
91	266	0.500			
92	269	0.500			
93	270	0.500			
94	273	0.500			
95	275	0.500			
96	277	0.500			
97	279	0.500			
98	28	0.500	0.000	0.000	0.000
99	281	0.500			
100	284	0.500			
101	286	0.500			
102	288	0.500			
103	29	0.500			
104	290	0.500	0.000	0.000	0.000
105	292	0.500			
106	294	0.500			
107	296	0.500			
108	298	0.500			
109	300	0.500			
110	302	0.500			
111	304	0.500			
112	306	0.500			
113	307	0.500			
114	309	0.500	0.000	0.000	0.000
115	310	0.500	0.000	0.000	0.000
116	312	0.500			
117	314	0.500			
118	316	0.500			
119	318	0.500			
120	32	0.500			
121	320	0.500			
122	322	0.500	0.000	0.000	0.000
123	324	0.500	0.000	0.000	0.000
124	325	0.500			
125	327	0.500	0.000	0.000	0.000
126	328	0.500			
127	330	0.500			
128	331	0.500			
129	332	0.500	0.000	0.000	0.000
130	333	0.500			
131	334	0.500			
132	337	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
133	339	0.500			
134	34	0.500			
135	341	0.500			
136	342	0.500			
137	344	0.500			
138	346	0.500			
139	348	0.500			
140	350	0.500			
141	352	0.500			
142	354	0.500			
143	357	0.500			
144	358	0.500			
145	36	0.500			
146	360	0.500			
147	363	0.500			
148	365	0.500			
149	38	0.500	0.000	0.000	0.000
150	39	0.500	0.000	0.000	0.000
151	4	0.500	0.000	0.000	0.000
152	41	0.500	0.000	0.000	0.000
153	43	0.500	0.000	0.000	0.000
154	45	0.500	0.000	0.000	0.000
155	47	0.500	0.000	0.000	0.000
156	49	0.500	0.000	0.000	0.000
157	51	0.500	0.000	0.000	0.000
158	53	0.500			
159	55	0.500			
160	57	0.500			
161	59	0.500			
162	61	0.500			
163	63	0.500			
164	65	0.500			
165	68	0.500			
166	7	0.500	0.000	0.000	0.000
167	70	0.500			
168	71	0.500			
169	74	0.500			
170	75	0.500			
171	78	0.500			
172	79	0.500	0.000	0.000	0.000
173	82	0.500	0.000	0.000	0.000
174	83	0.500	0.000	0.000	0.000
175	85	0.500	0.000	0.000	0.000
176	87	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
177	89	0.500	0.000	0.000	0.000
178	9	0.500	0.000	0.000	0.000
179	91	0.500	0.000	0.000	0.000
180	93	0.500	0.000	0.000	0.000
181	95	0.500			
182	98	0.500			


Area 63 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
678.0
669.4
660.8
652.2
643.6
635.0
626.4
617.8
609.2
600.6
592.0
5.0
574.7
1144.4
1714.1
2283.8
2853.5
3423.2
3992.9
4562.6
5132.3
5702.0
Distance (ft)
323
208
94
92
90
88
86
84
80
81
82
50
48
46
44
42
40
30
27
2
3
5
6
8
10
12
324
327
93
91
89
87
85
83
79
82
51
49
47
45
43
41
39
38
28
1
309
4
7
9
11



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 64

WILLDAN



N
W E
S

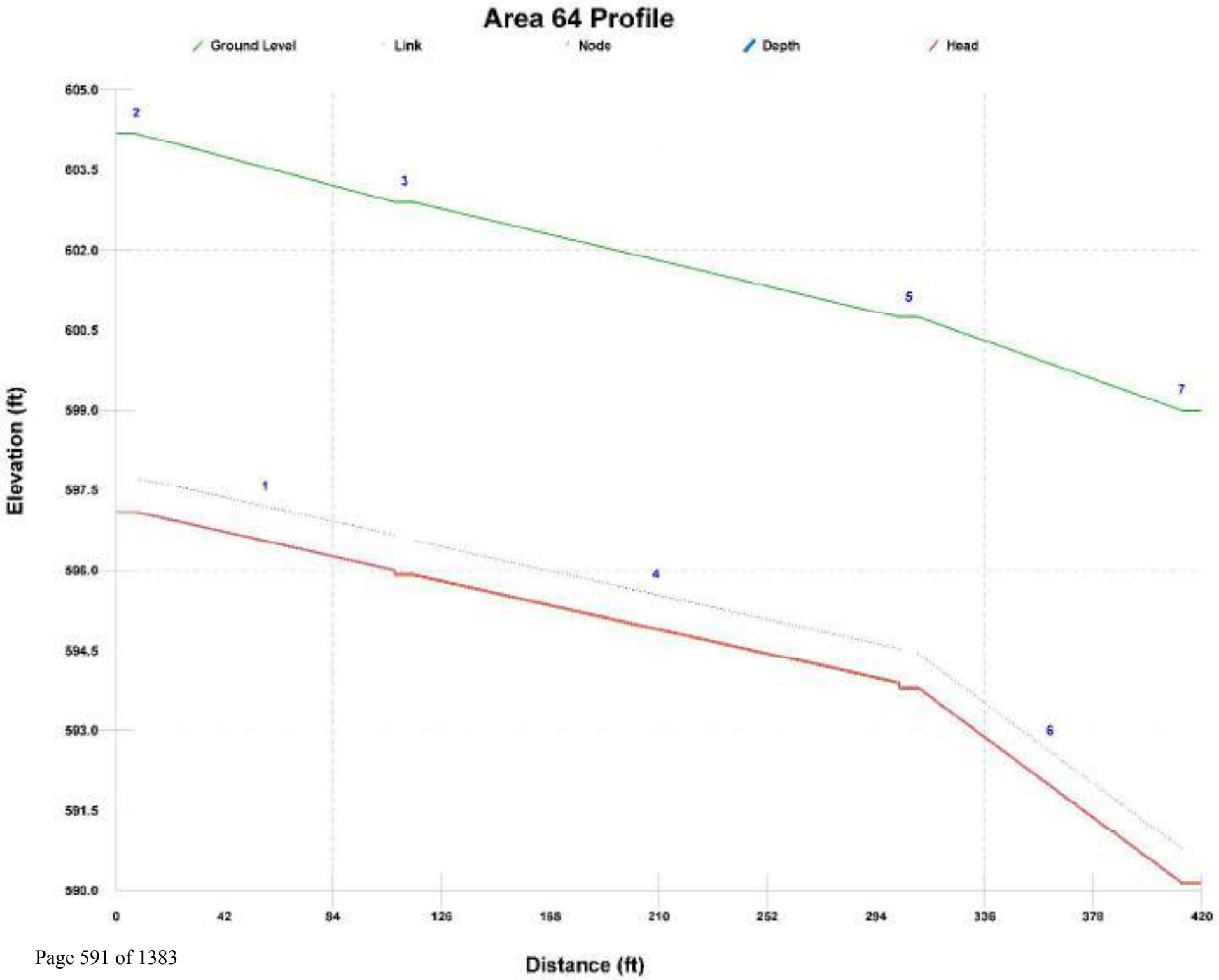
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 64

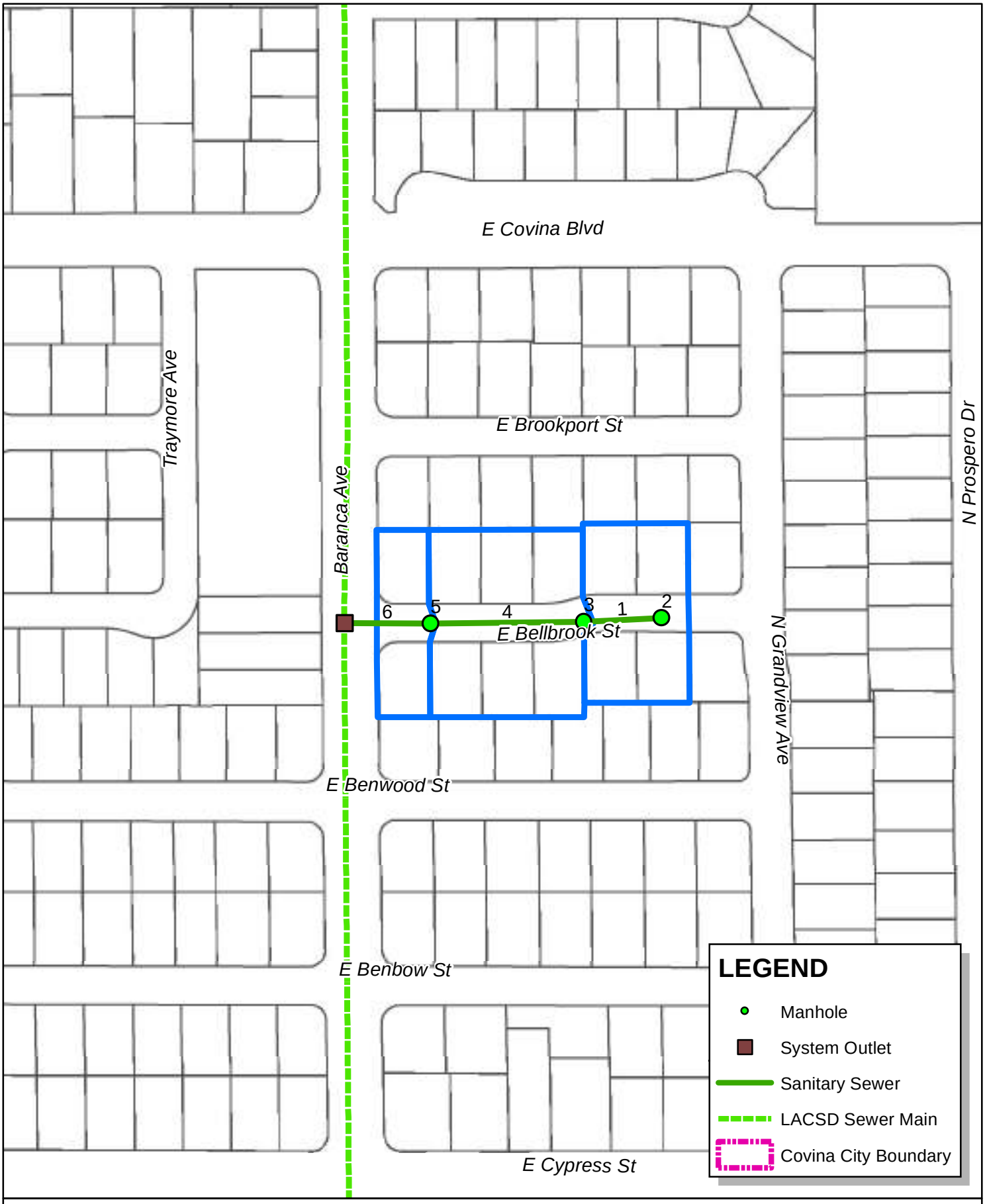
WILLDAN

Area 64 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	107.880	0.003	0.706	0.035	0.897	0.894	0.640	0.606	0.603
2	4	3	5	8.000	202.030	0.007	0.941	0.054	0.896	0.889	0.640	0.606	0.599
3	6	5	7	8.000	109.841	0.008	1.512	0.045	1.634	1.625	0.640	1.104	1.096

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			

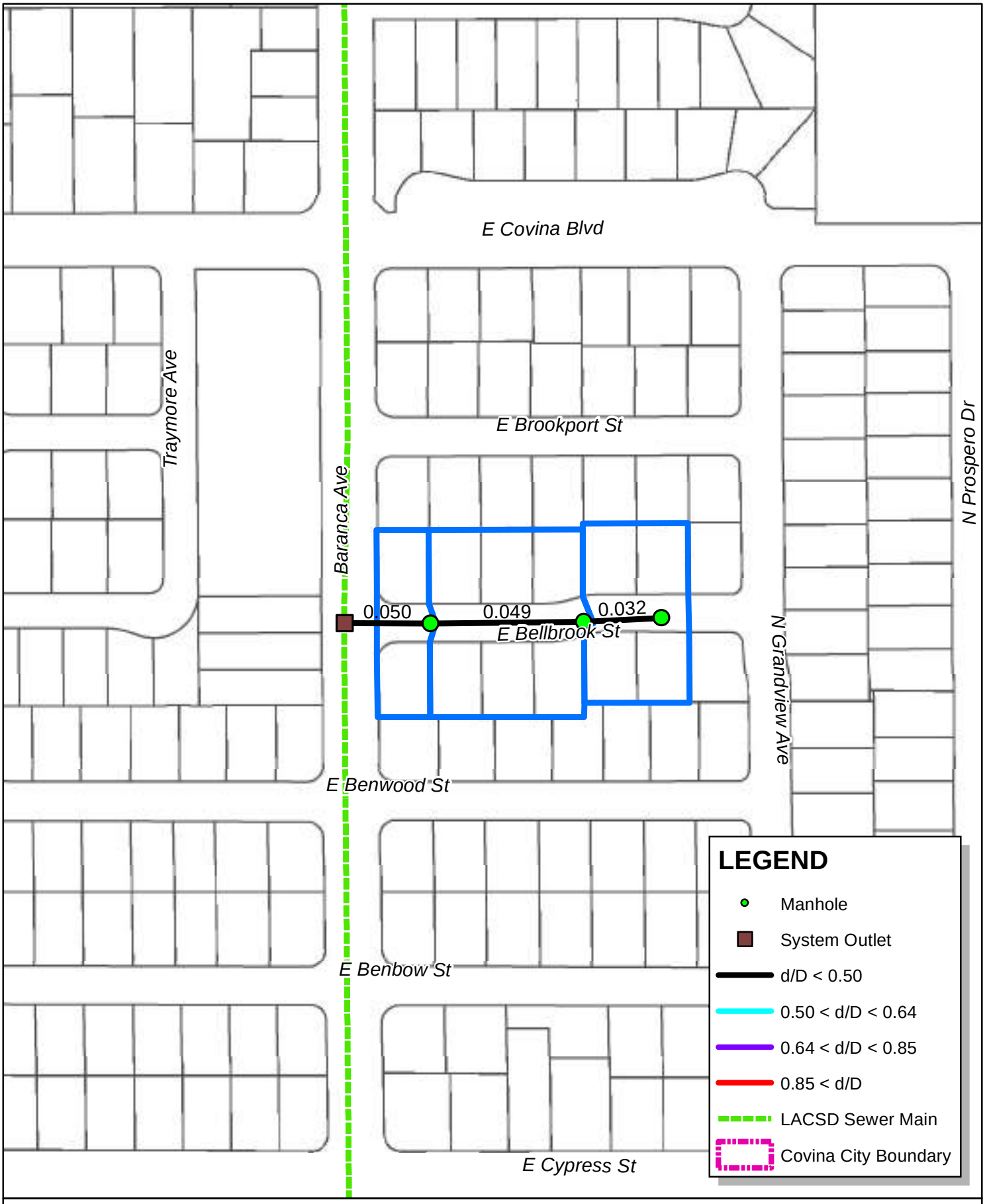

Area 64 Profile
Ground Level
Link
Node
Depth
Head
605.0
603.5
602.0
600.5
599.0
597.5
596.0
594.5
593.0
591.5
590.0
Elevation (ft)
0
42
84
126
168
210
252
294
336
378
420
Distance (ft)
1
2
3
4
5
6
7



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 65

WILLDAN



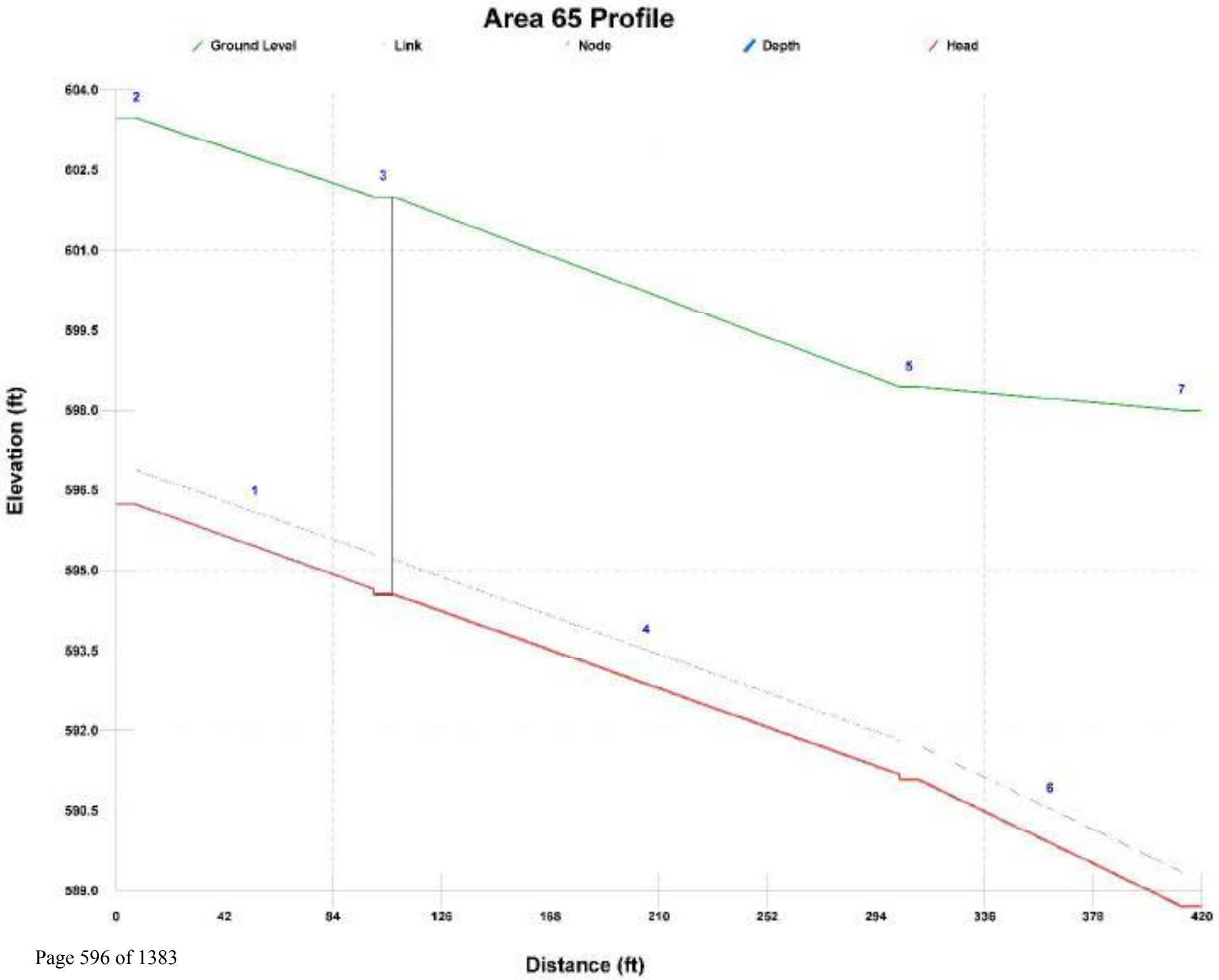
N
W E
S

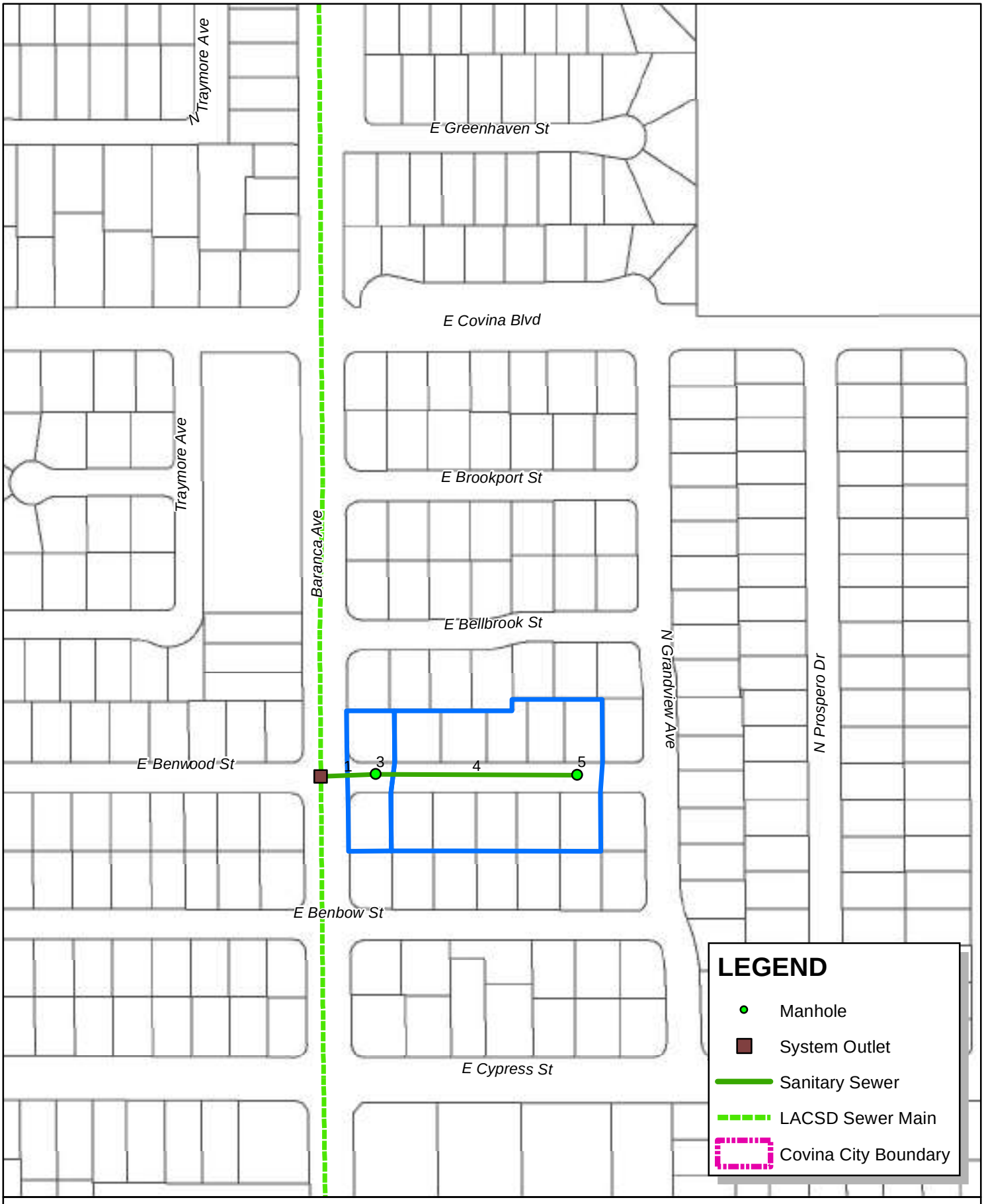
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 65

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	99.011	0.003	0.837	0.032	1.132	1.129	0.640	0.765	0.762
2	4	3	5	8.000	210.899	0.007	1.115	0.049	1.135	1.128	0.640	0.767	0.760
3	6	5	7	8.000	109.841	0.009	1.310	0.050	1.319	1.311	0.640	0.892	0.883

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			

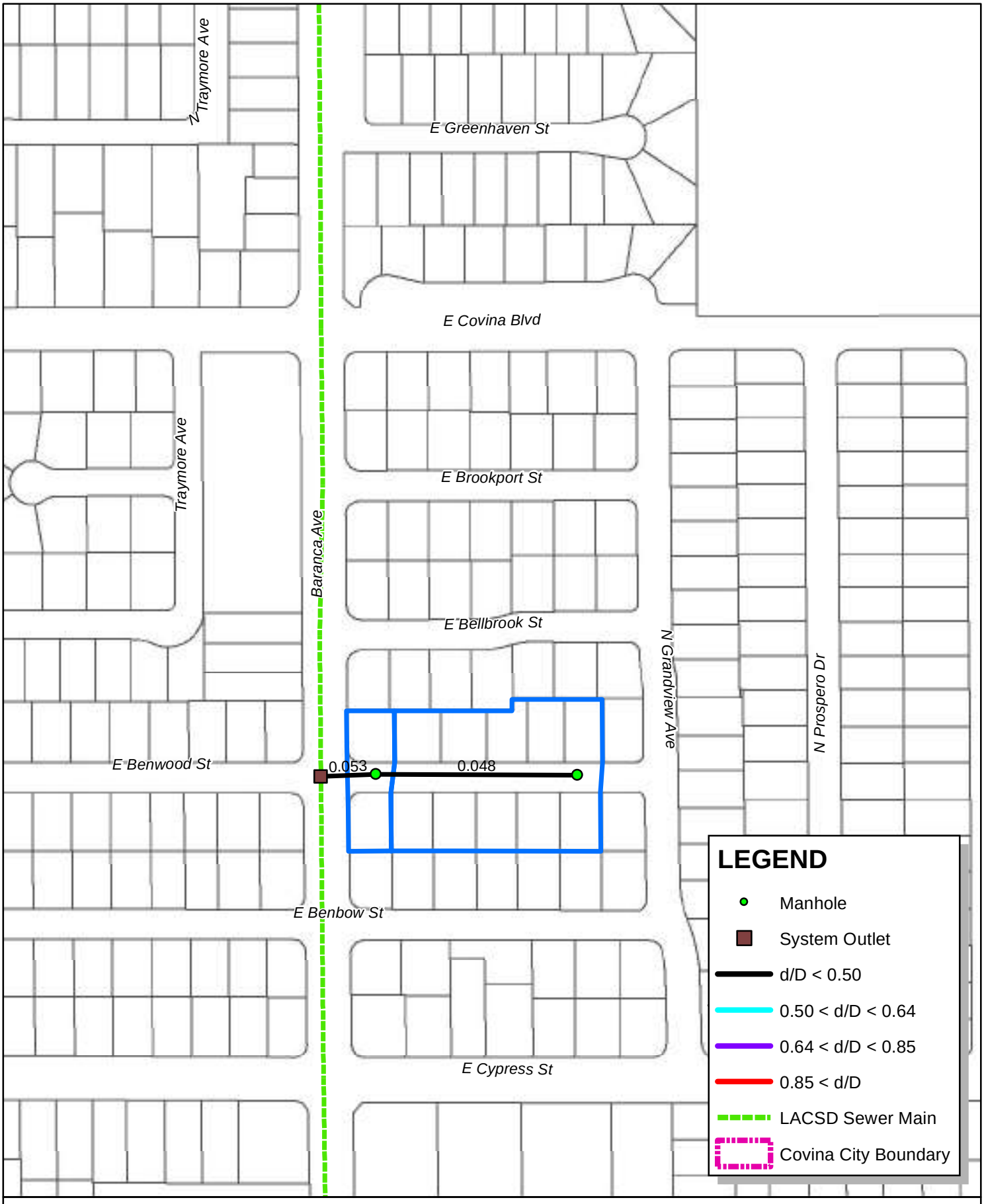

Area 65 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
604.0
602.5
601.0
599.5
598.0
596.5
595.0
593.5
592.0
590.5
589.0
0
42
84
126
168
210
252
294
336
378
420
Distance (ft)
1
2
3
4
5
6
7



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 66

WILLDAN



N
W E
S

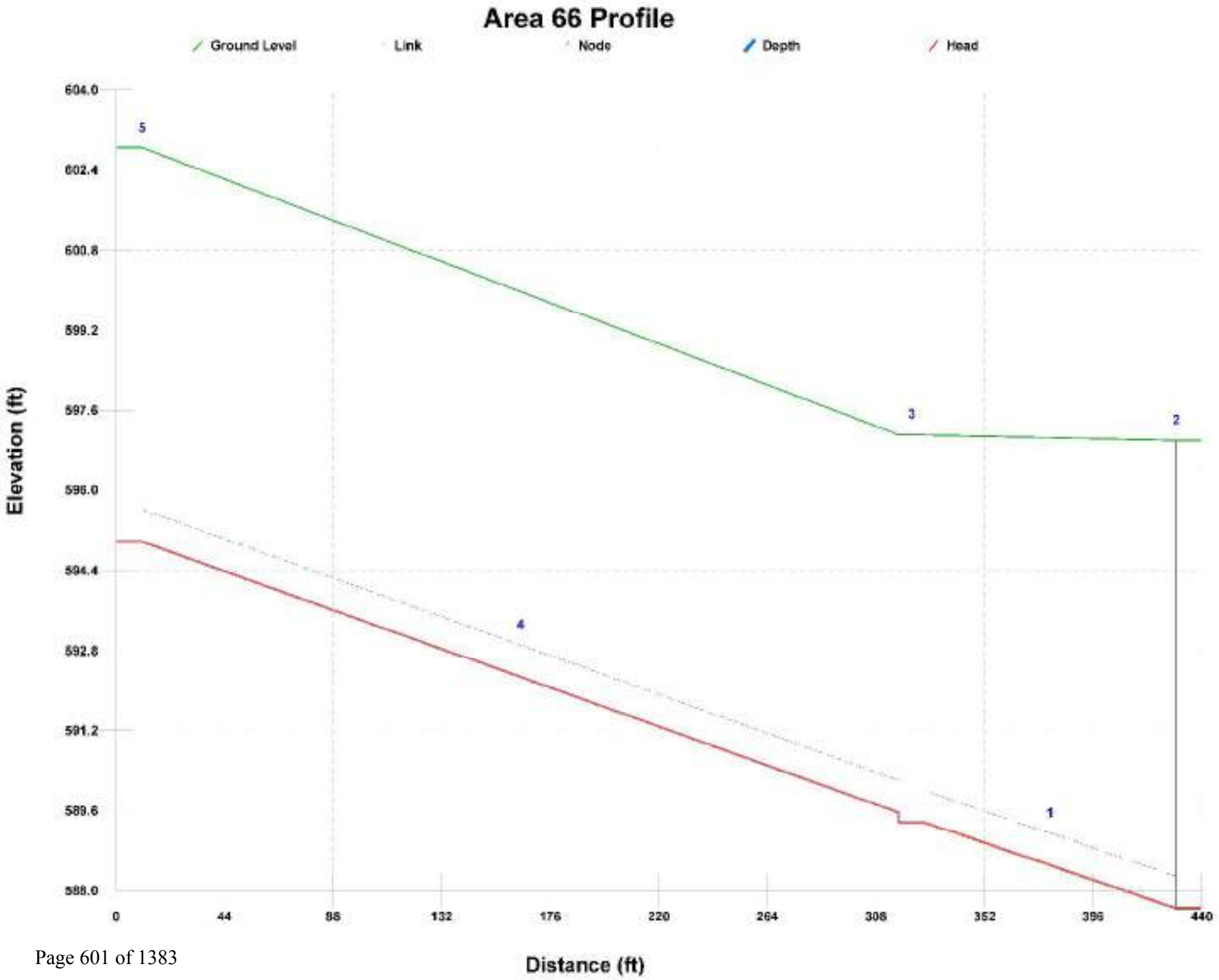
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 66

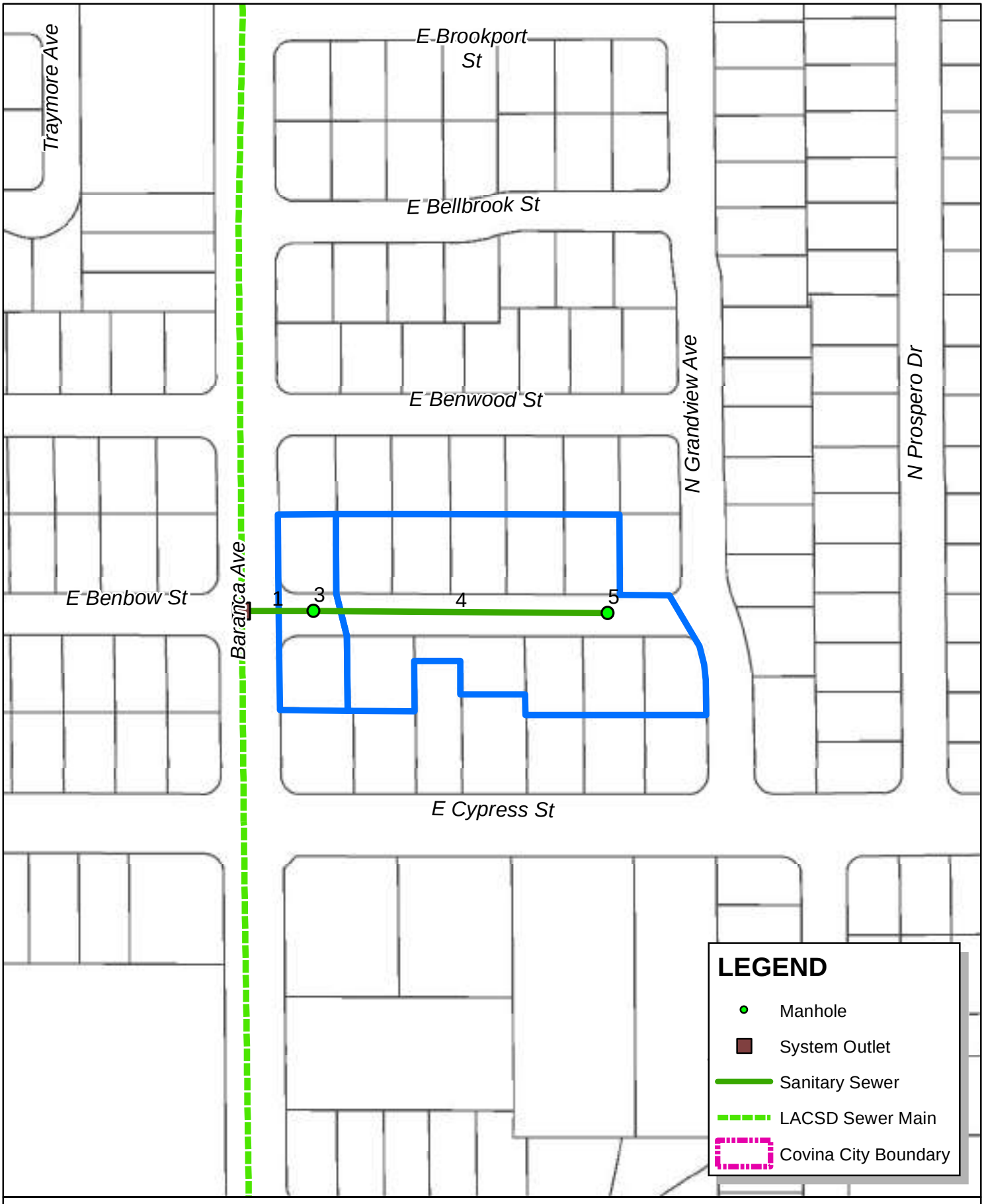
WILLDAN

Area 66 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	109.841	0.008	1.165	0.053	1.122	1.113	0.640	0.758	0.750
2	4	5	3	8.000	330.009	0.007	1.119	0.048	1.148	1.141	0.640	0.776	0.769

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			

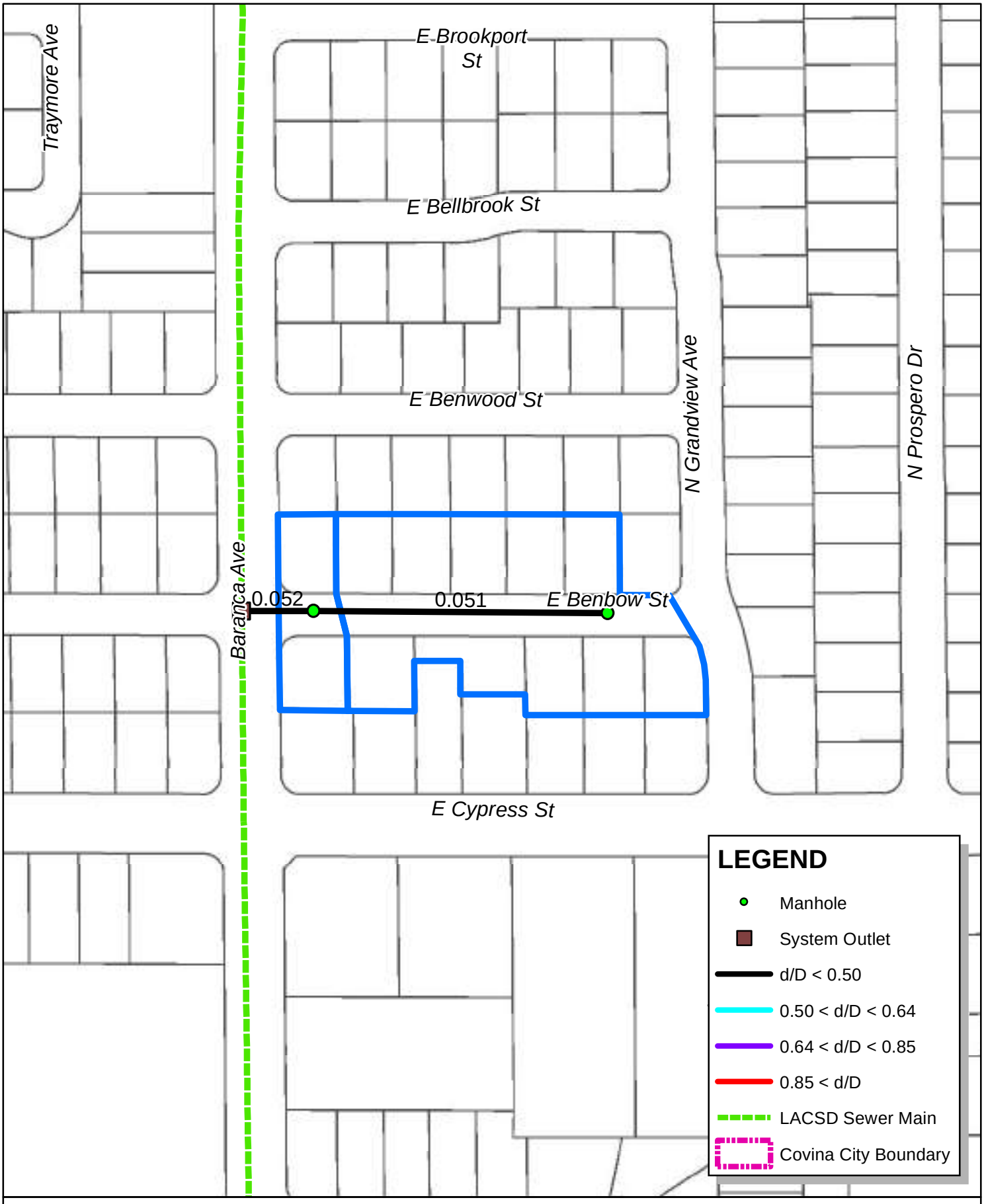

Area 66 Profile
Ground Level
Link
Node
Depth
Head
604.0
602.4
600.8
599.2
597.6
596.0
594.4
592.8
591.2
589.6
588.0
Elevation (ft)
0
44
88
132
176
220
264
308
352
396
440
Distance (ft)
5
3
2
4
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 67

WILLDAN



N
W E
S

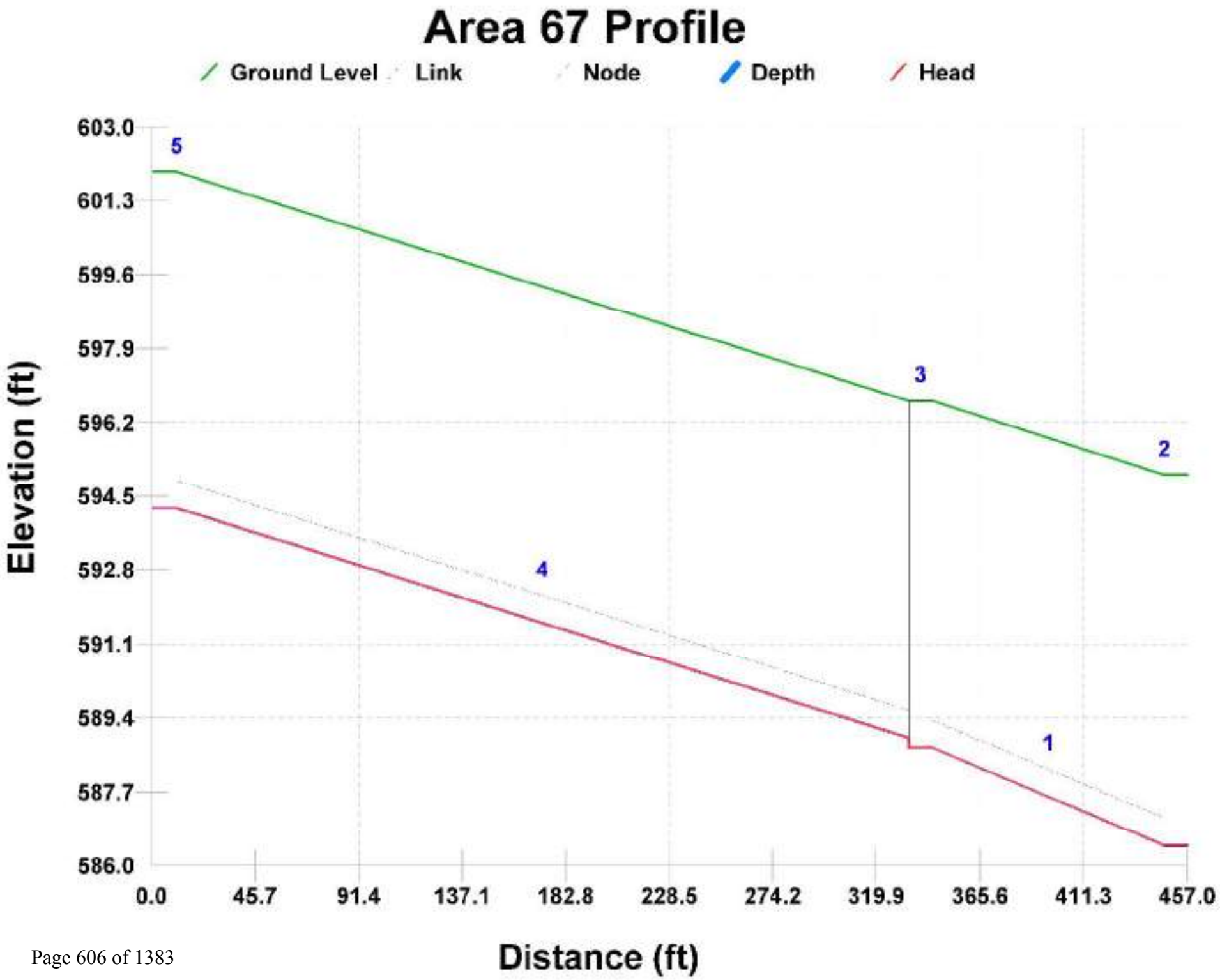
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 67

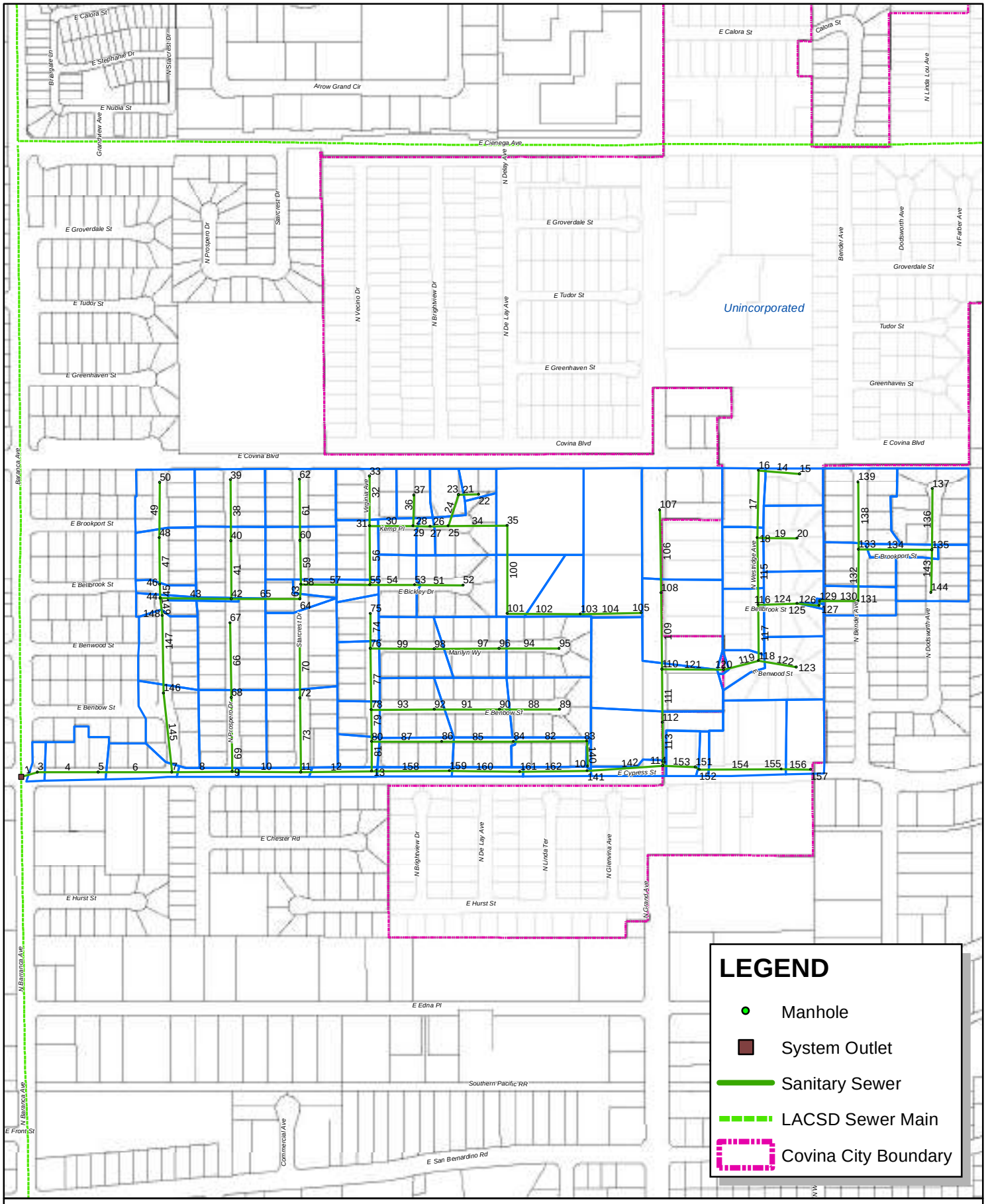
WILLDAN

Area 67 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	109.841	0.009	1.301	0.052	1.280	1.271	0.640	0.865	0.856
2		4	5	3	8.000	347.651	0.007	1.110	0.051	1.106	1.098	0.640	0.747	0.740

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			


Area 67 Profile
Ground Level
Link
Node
Depth
Head
603.0
601.3
599.6
597.9
596.2
594.5
592.8
591.1
589.4
587.7
586.0
Elevation (ft)
0.0
45.7
91.4
137.1
182.8
228.5
274.2
319.9
365.6
411.3
457.0
Distance (ft)
5
3
2
4
1



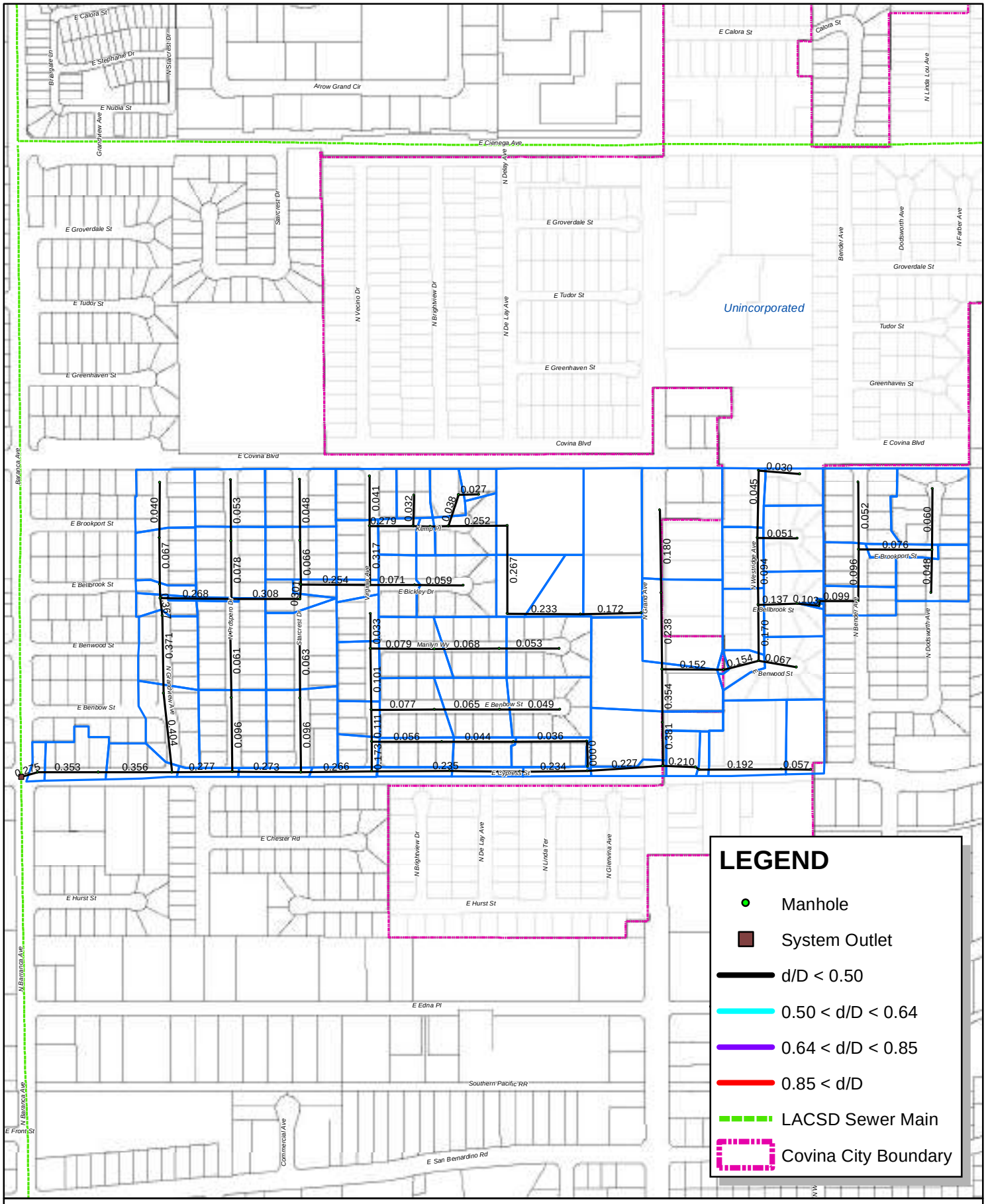
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S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 68

WILLDAN



LEGEND

- Manhole
- System Outlet
- d/D < 0.50
- 0.50 < d/D < 0.64
- 0.64 < d/D < 0.85
- 0.85 < d/D
- LACSD Sewer Main
- Covina City Boundary

N W E S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 68

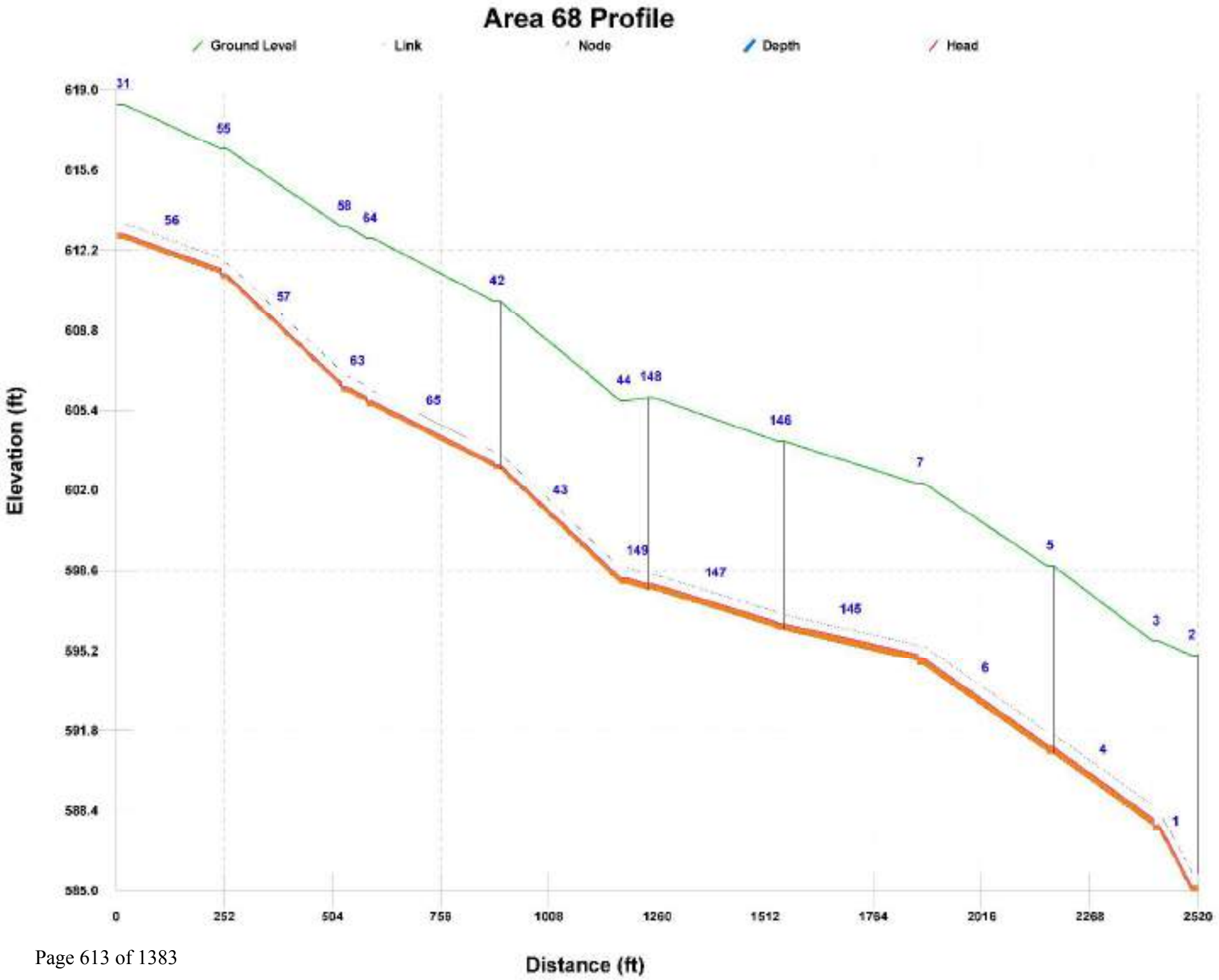
WILLDAN

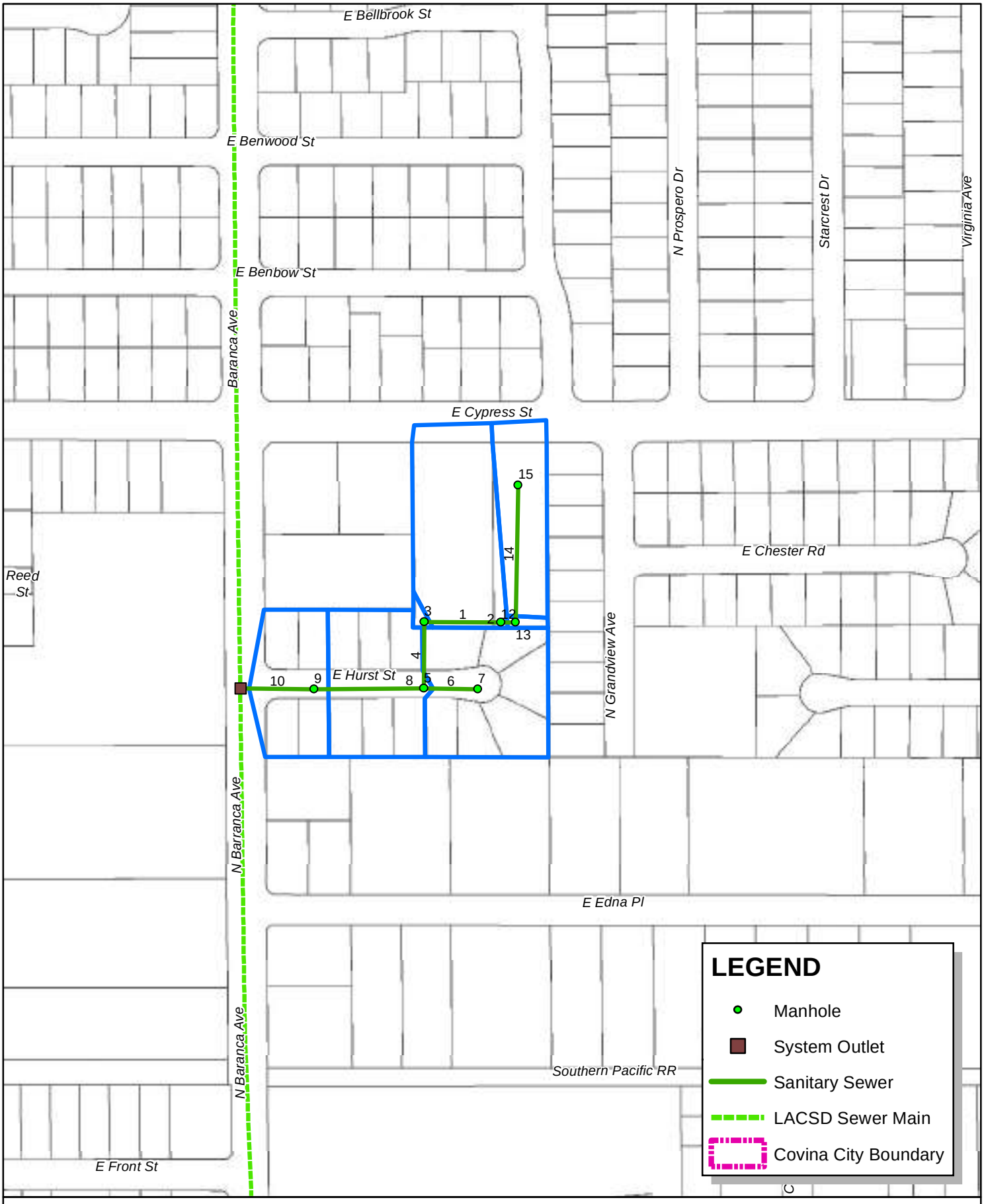
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	10.000	81.457	0.650	5.331	0.275	2.909	2.259	0.640	1.966	1.316
2	10	11	9	10.000	302.259	0.369	3.051	0.273	1.669	1.300	0.640	1.128	0.759
3	100	101	35	8.000	361.554	0.120	1.609	0.267	0.571	0.451	0.640	0.386	0.266
4	102	103	101	8.000	270.138	0.094	1.530	0.233	0.587	0.493	0.640	0.397	0.302
5	104	105	103	8.000	261.266	0.074	1.844	0.172	0.846	0.772	0.640	0.572	0.498
6	106	107	108	8.000	349.431	0.054	1.268	0.180	0.567	0.513	0.640	0.383	0.329
7	109	108	110	8.000	356.945	0.096	1.516	0.238	0.575	0.479	0.640	0.389	0.292
8	111	110	112	8.000	190.302	0.215	1.943	0.354	0.592	0.377	0.640	0.400	0.185
9	113	112	114	8.000	205.744	0.247	2.022	0.381	0.593	0.346	0.640	0.401	0.154
10	115	18	116	8.000	276.593	0.014	0.844	0.094	0.565	0.551	0.640	0.382	0.368
11	117	116	118	8.000	242.980	0.048	1.219	0.170	0.563	0.515	0.640	0.381	0.333
12	119	118	120	8.000	150.580	0.056	1.644	0.154	0.807	0.750	0.640	0.545	0.489
13	12	13	11	10.000	290.000	0.354	3.050	0.266	1.696	1.342	0.640	1.147	0.792
14	121	120	110	8.000	254.220	0.057	1.701	0.152	0.843	0.786	0.640	0.570	0.513
15	122	123	118	8.000	188.700	0.007	0.673	0.067	0.561	0.555	0.640	0.379	0.373
16	124	125	116	8.000	181.659	0.031	1.090	0.137	0.576	0.544	0.640	0.389	0.358
17	126	127	125	8.000	89.521	0.026	1.371	0.103	0.868	0.842	0.640	0.587	0.561
18	128	129	127	8.000	32.112	0.026	1.398	0.101	0.895	0.869	0.640	0.605	0.579
19	130	131	129	8.000	173.847	0.026	1.439	0.099	0.932	0.906	0.640	0.630	0.604
20	132	133	131	8.000	227.077	0.023	1.340	0.096	0.884	0.861	0.640	0.598	0.575
21	134	135	133	8.000	357.788	0.013	1.047	0.076	0.801	0.789	0.640	0.542	0.529
22	136	137	135	8.000	234.714	0.008	0.917	0.060	0.817	0.809	0.640	0.552	0.544
23	138	139	133	8.000	297.709	0.007	0.988	0.052	0.969	0.962	0.640	0.655	0.648
24	14	15	16	8.000	189.886	0.003	0.936	0.030	1.309	1.306	0.640	0.885	0.882
25	140	10	83	8.000	143.863	0.000	0.000	0.000	0.388	0.000	0.640	0.262	0.000
26	142	114	141	10.000	309.536	0.305	3.285	0.227	2.002	1.698	0.640	1.353	1.049
27	143	144	135	8.000	182.820	0.005	0.782	0.048	0.804	0.799	0.640	0.543	0.538
28	145	146	7	8.000	335.463	0.260	1.968	0.404	0.560	0.300	0.640	0.379	0.118
29	147	148	146	8.000	308.873	0.256	2.170	0.371	0.645	0.389	0.640	0.436	0.180
30	149	44	148	8.000	52.005	0.251	2.161	0.367	0.646	0.395	0.640	0.437	0.185
31	150	152	151	8.000	33.813	0.050	1.152	0.182	0.511	0.461	0.640	0.346	0.295
32	153	151	114	8.000	141.511	0.058	1.078	0.210	0.439	0.382	0.640	0.297	0.239
33	154	155	152	8.000	350.107	0.048	1.021	0.192	0.439	0.391	0.640	0.297	0.249
34	156	157	155	8.000	111.653	0.018	2.251	0.057	2.074	2.056	0.640	1.402	1.384
35	158	159	13	10.000	300.000	0.305	3.126	0.235	1.867	1.562	0.640	1.262	0.957
36	160	161	159	10.000	300.000	0.305	3.120	0.235	1.862	1.558	0.640	1.259	0.954
37	162	141	161	10.000	294.187	0.305	3.139	0.234	1.878	1.574	0.640	1.270	0.965
38	17	16	18	8.000	308.409	0.005	0.964	0.045	1.032	1.027	0.640	0.698	0.692
39	19	20	18	8.000	175.478	0.006	0.872	0.051	0.869	0.863	0.640	0.587	0.582
40	21	22	23	8.000	85.784	0.002	0.675	0.027	1.010	1.008	0.640	0.683	0.681
41	24	23	25	8.000	128.597	0.004	0.989	0.038	1.188	1.184	0.640	0.803	0.799
42	26	25	27	8.000	60.010	0.194	3.187	0.231	1.230	1.036	0.640	0.831	0.637
43	28	27	29	8.000	80.947	0.195	2.548	0.271	0.897	0.702	0.640	0.606	0.411
44	30	29	31	8.000	214.648	0.199	2.508	0.279	0.869	0.670	0.640	0.588	0.389

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		32	33	31	8.000	173.130	0.004	0.766	0.041	0.875	0.871	0.640	0.591	0.588
46		34	35	25	8.000	204.260	0.186	2.695	0.252	0.990	0.804	0.640	0.669	0.483
47		36	37	29	8.000	118.458	0.003	0.793	0.032	1.058	1.055	0.640	0.715	0.712
48		38	39	40	8.000	239.984	0.005	0.726	0.053	0.699	0.694	0.640	0.473	0.467
49		4	5	3	10.000	249.824	0.649	3.769	0.353	1.796	1.146	0.640	1.214	0.565
50		41	40	42	8.000	248.939	0.012	0.918	0.078	0.691	0.679	0.640	0.467	0.455
51		43	42	44	8.000	301.709	0.241	3.210	0.268	1.138	0.896	0.640	0.769	0.528
52		45	46	44	8.000	77.103	0.008	0.702	0.076	0.540	0.532	0.640	0.365	0.357
53		47	48	46	8.000	190.050	0.008	0.781	0.067	0.647	0.639	0.640	0.437	0.429
54		49	50	48	8.000	250.949	0.004	0.841	0.040	0.972	0.968	0.640	0.657	0.653
55		51	52	53	8.000	209.408	0.007	0.858	0.059	0.774	0.766	0.640	0.523	0.516
56		54	53	55	8.000	213.020	0.010	0.923	0.071	0.737	0.727	0.640	0.498	0.488
57		56	31	55	8.000	243.635	0.206	2.163	0.317	0.699	0.493	0.640	0.472	0.267
58		57	55	58	8.000	286.958	0.217	3.109	0.254	1.136	0.919	0.640	0.768	0.551
59		59	60	58	8.000	190.063	0.010	1.016	0.066	0.853	0.843	0.640	0.576	0.566
60		6	7	5	10.000	309.104	0.646	3.715	0.356	1.763	1.117	0.640	1.192	0.546
61		61	62	60	8.000	242.451	0.005	0.839	0.048	0.861	0.856	0.640	0.582	0.577
62		63	58	64	8.000	48.734	0.227	2.566	0.301	0.852	0.624	0.640	0.576	0.348
63		65	64	42	8.000	302.332	0.229	2.510	0.308	0.823	0.594	0.640	0.556	0.327
64		66	67	68	8.000	266.398	0.008	0.904	0.061	0.801	0.794	0.640	0.542	0.534
65		69	68	9	8.000	347.844	0.015	0.855	0.096	0.567	0.552	0.640	0.383	0.368
66		70	71	72	8.000	281.991	0.007	0.803	0.063	0.694	0.686	0.640	0.469	0.462
67		73	72	11	8.000	335.610	0.015	0.856	0.096	0.566	0.552	0.640	0.383	0.368
68		74	75	76	8.000	179.587	0.002	0.525	0.033	0.689	0.687	0.640	0.465	0.464
69		77	76	78	8.000	258.349	0.022	1.199	0.101	0.769	0.747	0.640	0.520	0.498
70		79	78	80	8.000	135.718	0.040	1.889	0.111	1.136	1.096	0.640	0.768	0.728
71		8	9	7	10.000	267.891	0.384	3.120	0.277	1.697	1.313	0.640	1.147	0.763
72		81	80	13	8.000	135.619	0.050	1.234	0.173	0.566	0.516	0.640	0.382	0.332
73		82	83	84	8.000	298.555	0.003	0.725	0.036	0.901	0.898	0.640	0.609	0.606
74		85	84	86	8.000	291.120	0.005	0.983	0.044	1.078	1.073	0.640	0.729	0.723
75		87	86	80	8.000	290.690	0.008	1.058	0.056	0.989	0.981	0.640	0.669	0.660
76		88	89	90	8.000	232.549	0.007	1.085	0.049	1.101	1.094	0.640	0.744	0.737
77		91	90	92	8.000	264.718	0.012	1.224	0.065	1.033	1.022	0.640	0.699	0.687
78		93	92	78	8.000	268.413	0.017	1.351	0.077	1.026	1.010	0.640	0.694	0.677
79		94	95	96	8.000	249.422	0.007	1.048	0.053	1.017	1.009	0.640	0.687	0.680
80		97	96	98	8.000	263.504	0.012	1.201	0.068	0.988	0.975	0.640	0.668	0.655
81		99	98	76	8.000	253.847	0.017	1.350	0.079	1.006	0.989	0.640	0.680	0.663

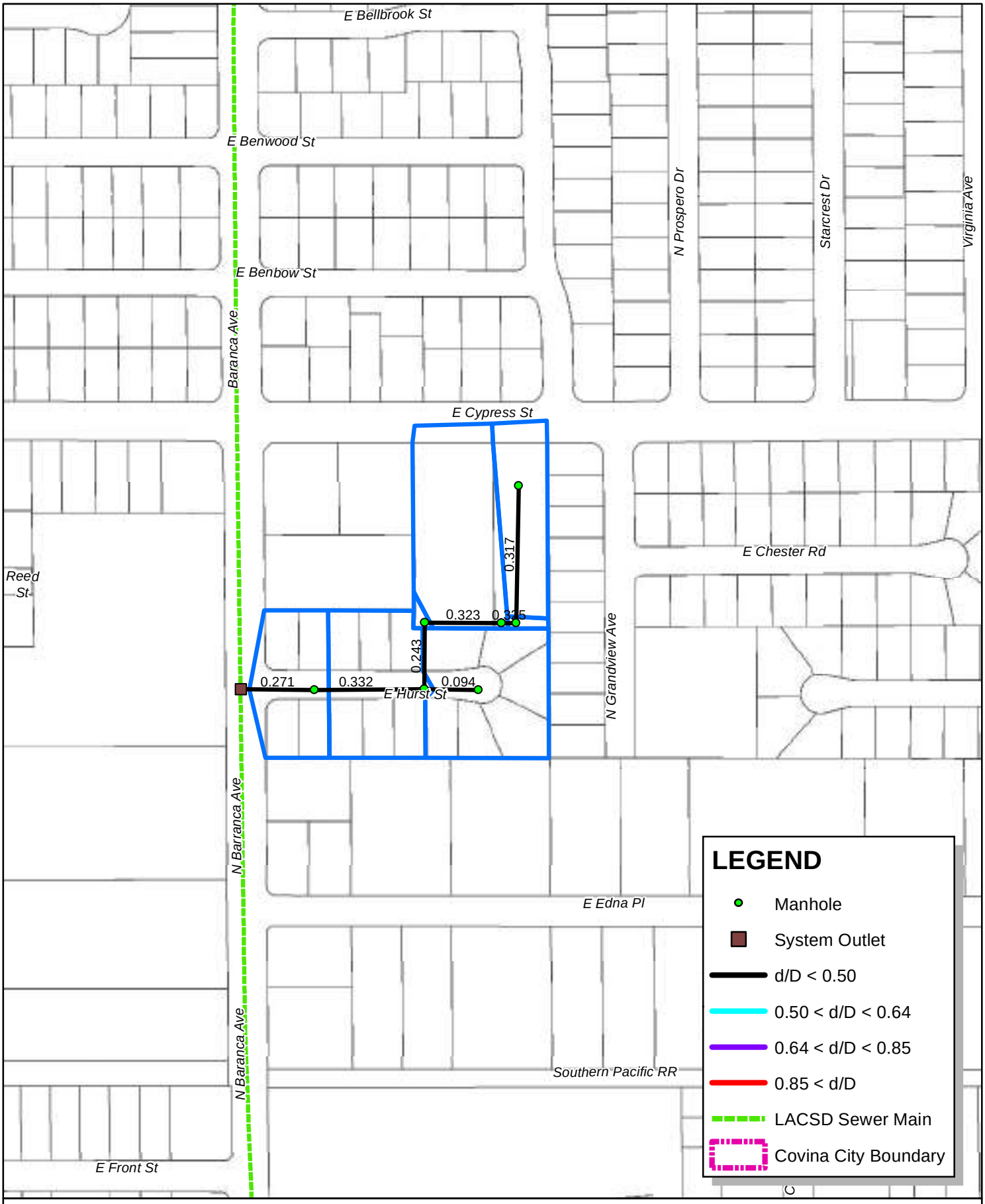
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	10	0.500	0.000	0.000	0.000
3	100	0.500			
4	102	0.500			
5	104	0.500			
6	106	0.500			
7	109	0.500			
8	111	0.500			
9	113	0.500	0.000	0.000	0.000
10	115	0.500			
11	117	0.500			
12	119	0.500			
13	12	0.500	0.000	0.000	0.000
14	121	0.500			
15	122	0.500			
16	124	0.500			
17	126	0.500			
18	128	0.500			
19	130	0.500			
20	132	0.500			
21	134	0.500			
22	136	0.500			
23	138	0.500			
24	14	0.500			
25	140	0.500	0.000	0.000	0.000
26	142	0.500	0.000	0.000	0.000
27	143	0.500			
28	145	0.500			
29	147	0.500	0.000	0.000	0.000
30	149	0.500	0.000	0.000	0.000
31	150	0.500			
32	153	0.500			
33	154	0.500			
34	156	0.500	0.000	0.000	0.000
35	158	0.500	0.000	0.000	0.000
36	160	0.500	0.000	0.000	0.000
37	162	0.500	0.000	0.000	0.000
38	17	0.500			
39	19	0.500			
40	21	0.500			
41	24	0.500			
42	26	0.500	0.000	0.000	0.000
43	28	0.500	0.000	0.000	0.000
44	30	0.500	0.000	0.000	0.000

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		32	0.500			
46		34	0.500	0.000	0.000	0.000
47		36	0.500			
48		38	0.500			
49		4	0.500	0.000	0.000	0.000
50		41	0.500			
51		43	0.500	0.000	0.000	0.000
52		45	0.500			
53		47	0.500			
54		49	0.500			
55		51	0.500			
56		54	0.500			
57		56	0.500	0.000	0.000	0.000
58		57	0.500	0.000	0.000	0.000
59		59	0.500			
60		6	0.500	0.000	0.000	0.000
61		61	0.500			
62		63	0.500	0.000	0.000	0.000
63		65	0.500	0.000	0.000	0.000
64		66	0.500			
65		69	0.500			
66		70	0.500			
67		73	0.500			
68		74	0.500			
69		77	0.500			
70		79	0.500			
71		8	0.500	0.000	0.000	0.000
72		81	0.500			
73		82	0.500			
74		85	0.500			
75		87	0.500			
76		88	0.500			
77		91	0.500			
78		93	0.500			
79		94	0.500			
80		97	0.500			
81		99	0.500			


Area 68 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
619.0
615.6
612.2
608.8
605.4
602.0
598.6
595.2
591.8
588.4
585.0
0
252
504
756
1008
1260
1512
1764
2016
2268
2520
Distance (ft)
31
55
58
64
42
44
148
146
7
5
3
2
1
4
6
145
147
149
43
65
63
57
56



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 69



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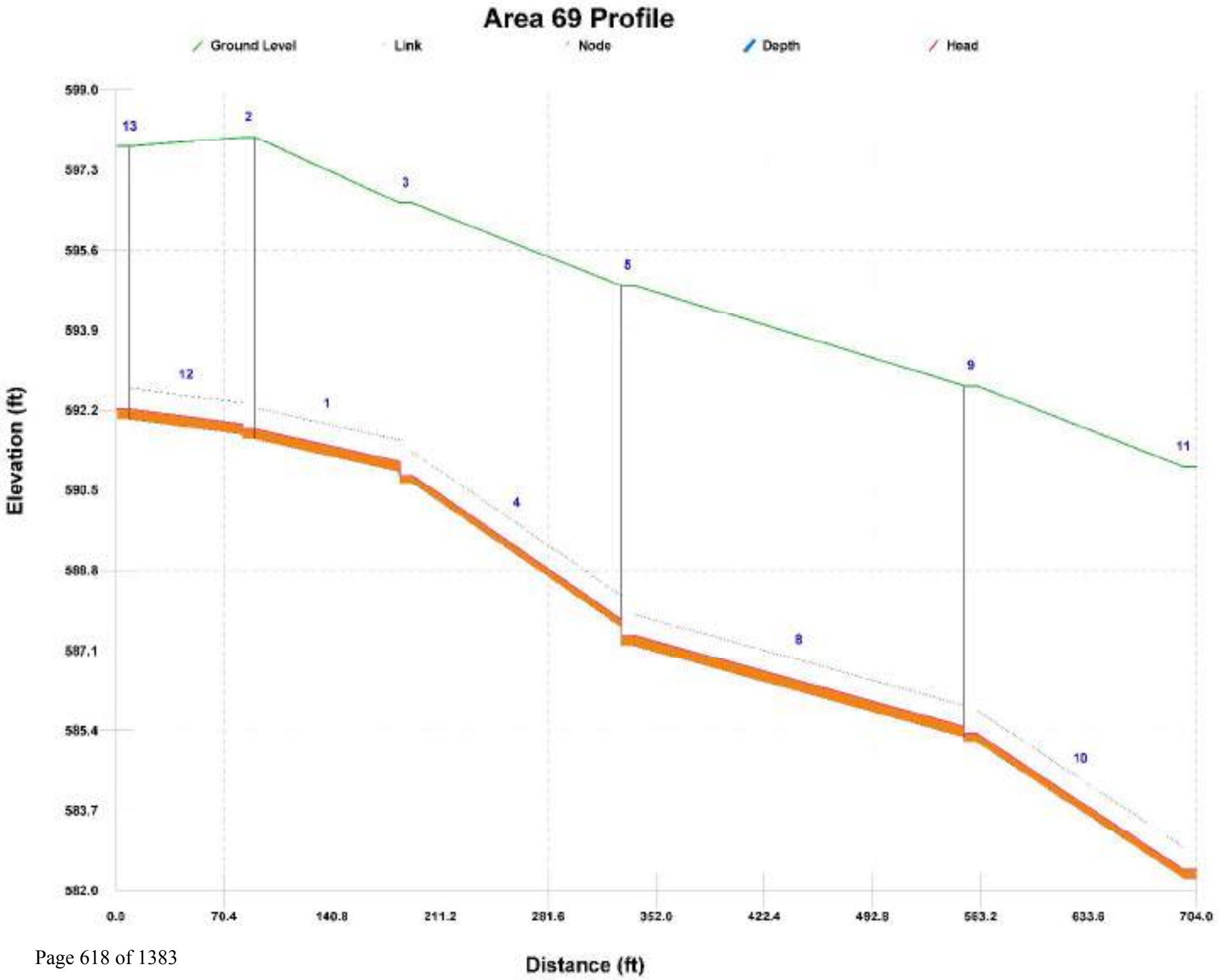
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 69

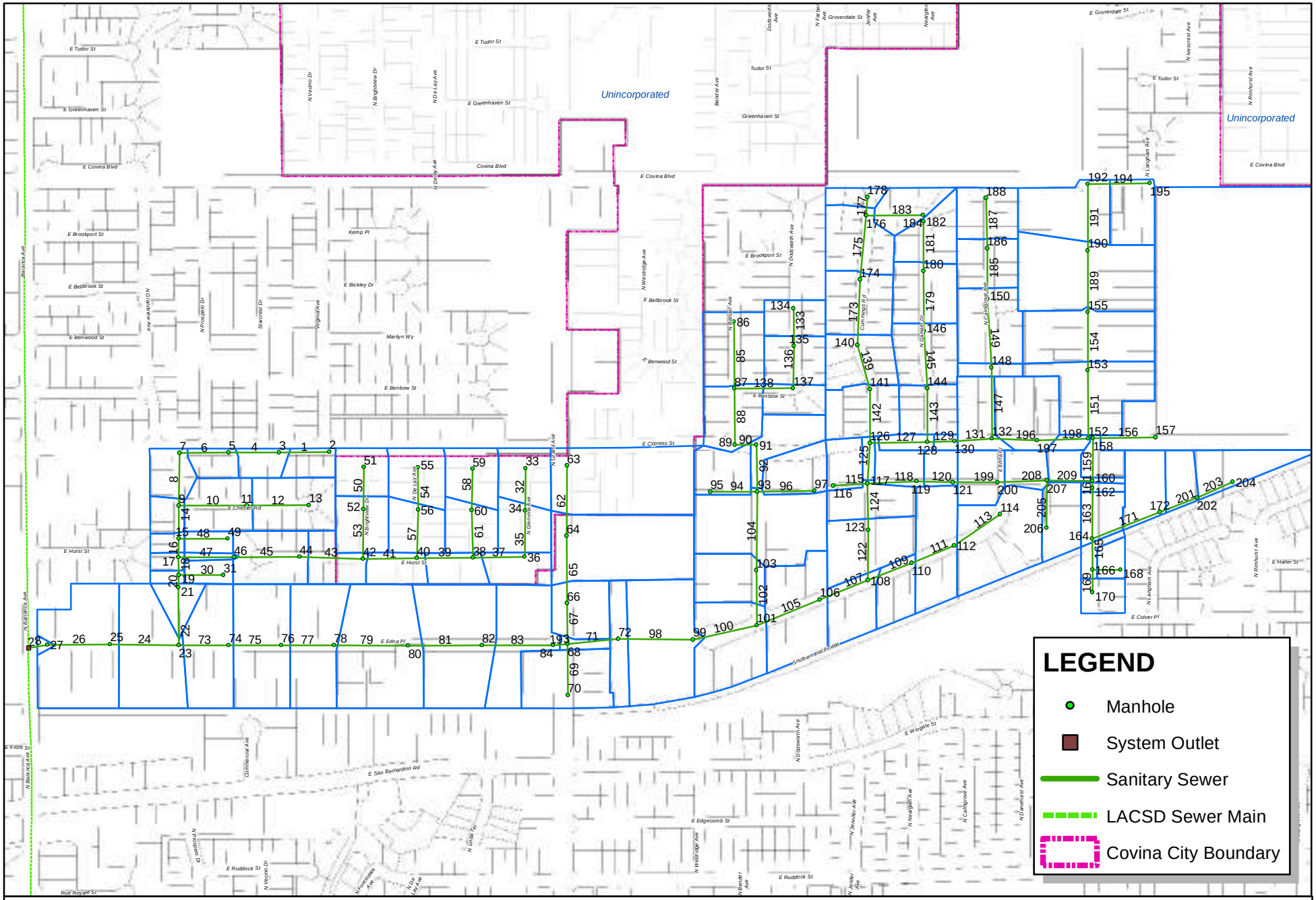
WILLDAN

Area 69 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	101.270	0.226	2.315	0.323	0.740	0.514	0.640	0.500	0.274
2	10	9	11	8.000	145.100	0.274	3.596	0.271	1.267	0.993	0.640	0.856	0.582
3	12	13	2	8.000	79.186	0.176	1.789	0.325	0.570	0.393	0.640	0.385	0.209
4	14	15	13	8.000	304.281	0.167	1.759	0.317	0.568	0.400	0.640	0.384	0.216
5	4	3	5	8.000	146.846	0.226	3.454	0.243	1.294	1.067	0.640	0.875	0.648
6	6	7	5	8.000	114.976	0.020	1.229	0.094	0.823	0.803	0.640	0.556	0.536
7	8	5	9	8.000	231.477	0.263	2.603	0.332	0.820	0.557	0.640	0.555	0.291

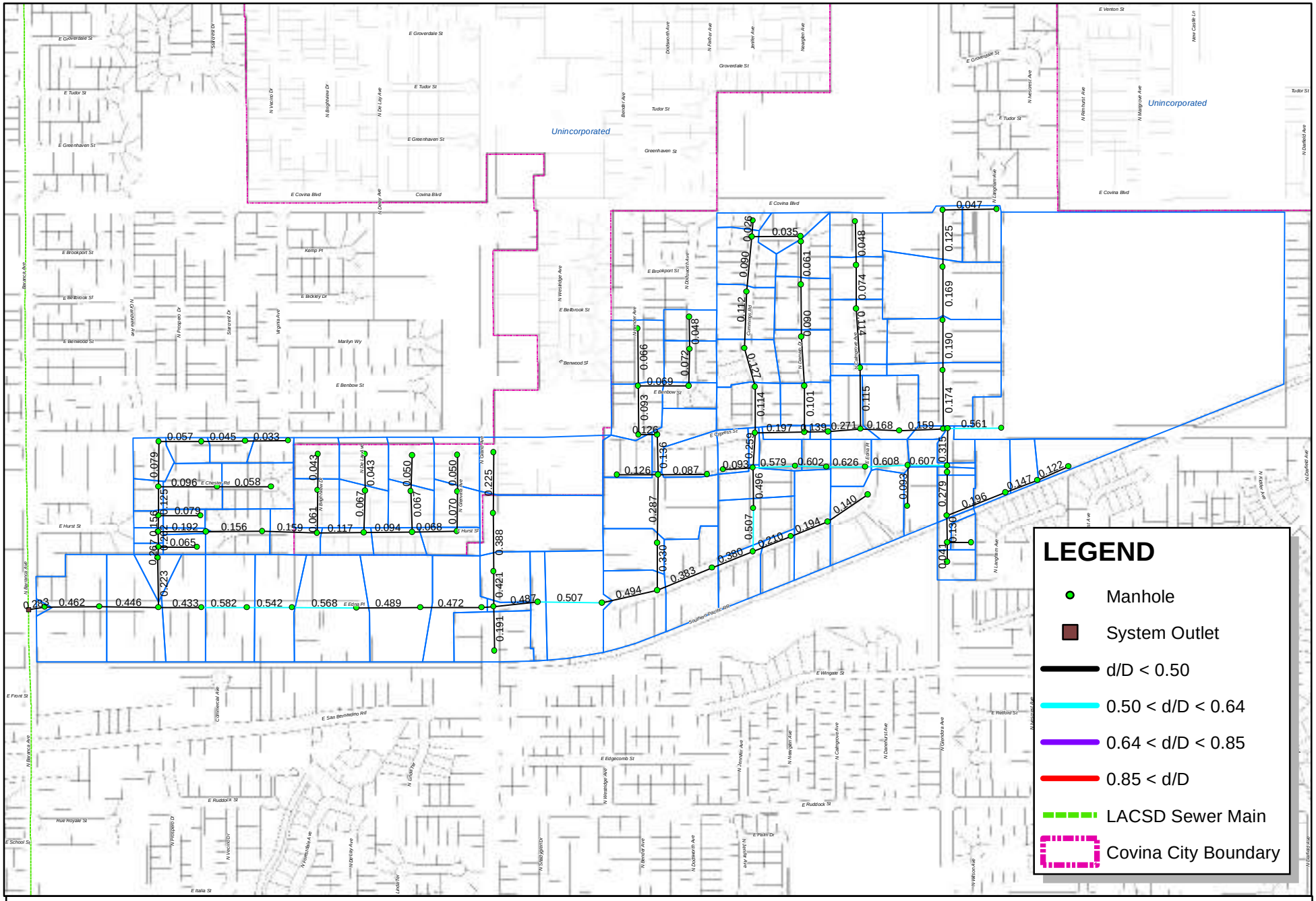
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500	0.000	0.000	0.000
3		12	0.500			
4		14	0.500			
5		4	0.500	0.000	0.000	0.000
6		6	0.500			
7		8	0.500			


Area 69 Profile
Ground Level
Link
Node
Depth
Head
599.0
597.3
595.6
593.9
592.2
590.5
588.8
587.1
585.4
583.7
582.0
Elevation (ft)
0.0
70.4
140.8
211.2
281.6
352.0
422.4
492.8
563.2
633.6
704.0
Distance (ft)
13
2
3
5
9
11
12
1
4
8
10



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 70

WILLDAN



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 70

WILLDAN

Area 70 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	269.819	0.002	0.719	0.033	0.956	0.954	0.640	0.646	0.644
2	10	11	9	8.000	336.924	0.015	0.856	0.096	0.565	0.551	0.640	0.382	0.367
3	100	101	99	12.000	338.194	1.642	4.242	0.494	2.476	0.835	0.640	1.674	0.032
4	102	103	101	8.000	348.718	0.203	2.020	0.330	0.639	0.436	0.640	0.432	0.229
5	104	93	103	8.000	294.423	0.170	2.049	0.287	0.699	0.529	0.640	0.472	0.303
6	105	106	101	12.000	376.592	1.383	5.006	0.383	3.296	1.913	0.640	2.228	0.845
7	107	108	106	12.000	228.270	1.320	4.812	0.380	3.177	1.857	0.640	2.148	0.828
8	109	110	108	8.000	256.907	0.141	2.638	0.210	1.076	0.935	0.640	0.727	0.586
9	111	112	110	8.000	221.058	0.120	2.520	0.194	1.078	0.959	0.640	0.729	0.609
10	113	114	112	8.000	275.964	0.067	2.258	0.140	1.176	1.109	0.640	0.795	0.727
11	115	116	117	8.000	171.671	0.014	0.830	0.093	0.560	0.546	0.640	0.378	0.365
12	118	119	117	8.000	257.920	0.897	4.283	0.579	1.044	0.147	0.640	0.706	-0.192
13	12	13	11	8.000	319.709	0.008	1.012	0.058	0.919	0.910	0.640	0.621	0.613
14	120	121	119	8.000	184.401	0.879	4.005	0.602	0.963	0.084	0.640	0.651	-0.228
15	122	123	108	12.000	240.631	1.153	2.888	0.507	1.669	0.516	0.640	1.128	-0.025
16	124	117	123	12.000	242.921	1.108	2.850	0.496	1.661	0.553	0.640	1.123	0.015
17	125	126	117	8.000	213.475	0.170	2.361	0.259	0.852	0.683	0.640	0.576	0.406
18	127	128	126	8.000	297.166	0.135	2.775	0.197	1.175	1.040	0.640	0.794	0.659
19	129	130	128	8.000	111.200	0.110	3.734	0.139	1.955	1.845	0.640	1.321	1.211
20	131	132	130	8.000	213.201	0.110	1.438	0.271	0.506	0.396	0.640	0.342	0.232
21	133	134	135	8.000	201.886	0.004	0.678	0.048	0.702	0.698	0.640	0.475	0.471
22	136	135	137	8.000	201.658	0.010	0.860	0.072	0.686	0.676	0.640	0.463	0.454
23	138	137	87	8.000	346.187	0.013	1.222	0.069	0.993	0.980	0.640	0.671	0.658
24	139	140	141	8.000	241.222	0.028	1.078	0.127	0.597	0.569	0.640	0.403	0.376
25	14	9	15	8.000	139.967	0.026	1.040	0.125	0.582	0.556	0.640	0.393	0.367
26	142	141	126	8.000	225.425	0.035	1.564	0.114	0.925	0.890	0.640	0.625	0.590
27	143	144	128	8.000	219.425	0.025	1.360	0.101	0.868	0.843	0.640	0.587	0.562
28	145	146	144	8.000	228.581	0.020	1.294	0.090	0.893	0.873	0.640	0.604	0.584
29	147	148	132	8.000	322.041	0.022	0.976	0.115	0.574	0.552	0.640	0.388	0.366
30	149	150	148	8.000	368.537	0.020	0.928	0.114	0.550	0.530	0.640	0.372	0.352
31	151	153	152	8.000	323.623	0.074	1.822	0.174	0.831	0.756	0.640	0.561	0.487
32	154	155	153	8.000	326.735	0.062	1.351	0.190	0.585	0.522	0.640	0.395	0.333
33	156	157	158	8.000	336.835	0.642	3.186	0.561	0.786	0.144	0.640	0.531	-0.111
34	159	158	160	8.000	145.726	0.651	6.893	0.315	2.231	1.580	0.640	1.508	0.857
35	16	15	17	8.000	111.300	0.040	1.142	0.156	0.557	0.517	0.640	0.377	0.337
36	161	162	160	8.000	35.696	0.137	1.689	0.282	0.581	0.444	0.640	0.393	0.256
37	163	164	162	8.000	284.750	0.134	1.680	0.279	0.582	0.448	0.640	0.393	0.260
38	165	166	164	8.000	136.277	0.026	0.973	0.130	0.532	0.506	0.640	0.360	0.334
39	167	168	166	8.000	119.946	0.023	0.985	0.119	0.567	0.544	0.640	0.383	0.360
40	169	170	166	8.000	143.472	0.002	0.456	0.041	0.518	0.516	0.640	0.350	0.348
41	171	172	164	8.000	349.213	0.094	1.953	0.196	0.831	0.737	0.640	0.561	0.467
42	173	174	140	8.000	304.106	0.021	0.977	0.112	0.586	0.565	0.640	0.396	0.375
43	175	176	174	8.000	310.342	0.013	0.847	0.090	0.585	0.571	0.640	0.395	0.382
44	177	178	176	8.000	109.033	0.002	0.729	0.026	1.132	1.130	0.640	0.765	0.764

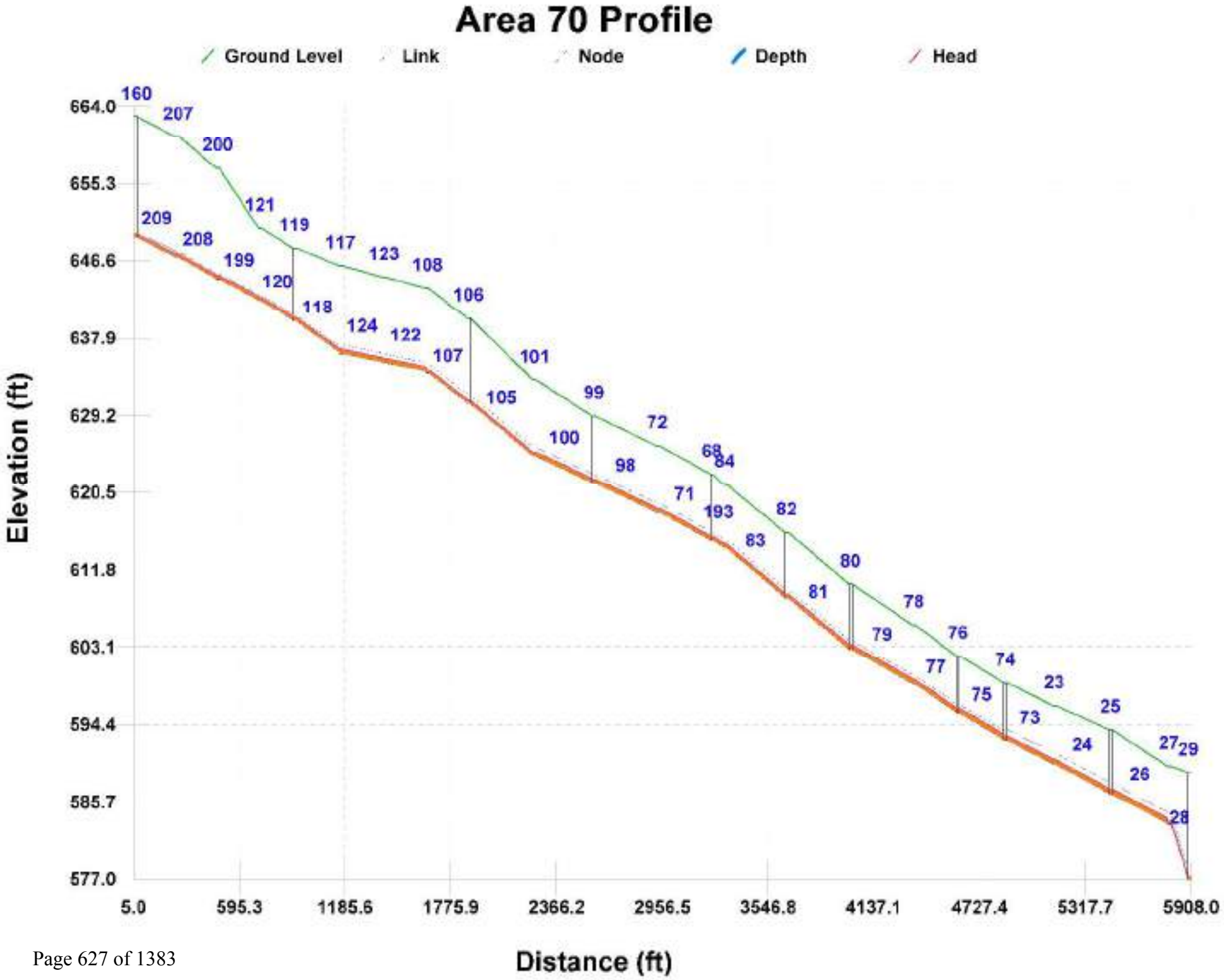
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		179	180	146	8.000	318.839	0.013	0.822	0.091	0.563	0.551	0.640	0.381	0.368
46		18	17	19	8.000	106.646	0.107	1.471	0.262	0.528	0.421	0.640	0.357	0.250
47		181	182	180	8.000	284.620	0.006	0.641	0.061	0.565	0.559	0.640	0.382	0.376
48		183	184	176	8.000	303.331	0.004	0.978	0.035	1.233	1.229	0.640	0.833	0.830
49		185	186	150	8.000	241.293	0.011	0.982	0.074	0.768	0.756	0.640	0.519	0.507
50		187	188	186	8.000	269.808	0.006	0.963	0.048	0.997	0.991	0.640	0.674	0.668
51		189	190	155	8.000	334.041	0.049	1.244	0.169	0.578	0.530	0.640	0.391	0.342
52		191	192	190	8.000	279.463	0.029	1.131	0.125	0.632	0.604	0.640	0.427	0.399
53		193	68	84	12.000	58.409	1.977	5.072	0.497	2.954	0.977	0.640	1.997	0.020
54		194	195	192	8.000	329.891	0.006	1.059	0.047	1.109	1.103	0.640	0.750	0.743
55		196	197	132	8.000	250.763	0.083	2.145	0.168	1.000	0.917	0.640	0.676	0.593
56		198	152	197	8.000	209.163	0.074	2.078	0.159	1.001	0.927	0.640	0.677	0.602
57		199	200	121	8.000	237.285	0.867	3.771	0.626	0.896	0.029	0.640	0.605	-0.261
58		20	19	21	8.000	42.097	0.120	1.605	0.267	0.570	0.449	0.640	0.385	0.265
59		201	202	172	8.000	197.144	0.059	1.840	0.147	0.929	0.871	0.640	0.628	0.569
60		203	204	202	8.000	187.577	0.038	1.560	0.122	0.885	0.847	0.640	0.598	0.560
61		205	206	207	8.000	231.185	0.028	1.716	0.093	1.154	1.125	0.640	0.780	0.752
62		208	207	200	8.000	217.484	0.844	3.802	0.608	0.912	0.067	0.640	0.616	-0.228
63		209	160	207	8.000	238.767	0.802	3.619	0.607	0.868	0.066	0.640	0.587	-0.215
64		22	21	23	8.000	269.699	0.139	2.392	0.223	0.942	0.803	0.640	0.637	0.498
65		24	23	25	15.000	317.506	2.677	5.059	0.446	5.957	3.281	0.750	3.266	0.590
66		26	25	27	15.000	332.814	2.777	5.008	0.462	5.800	3.024	0.750	3.181	0.404
67		28	27	29	15.000	104.916	2.777	9.738	0.283	14.508	11.730	0.750	7.955	5.178
68		30	31	19	8.000	227.703	0.011	1.091	0.065	0.922	0.911	0.640	0.623	0.613
69		32	33	34	8.000	186.549	0.005	0.715	0.050	0.716	0.711	0.640	0.484	0.479
70		35	34	36	8.000	246.922	0.010	0.893	0.070	0.719	0.710	0.640	0.486	0.476
71		37	36	38	8.000	269.613	0.013	1.269	0.068	1.044	1.031	0.640	0.706	0.693
72		39	38	40	8.000	272.766	0.026	1.573	0.094	1.055	1.029	0.640	0.713	0.687
73		4	3	5	8.000	303.372	0.005	0.857	0.045	0.928	0.923	0.640	0.627	0.622
74		41	40	42	8.000	266.459	0.039	1.698	0.117	0.988	0.949	0.640	0.668	0.629
75		43	42	44	8.000	308.521	0.053	1.477	0.159	0.711	0.658	0.640	0.480	0.427
76		45	44	46	8.000	354.658	0.061	1.749	0.156	0.853	0.792	0.640	0.576	0.516
77		47	46	17	8.000	259.999	0.064	1.366	0.192	0.588	0.524	0.640	0.398	0.334
78		48	49	15	8.000	259.999	0.010	0.746	0.079	0.556	0.546	0.640	0.376	0.366
79		50	51	52	8.000	206.814	0.004	0.765	0.043	0.848	0.844	0.640	0.573	0.569
80		53	52	42	8.000	224.865	0.010	1.121	0.061	0.995	0.985	0.640	0.672	0.663
81		54	55	56	8.000	184.757	0.005	0.919	0.043	1.013	1.008	0.640	0.685	0.680
82		57	56	40	8.000	246.922	0.010	0.989	0.067	0.823	0.813	0.640	0.556	0.546
83		58	59	60	8.000	184.757	0.005	0.717	0.050	0.716	0.712	0.640	0.484	0.479
84		6	5	7	8.000	202.713	0.007	0.880	0.057	0.813	0.807	0.640	0.550	0.543
85		61	60	38	8.000	246.922	0.010	0.981	0.067	0.819	0.809	0.640	0.553	0.544
86		62	63	64	8.000	281.729	0.091	1.549	0.225	0.606	0.515	0.640	0.410	0.319
87		65	64	66	8.000	355.444	0.188	1.500	0.388	0.436	0.248	0.640	0.295	0.106
88		67	66	68	8.000	201.361	0.214	1.535	0.421	0.428	0.214	0.640	0.290	0.075

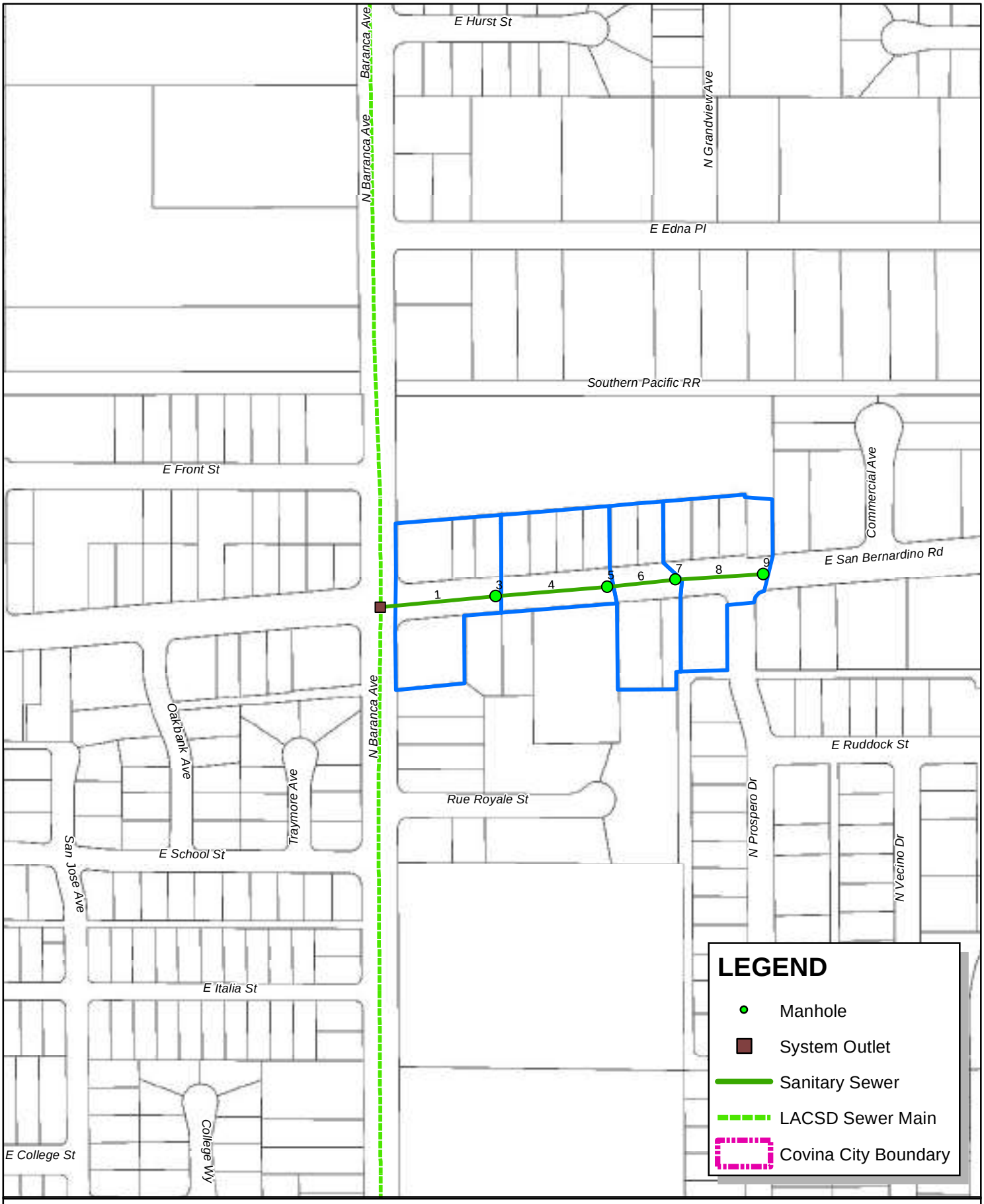
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89		69	70	68	8.000	271.775	0.048	1.031	0.191	0.445	0.397	0.640	0.301	0.253
90		71	72	68	12.000	308.197	1.715	4.517	0.487	2.654	0.940	0.640	1.794	0.080
91		73	74	23	15.000	273.759	2.461	4.831	0.433	5.767	3.306	0.750	3.162	0.701
92		75	76	74	12.000	266.088	2.400	5.057	0.582	2.768	0.368	0.640	1.871	-0.529
93		77	78	76	12.000	245.336	2.323	5.350	0.542	3.008	0.685	0.640	2.034	-0.290
94		79	80	78	12.000	361.533	2.255	4.899	0.568	2.706	0.450	0.640	1.829	-0.426
95		8	7	9	8.000	261.497	0.010	0.755	0.079	0.565	0.556	0.640	0.382	0.372
96		81	82	80	12.000	365.142	2.145	5.626	0.489	3.302	1.157	0.640	2.232	0.087
97		83	84	82	12.000	351.410	2.035	5.575	0.472	3.321	1.286	0.640	2.245	0.210
98		85	86	87	8.000	340.756	0.008	0.830	0.066	0.699	0.690	0.640	0.472	0.464
99		88	87	89	8.000	239.367	0.024	1.449	0.093	0.978	0.954	0.640	0.661	0.637
100		90	89	91	8.000	127.225	0.026	1.021	0.126	0.567	0.541	0.640	0.384	0.357
101		92	91	93	8.000	251.040	0.030	1.070	0.136	0.568	0.538	0.640	0.384	0.354
102		94	95	93	8.000	250.273	0.026	1.020	0.126	0.567	0.540	0.640	0.383	0.357
103		96	97	93	8.000	298.314	0.022	1.475	0.087	1.038	1.016	0.640	0.701	0.680
104		98	99	72	12.000	361.294	1.699	4.246	0.507	2.452	0.753	0.640	1.657	-0.042

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	10	0.500			
3	100	0.500	0.000	0.000	0.000
4	102	0.500	0.000	0.000	0.000
5	104	0.500	0.000	0.000	0.000
6	105	0.500	0.000	0.000	0.000
7	107	0.500	0.000	0.000	0.000
8	109	0.500	0.000	0.000	0.000
9	111	0.500	0.000	0.000	0.000
10	113	0.500	0.000	0.000	0.000
11	115	0.500			
12	118	0.500	0.000	0.000	0.000
13	12	0.500			
14	120	0.500	0.000	0.000	0.000
15	122	0.500	0.000	0.000	0.000
16	124	0.500	0.000	0.000	0.000
17	125	0.500	0.000	0.000	0.000
18	127	0.500	0.000	0.000	0.000
19	129	0.500	0.000	0.000	0.000
20	131	0.500			
21	133	0.500			
22	136	0.500			
23	138	0.500			
24	139	0.500			
25	14	0.500			
26	142	0.500			
27	143	0.500			
28	145	0.500			
29	147	0.500			
30	149	0.500			
31	151	0.500			
32	154	0.500			
33	156	0.500	0.000	0.000	0.000
34	159	0.500	0.000	0.000	0.000
35	16	0.500			
36	161	0.500			
37	163	0.500			
38	165	0.500			
39	167	0.500			
40	169	0.500			
41	171	0.500			
42	173	0.500			
43	175	0.500			
44	177	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	179	0.500			
46	18	0.500			
47	181	0.500			
48	183	0.500			
49	185	0.500			
50	187	0.500			
51	189	0.500			
52	191	0.500			
53	193	0.500	0.000	0.000	0.000
54	194	0.500			
55	196	0.500	0.000	0.000	0.000
56	198	0.500	0.000	0.000	0.000
57	199	0.500	0.000	0.000	0.000
58	20	0.500			
59	201	0.500			
60	203	0.500			
61	205	0.500			
62	208	0.500	0.000	0.000	0.000
63	209	0.500	0.000	0.000	0.000
64	22	0.500	0.000	0.000	0.000
65	24	0.500	0.000	0.000	0.000
66	26	0.500	0.000	0.000	0.000
67	28	0.500	0.000	0.000	0.000
68	30	0.500			
69	32	0.500			
70	35	0.500			
71	37	0.500			
72	39	0.500			
73	4	0.500			
74	41	0.500			
75	43	0.500			
76	45	0.500			
77	47	0.500			
78	48	0.500			
79	50	0.500			
80	53	0.500			
81	54	0.500			
82	57	0.500			
83	58	0.500			
84	6	0.500			
85	61	0.500			
86	62	0.500			
87	65	0.500			
88	67	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89		69	0.500			
90		71	0.500	0.000	0.000	0.000
91		73	0.500	0.000	0.000	0.000
92		75	0.500	0.000	0.000	0.000
93		77	0.500	0.000	0.000	0.000
94		79	0.500	0.000	0.000	0.000
95		8	0.500			
96		81	0.500	0.000	0.000	0.000
97		83	0.500	0.000	0.000	0.000
98		85	0.500			
99		88	0.500			
100		90	0.500			
101		92	0.500			
102		94	0.500			
103		96	0.500			
104		98	0.500			

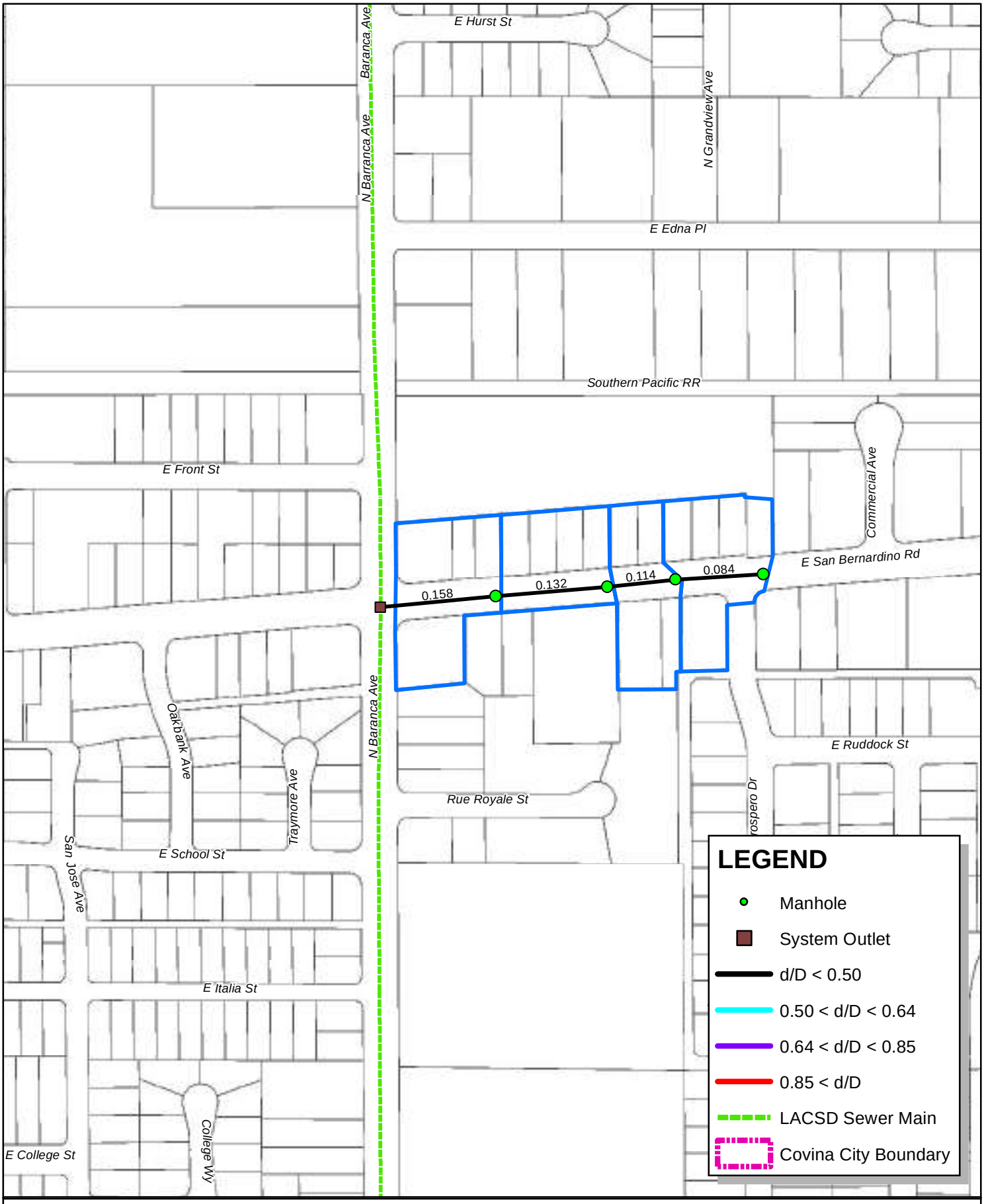

Area 70 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
664.0
655.3
646.6
637.9
629.2
620.5
611.8
603.1
594.4
585.7
577.0
5.0
595.3
1185.6
1775.9
2366.2
2956.5
3546.8
4137.1
4727.4
5317.7
5908.0
Distance (ft)
160
207
200
121
119
117
123
108
106
101
99
72
68
84
82
80
78
76
74
23
25
27
29
209
208
199
120
118
124
122
107
105
100
98
71
193
83
81
79
77
75
73
24
26
28



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 71

WILLDAN



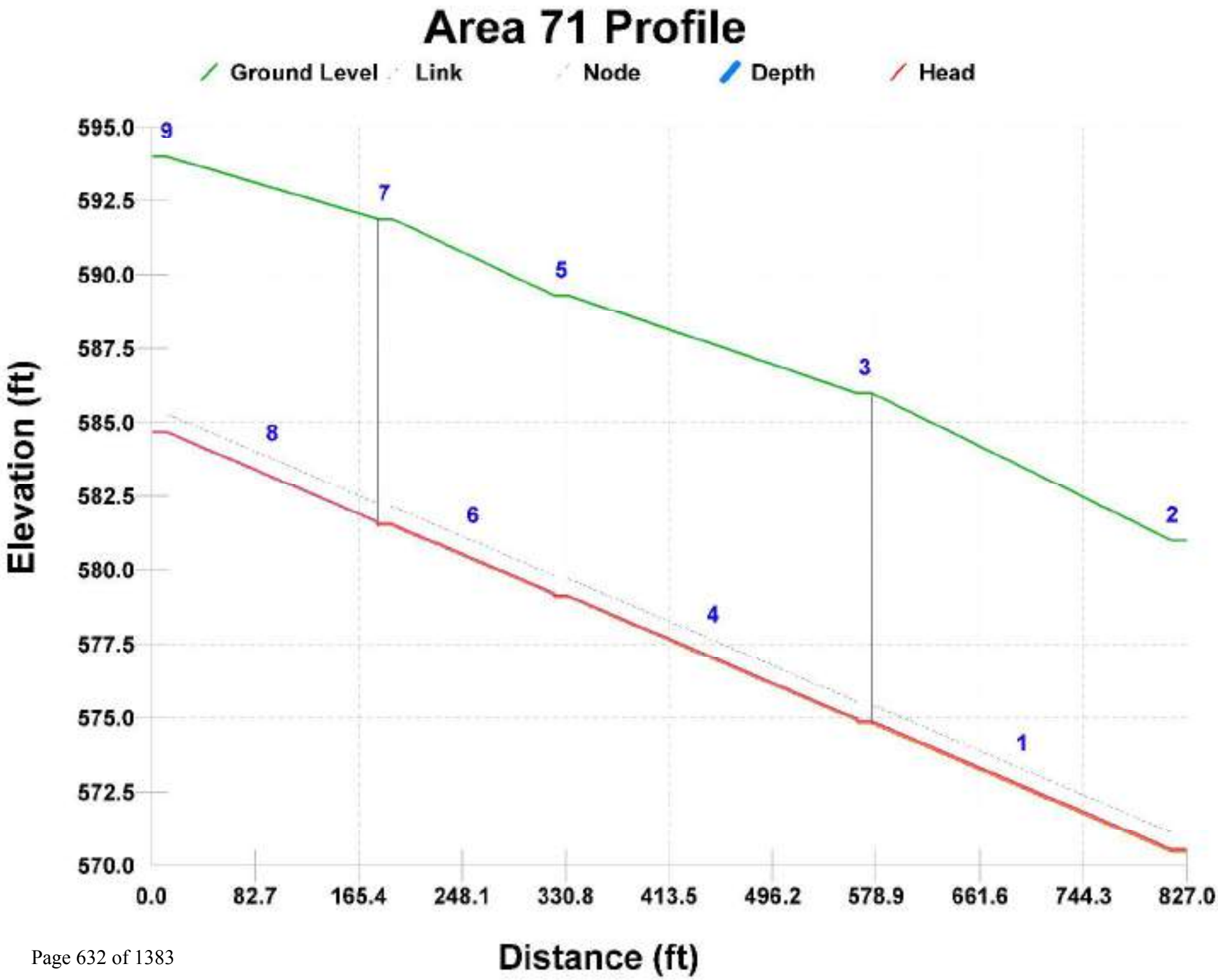
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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 71

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	258.009	0.085	2.397	0.158	1.161	1.076	0.640	0.785	0.700
2		4	5	3	8.000	248.364	0.059	2.150	0.132	1.161	1.103	0.640	0.785	0.726
3		6	7	5	8.000	139.433	0.043	1.963	0.114	1.161	1.118	0.640	0.785	0.741
4		8	9	7	8.000	180.865	0.023	1.621	0.084	1.162	1.139	0.640	0.785	0.762

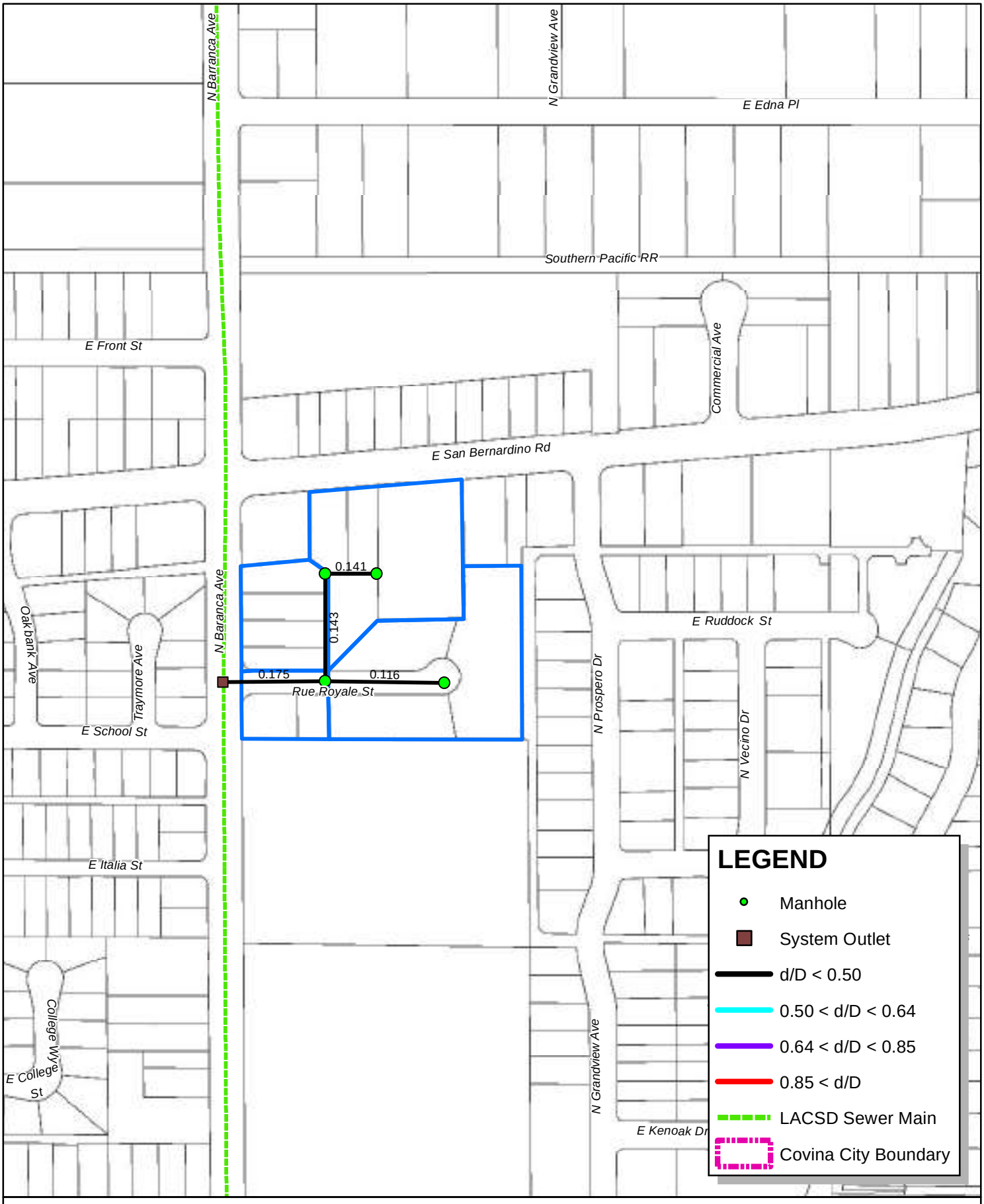
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500	0.000	0.000	0.000
3		6	0.500			
4		8	0.500			


Area 71 Profile
Ground Level
Link
Node
Depth
Head
595.0
592.5
590.0
587.5
585.0
582.5
580.0
577.5
575.0
572.5
570.0
Elevation (ft)
9
7
5
3
2
8
6
4
1
0.0
82.7
165.4
248.1
330.8
413.5
496.2
578.9
661.6
744.3
827.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 72

WILLDAN



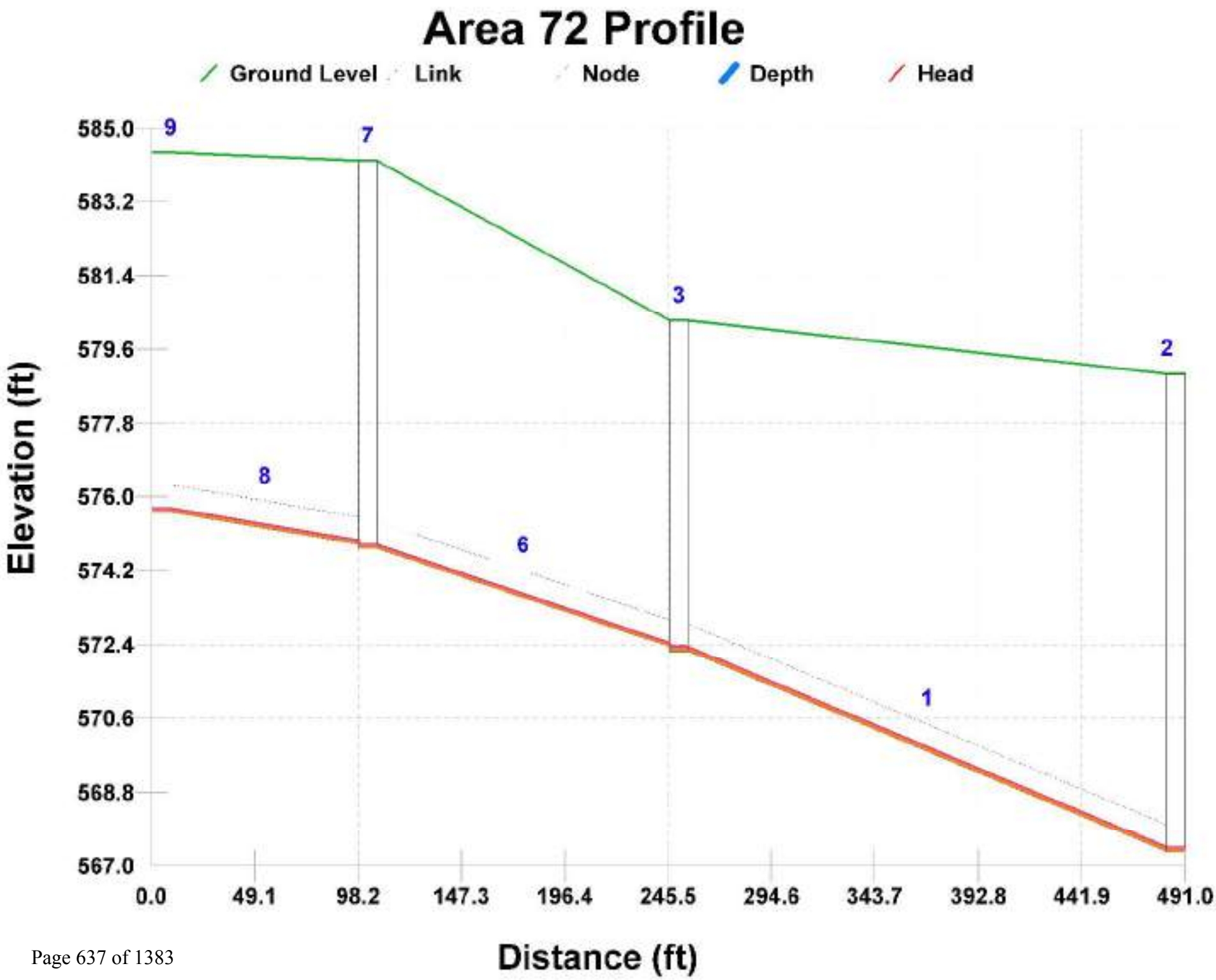
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W E
S

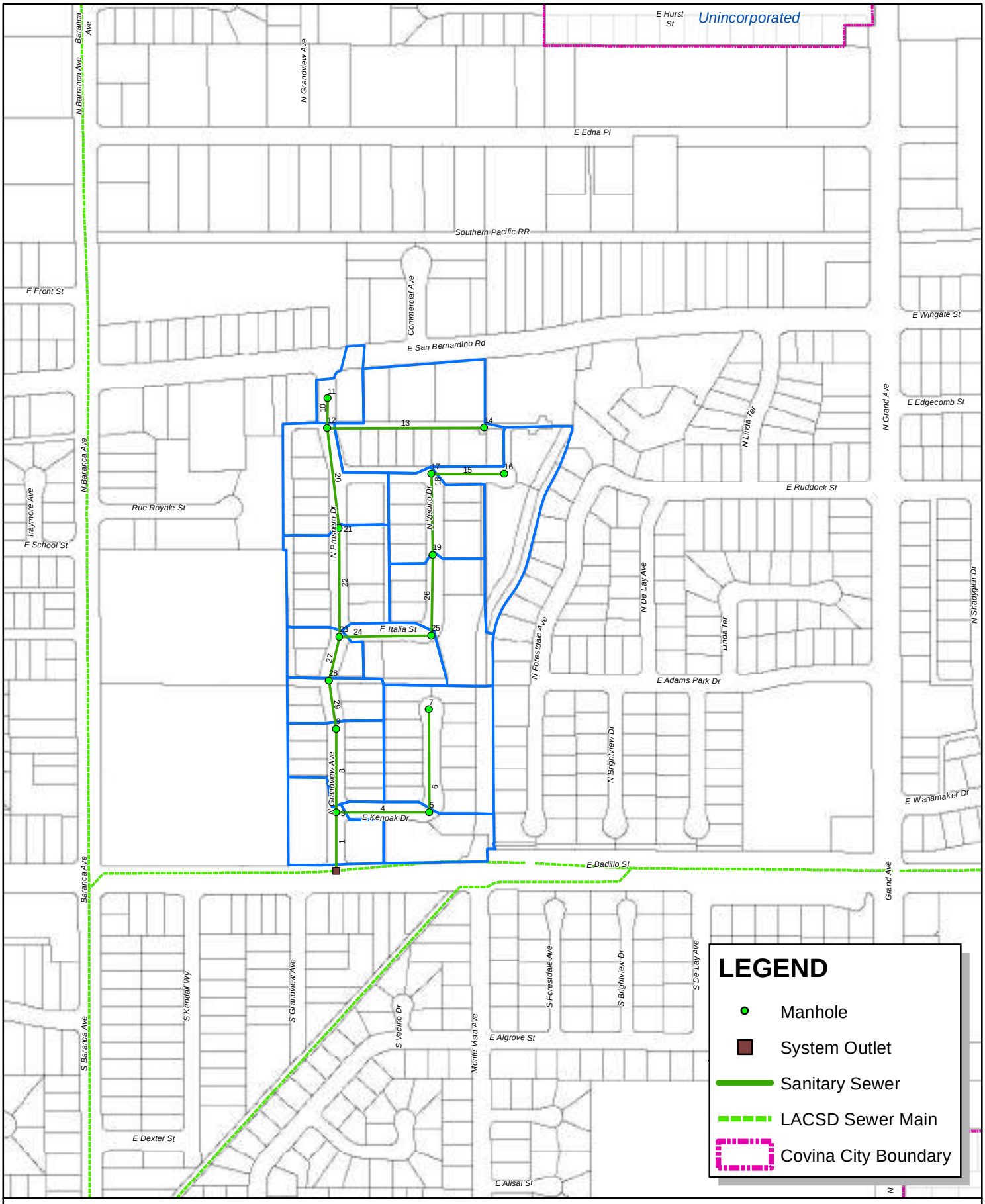
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 72

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	244.944	0.115	2.790	0.175	1.268	1.153	0.640	0.857	0.742
2		4	5	3	8.000	253.709	0.038	1.676	0.116	0.983	0.945	0.640	0.664	0.626
3		6	7	3	8.000	149.551	0.068	2.211	0.143	1.135	1.067	0.640	0.767	0.699
4		8	9	7	8.000	96.389	0.047	1.553	0.141	0.806	0.760	0.640	0.545	0.498

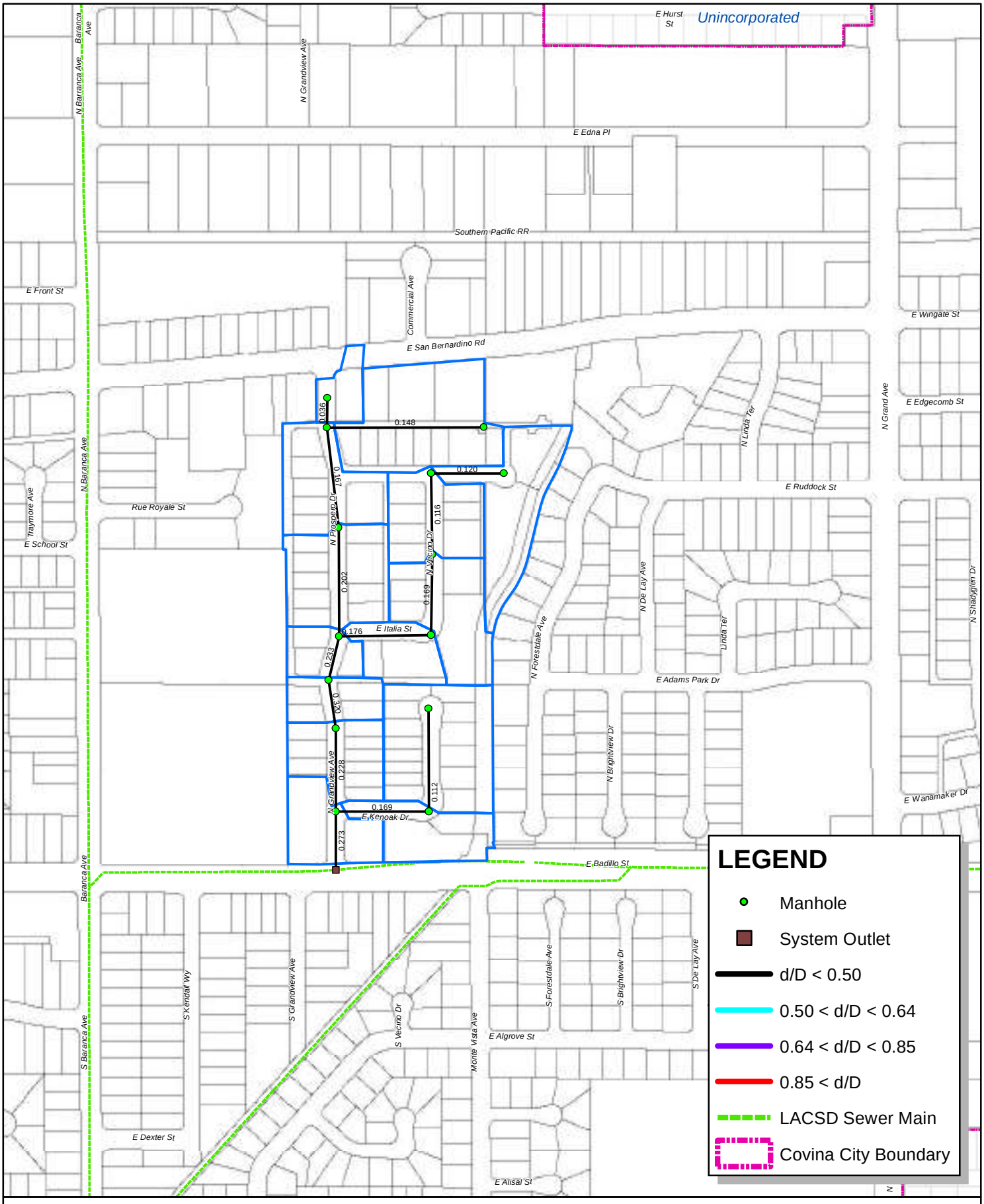
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500			
3		6	0.500	0.000	0.000	0.000
4		8	0.500			


Area 72 Profile
Ground Level
Link
Node
Depth
Head
585.0
583.2
581.4
579.6
577.8
576.0
574.2
572.4
570.6
568.8
567.0
Elevation (ft)
9
7
3
2
8
6
1
0.0
49.1
98.2
147.3
196.4
245.5
294.6
343.7
392.8
441.9
491.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 73

WILLDAN



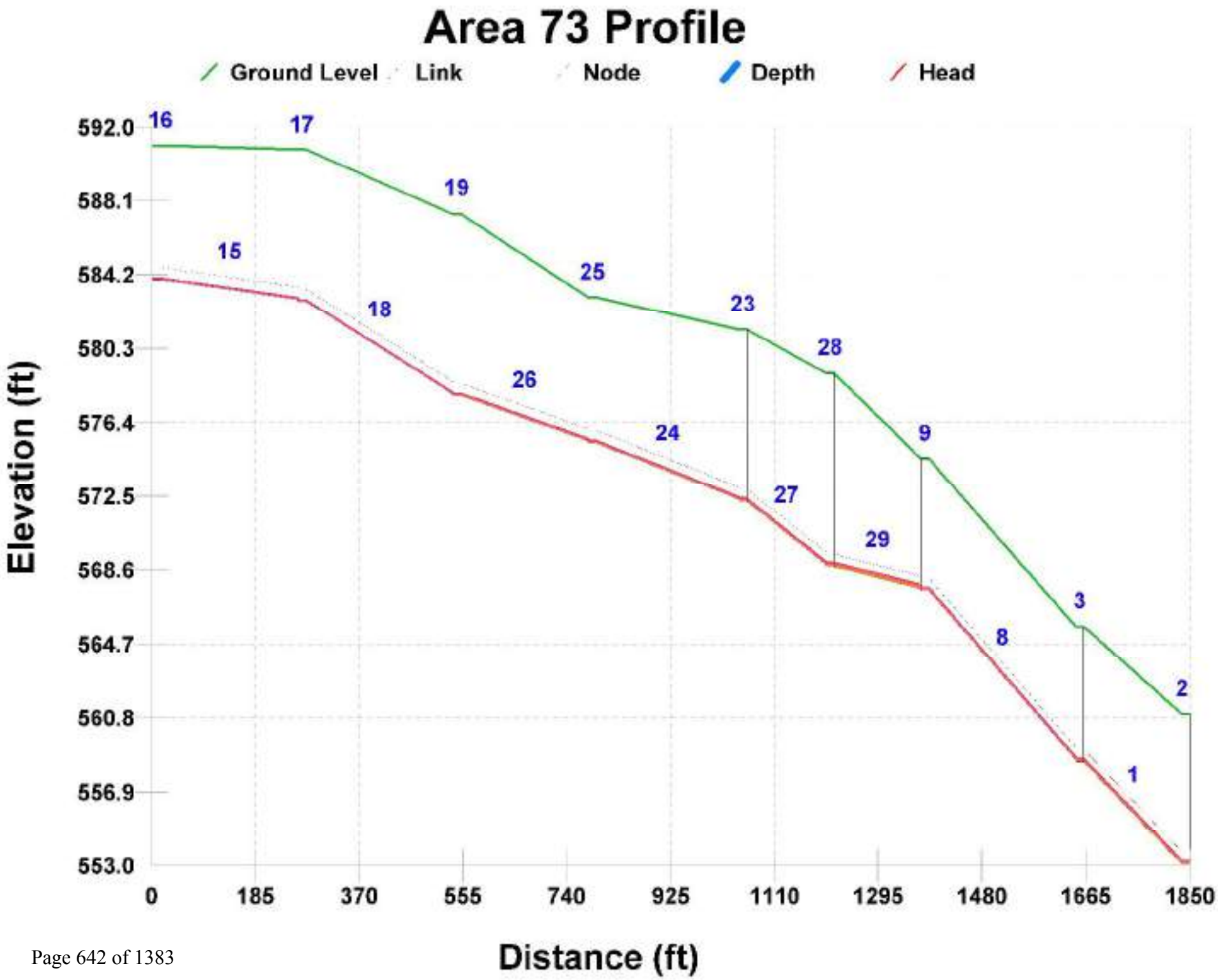
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 73

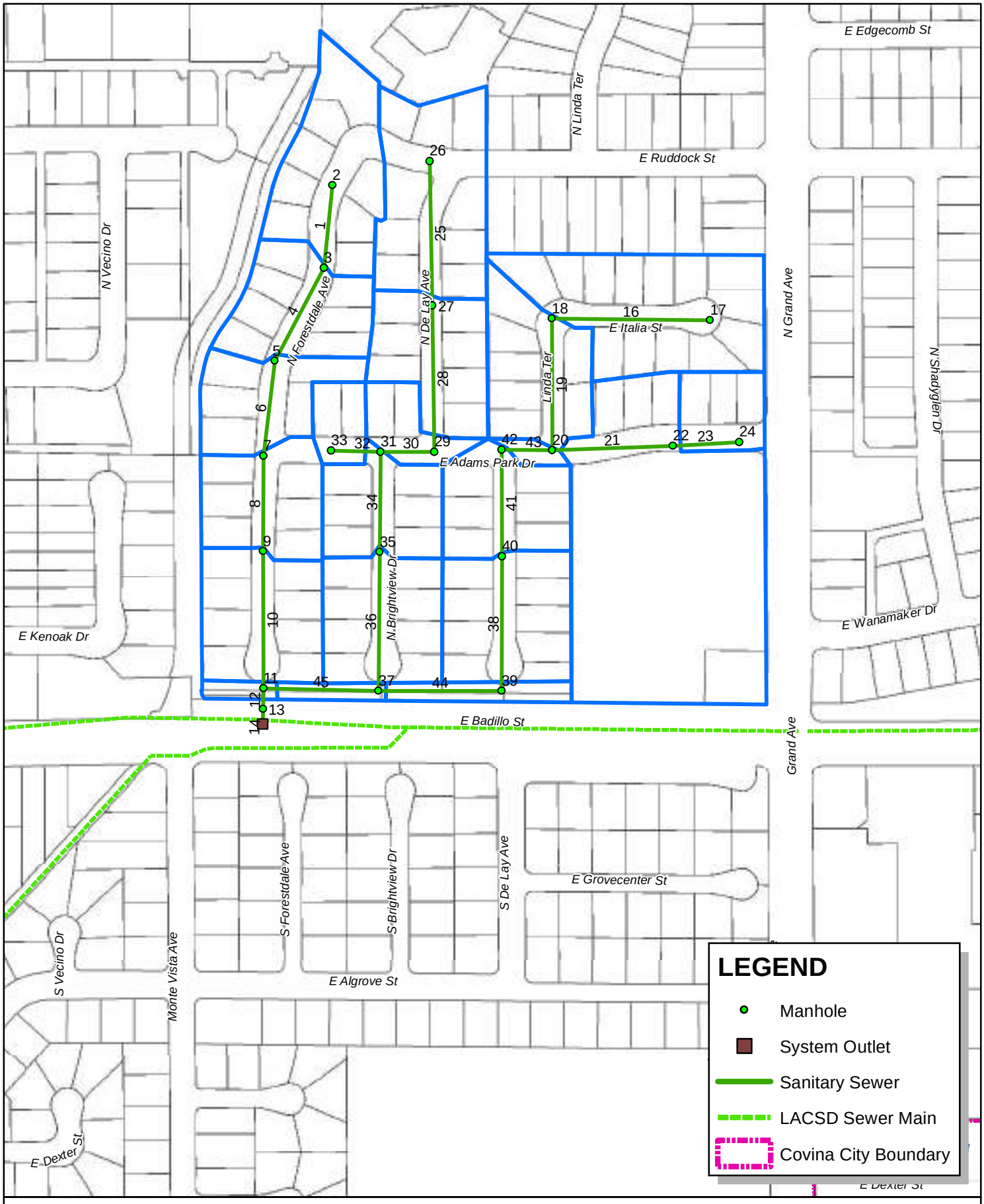
WILLDAN

Area 73 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	188.255	0.335	4.339	0.273	1.522	1.187	0.640	1.029	0.694
2	10	11	12	8.000	90.156	0.008	2.042	0.036	2.549	2.540	0.640	1.723	1.715
3	13	14	12	8.000	351.895	0.063	1.940	0.148	0.977	0.914	0.640	0.660	0.598
4	15	16	17	8.000	263.183	0.023	0.989	0.120	0.569	0.545	0.640	0.384	0.361
5	18	17	19	8.000	281.656	0.045	2.011	0.116	1.179	1.133	0.640	0.797	0.751
6	20	12	21	8.000	362.276	0.091	2.360	0.167	1.102	1.011	0.640	0.745	0.654
7	22	21	23	8.000	327.294	0.118	2.351	0.202	0.982	0.864	0.640	0.664	0.546
8	24	25	23	8.000	273.153	0.086	2.072	0.176	0.938	0.852	0.640	0.634	0.548
9	26	19	25	8.000	244.572	0.074	1.908	0.169	0.888	0.814	0.640	0.600	0.526
10	27	23	28	8.000	151.812	0.214	3.463	0.233	1.329	1.116	0.640	0.899	0.685
11	29	28	9	8.000	166.440	0.225	2.339	0.320	0.751	0.526	0.640	0.508	0.283
12	4	5	3	8.000	314.328	0.061	1.571	0.169	0.731	0.670	0.640	0.494	0.433
13	6	7	5	8.000	354.849	0.039	1.793	0.112	1.073	1.035	0.640	0.726	0.687
14	8	9	3	8.000	281.722	0.247	4.109	0.228	1.596	1.349	0.640	1.079	0.832

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500	0.000	0.000	0.000
3		13	0.500			
4		15	0.500			
5		18	0.500	0.000	0.000	0.000
6		20	0.500	0.000	0.000	0.000
7		22	0.500	0.000	0.000	0.000
8		24	0.500	0.000	0.000	0.000
9		26	0.500			
10		27	0.500	0.000	0.000	0.000
11		29	0.500	0.000	0.000	0.000
12		4	0.500			
13		6	0.500			
14		8	0.500			

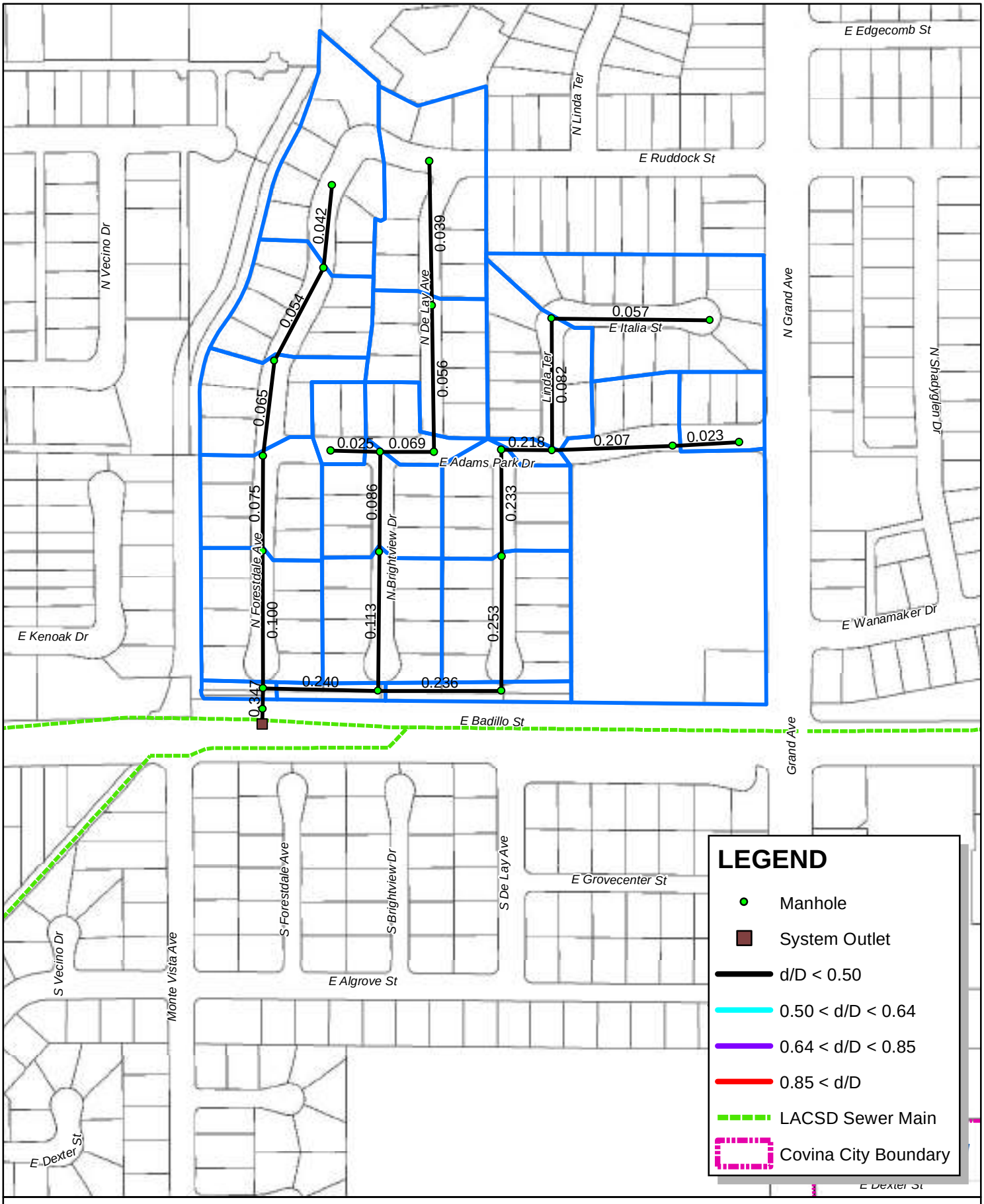

Area 73 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
592.0
588.1
584.2
580.3
576.4
572.5
568.6
564.7
560.8
556.9
553.0
0
185
370
555
740
925
1110
1295
1480
1665
1850
Distance (ft)
16
17
19
25
23
28
9
3
2
1
8
29
27
24
26
18
15



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 74

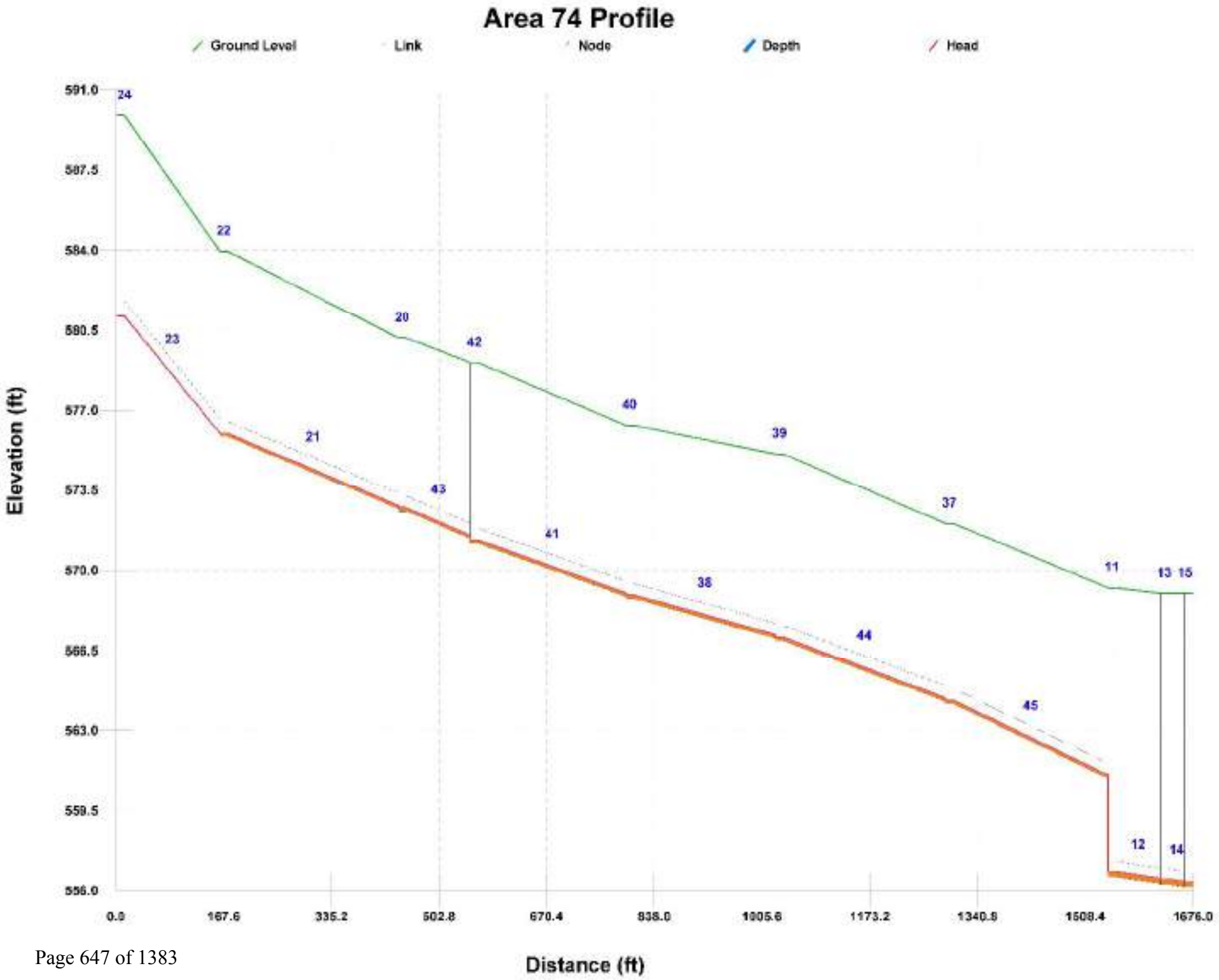
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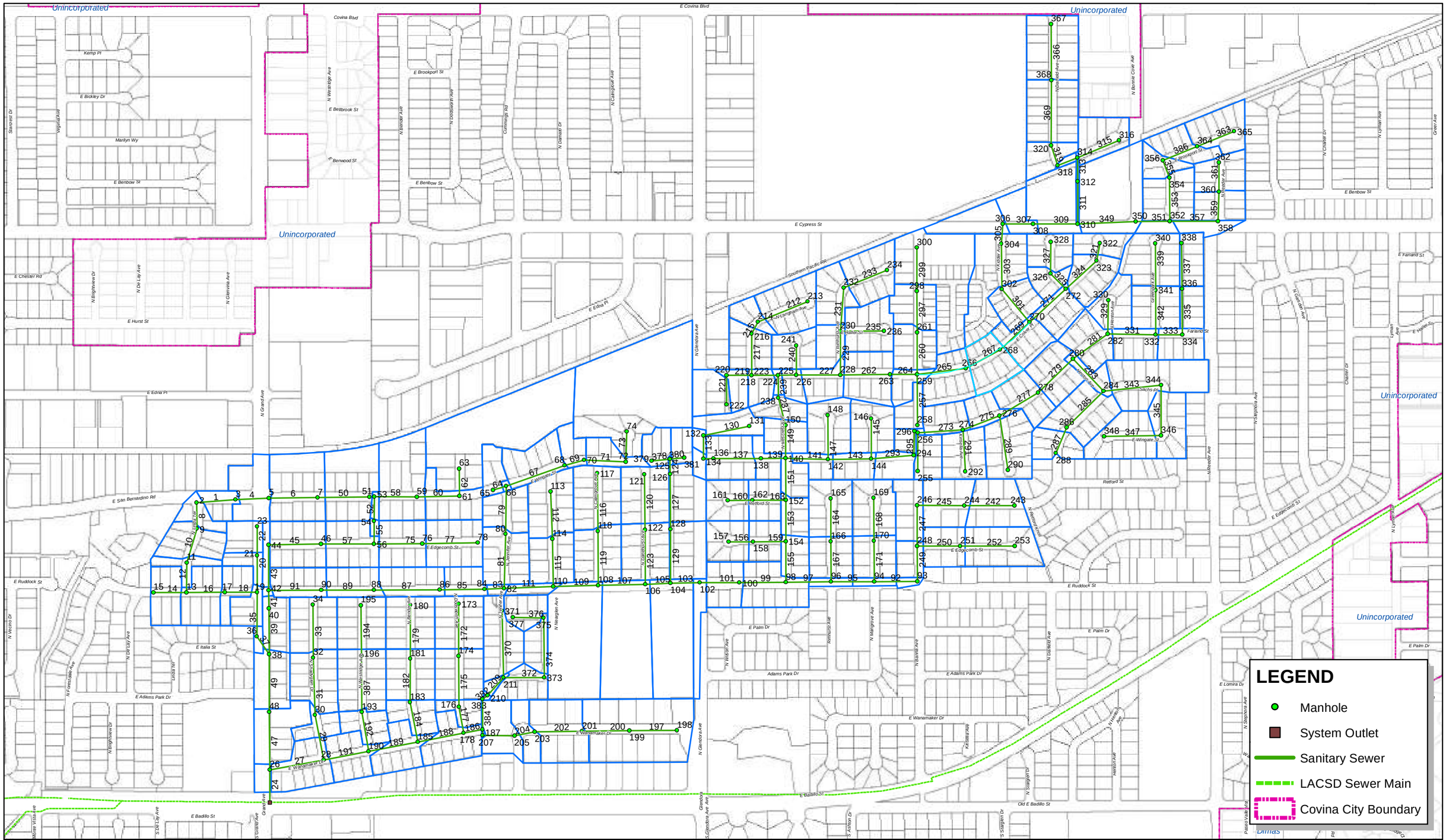


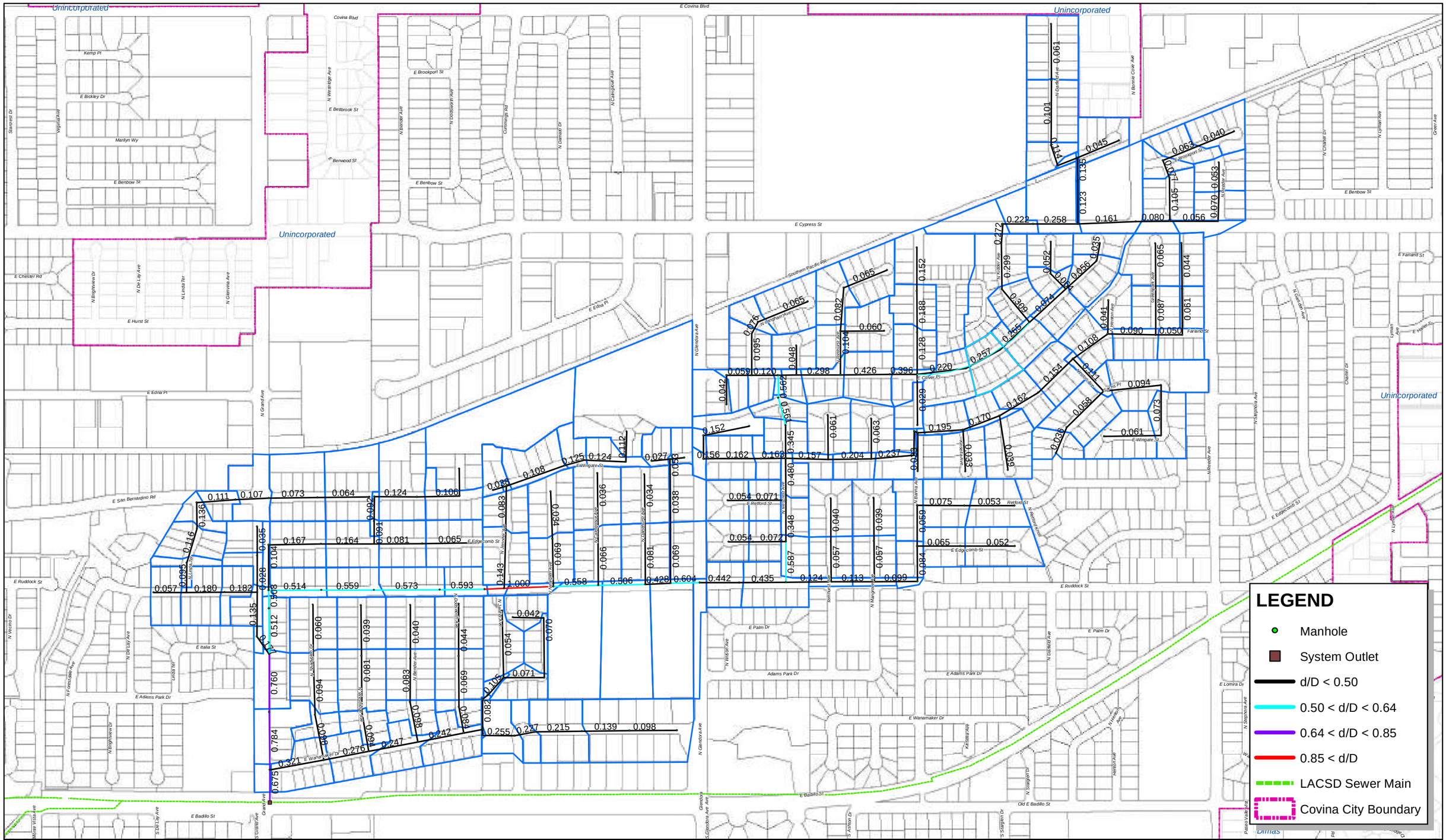
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 74

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	192.099	0.006	1.292	0.042	1.457	1.451	0.640	0.985	0.979
2	10	9	11	8.000	238.305	0.025	1.387	0.100	0.894	0.869	0.640	0.604	0.579
3	12	11	13	8.000	75.402	0.197	1.836	0.347	0.565	0.368	0.640	0.382	0.185
4	14	13	15	8.000	28.264	0.197	1.880	0.341	0.584	0.387	0.640	0.395	0.197
5	16	17	18	8.000	341.177	0.010	1.234	0.057	1.142	1.132	0.640	0.772	0.762
6	19	18	20	8.000	289.542	0.015	1.095	0.082	0.801	0.786	0.640	0.541	0.526
7	21	22	20	8.000	286.385	0.119	2.291	0.207	0.943	0.824	0.640	0.637	0.518
8	23	24	22	8.000	160.009	0.002	0.964	0.023	1.606	1.604	0.640	1.086	1.084
9	25	26	27	8.000	308.723	0.007	1.546	0.039	1.816	1.809	0.640	1.228	1.221
10	28	27	29	8.000	319.873	0.012	1.550	0.056	1.447	1.435	0.640	0.978	0.966
11	30	29	31	8.000	108.090	0.013	1.273	0.069	1.042	1.028	0.640	0.704	0.691
12	32	33	31	8.000	120.486	0.001	0.569	0.025	0.894	0.893	0.640	0.605	0.603
13	34	31	35	8.000	240.019	0.019	1.287	0.086	0.911	0.892	0.640	0.616	0.597
14	36	35	37	8.000	238.304	0.024	1.104	0.113	0.657	0.633	0.640	0.444	0.420
15	38	40	39	8.000	238.304	0.145	2.092	0.253	0.766	0.621	0.640	0.518	0.373
16	4	3	5	8.000	222.407	0.011	1.538	0.054	1.463	1.452	0.640	0.989	0.978
17	41	42	40	8.000	247.004	0.139	2.251	0.233	0.865	0.726	0.640	0.585	0.446
18	43	20	42	8.000	108.737	0.134	2.382	0.218	0.949	0.815	0.640	0.642	0.507
19	44	39	37	8.000	271.884	0.147	2.328	0.236	0.887	0.740	0.640	0.599	0.453
20	45	37	11	8.000	259.758	0.172	2.665	0.240	1.006	0.834	0.640	0.680	0.508
21	6	5	7	8.000	242.816	0.015	1.591	0.065	1.344	1.329	0.640	0.908	0.893
22	8	7	9	8.000	227.297	0.020	1.659	0.075	1.286	1.266	0.640	0.869	0.850

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		12	0.500			
4		14	0.500			
5		16	0.500			
6		19	0.500			
7		21	0.500	0.000	0.000	0.000
8		23	0.500			
9		25	0.500			
10		28	0.500			
11		30	0.500			
12		32	0.500			
13		34	0.500			
14		36	0.500			
15		38	0.500	0.000	0.000	0.000
16		4	0.500			
17		41	0.500	0.000	0.000	0.000
18		43	0.500	0.000	0.000	0.000
19		44	0.500	0.000	0.000	0.000
20		45	0.500	0.000	0.000	0.000
21		6	0.500			
22		8	0.500			


Area 74 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
591.0
587.5
584.0
580.5
577.0
573.5
570.0
566.5
563.0
559.5
556.0
24
22
20
42
40
39
37
11
13
15
23
21
43
41
38
44
45
12
14
0.0
167.6
335.2
502.8
670.4
838.0
1005.6
1173.2
1340.8
1508.4
1676.0
Distance (ft)


Unincorporated
Covina Blvd
E Covina Blvd
Kemp Pl
E Bickley Dr
Marilyn Wy
E Benbow St
Stanrest Dr
Virginia Ave
N Westridge Ave
E Bellbrook St
E Benwood St
N Bender Ave
E Brookport St
N Dobbsview Ave
E Benbow St
Cummings Rd
N Damien Dr
N Dalmigroit Ave
E Cypress St
N Bonnie Cove Ave
N Holland Ave
N Lyman Ave
N Charter Dr
Greer Ave
E Chester Rd
N Brightview Dr
N De Lay Ave
N Glenvista Ave
E Hurst St
E Edna Pl
N Grand Ave
Southern Pacific RR
N Glendora Ave
N Cypress Ave
N Cunningham Ave
E Chalmers St
N Farnsworth Ave
N Citrus Ave
N Grandview Ave
E Farland St
N Garfield Ave
E Hallet St
Lyman Ave
Charter Dr
N Stephens Ave
E San Bernardino Rd
E Ruddock St
E Italia St
E Adams Park Dr
E Palm Dr
Adams Park Dr
E Wanamaker Dr
E Badillo St
Old E Badillo St
E Lomira Dr
N Shasbrook Ave
N Vecino Dr
N Forestdale Ave
Linda Vis
N Brightview Dr
Mirror Vista Ave
S De Lay Ave
S Stanrest Ave
Grand Ave
S Glendora Ave
S Ashton Dr
S Staigerd Dr
N Staigerd Dr
N Reedley Ave
N Preston Knoll
E Edgecomb St
Retford St
E Wingate St
Sachs Ave
E Garvey Ave
N Valley View Ave
Palo Verde Ave
Unincorporated
Unincorporated
Unincorporated



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 75

WILLDAN

Area 75 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	248.823	0.034	1.620	0.111	0.976	0.942	0.640	0.660	0.625
2	10	9	11	8.000	206.363	0.042	1.857	0.116	1.090	1.048	0.640	0.736	0.695
3	101	100	102	8.000	255.206	0.604	4.057	0.442	1.107	0.503	0.640	0.748	0.144
4	103	102	104	8.000	168.428	0.604	2.742	0.604	0.659	0.055	0.640	0.445	-0.159
5	105	104	106	8.000	156.031	0.672	4.712	0.428	1.305	0.634	0.640	0.882	0.211
6	107	106	108	8.000	295.632	0.754	4.256	0.506	1.093	0.339	0.640	0.739	-0.015
7	109	108	110	8.000	282.654	0.840	4.195	0.558	1.036	0.196	0.640	0.701	-0.140
8	111	110	82	8.000	272.346	0.853	2.443	1.000	0.597	-0.255	0.640	0.404	-0.449
9	112	113	114	8.000	283.029	0.007	1.914	0.034	2.460	2.453	0.640	1.663	1.656
10	115	114	110	8.000	287.993	0.013	1.212	0.069	0.992	0.980	0.640	0.671	0.658
11	116	117	118	8.000	306.758	0.008	1.927	0.036	2.390	2.383	0.640	1.616	1.608
12	119	118	108	8.000	345.768	0.015	1.479	0.066	1.240	1.226	0.640	0.838	0.824
13	12	11	13	8.000	181.216	0.044	2.601	0.095	1.732	1.689	0.640	1.171	1.127
14	120	121	122	8.000	294.916	0.007	1.970	0.034	2.543	2.536	0.640	1.719	1.712
15	123	122	106	8.000	350.138	0.014	1.075	0.081	0.788	0.774	0.640	0.533	0.519
16	124	125	126	8.000	109.229	0.004	0.595	0.053	0.575	0.571	0.640	0.389	0.385
17	127	126	128	8.000	300.798	0.008	1.824	0.038	2.186	2.178	0.640	1.477	1.469
18	129	128	104	8.000	354.098	0.012	1.114	0.069	0.911	0.900	0.640	0.616	0.604
19	130	131	132	8.000	277.262	0.038	1.128	0.152	0.559	0.522	0.640	0.378	0.340
20	133	132	134	8.000	143.525	0.038	1.128	0.152	0.560	0.522	0.640	0.378	0.341
21	135	134	136	8.000	57.658	0.038	1.083	0.156	0.528	0.490	0.640	0.357	0.319
22	137	136	138	8.000	271.967	0.043	1.178	0.162	0.562	0.519	0.640	0.380	0.337
23	139	138	140	8.000	152.364	0.045	1.222	0.163	0.581	0.536	0.640	0.393	0.347
24	14	15	13	8.000	203.503	0.005	0.622	0.057	0.576	0.571	0.640	0.389	0.384
25	141	142	140	8.000	287.035	0.117	3.328	0.157	1.615	1.498	0.640	1.092	0.975
26	143	144	142	8.000	285.003	0.109	2.138	0.204	0.887	0.777	0.640	0.599	0.490
27	145	146	144	8.000	173.653	0.006	0.655	0.063	0.569	0.563	0.640	0.385	0.379
28	147	148	142	8.000	215.723	0.006	0.724	0.061	0.640	0.634	0.640	0.433	0.426
29	149	150	140	8.000	207.602	0.354	3.318	0.345	1.024	0.670	0.640	0.692	0.338
30	151	140	152	8.000	260.520	0.518	3.133	0.480	0.824	0.305	0.640	0.557	0.038
31	153	152	154	8.000	253.294	0.529	4.890	0.348	1.502	0.973	0.640	1.015	0.486
32	155	154	98	8.000	248.166	0.540	2.537	0.587	0.615	0.075	0.640	0.416	-0.124
33	156	157	158	8.000	137.794	0.005	0.670	0.054	0.639	0.634	0.640	0.432	0.427
34	159	158	154	8.000	201.851	0.008	0.746	0.072	0.592	0.583	0.640	0.400	0.392
35	16	13	17	8.000	220.993	0.054	1.278	0.180	0.572	0.518	0.640	0.387	0.332
36	160	161	162	8.000	134.844	0.005	0.668	0.054	0.636	0.632	0.640	0.430	0.425
37	163	162	152	8.000	208.426	0.008	0.754	0.071	0.602	0.594	0.640	0.407	0.398
38	164	165	166	8.000	243.530	0.007	1.462	0.040	1.700	1.693	0.640	1.149	1.142
39	167	166	96	8.000	243.483	0.012	1.444	0.057	1.330	1.318	0.640	0.899	0.887
40	168	169	170	8.000	265.290	0.007	1.473	0.039	1.748	1.741	0.640	1.181	1.175
41	171	170	94	8.000	226.929	0.011	1.442	0.057	1.336	1.324	0.640	0.903	0.891
42	172	173	174	8.000	305.151	0.007	1.296	0.044	1.422	1.415	0.640	0.961	0.954
43	175	174	176	8.000	330.245	0.014	1.288	0.069	1.049	1.035	0.640	0.709	0.695
44	177	176	178	8.000	159.581	0.016	1.140	0.084	0.821	0.805	0.640	0.555	0.539

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		179	180	181	8.000	328.138	0.007	1.480	0.040	1.731	1.724	0.640	1.170	1.163
46		18	17	19	8.000	206.128	0.058	1.320	0.182	0.586	0.528	0.640	0.396	0.338
47		182	181	183	8.000	285.394	0.013	0.972	0.083	0.704	0.690	0.640	0.476	0.462
48		184	183	185	8.000	226.924	0.017	0.964	0.098	0.630	0.613	0.640	0.426	0.409
49		186	187	178	8.000	114.798	0.166	2.771	0.228	1.078	0.912	0.640	0.728	0.563
50		188	178	185	8.000	289.937	0.187	2.865	0.242	1.075	0.888	0.640	0.727	0.539
51		189	185	190	8.000	290.015	0.209	3.107	0.247	1.152	0.943	0.640	0.779	0.570
52		191	190	28	8.000	300.107	0.232	2.958	0.276	1.031	0.799	0.640	0.697	0.465
53		192	193	190	8.000	229.043	0.018	1.087	0.094	0.725	0.707	0.640	0.490	0.472
54		194	195	196	8.000	313.232	0.007	1.493	0.039	1.754	1.747	0.640	1.186	1.179
55		197	198	199	8.000	353.485	0.036	2.068	0.098	1.352	1.315	0.640	0.914	0.877
56		20	21	19	8.000	220.961	0.004	1.546	0.028	2.296	2.292	0.640	1.552	1.548
57		200	199	201	8.000	306.214	0.072	2.471	0.139	1.296	1.223	0.640	0.876	0.803
58		202	201	203	8.000	236.963	0.108	1.972	0.215	0.794	0.686	0.640	0.537	0.428
59		204	203	205	8.000	121.619	0.121	2.032	0.227	0.792	0.671	0.640	0.535	0.414
60		206	205	207	8.000	188.735	0.142	2.025	0.255	0.738	0.596	0.640	0.499	0.357
61		208	207	187	8.000	36.054	0.142	1.617	0.300	0.538	0.396	0.640	0.364	0.222
62		209	211	210	8.000	126.361	0.023	1.189	0.105	0.744	0.721	0.640	0.503	0.480
63		212	213	214	8.000	315.152	0.007	0.763	0.065	0.645	0.637	0.640	0.436	0.428
64		215	214	216	8.000	81.492	0.010	0.817	0.076	0.628	0.618	0.640	0.424	0.415
65		217	216	218	8.000	280.550	0.015	0.879	0.095	0.586	0.571	0.640	0.396	0.381
66		219	220	218	8.000	147.360	0.004	0.499	0.059	0.449	0.445	0.640	0.304	0.299
67		22	23	21	8.000	187.042	0.003	0.731	0.035	0.927	0.924	0.640	0.626	0.624
68		221	222	220	8.000	219.896	0.002	0.460	0.042	0.520	0.518	0.640	0.351	0.349
69		223	218	224	8.000	138.565	0.021	0.888	0.120	0.511	0.490	0.640	0.345	0.324
70		225	226	224	8.000	133.163	0.326	3.415	0.318	1.101	0.776	0.640	0.744	0.419
71		227	228	226	8.000	262.570	0.320	3.660	0.298	1.222	0.902	0.640	0.826	0.506
72		229	230	228	8.000	265.604	0.021	1.073	0.104	0.674	0.653	0.640	0.455	0.435
73		231	232	230	8.000	268.175	0.012	0.862	0.082	0.629	0.617	0.640	0.425	0.413
74		233	234	232	8.000	340.954	0.007	0.709	0.065	0.600	0.594	0.640	0.406	0.399
75		235	236	230	8.000	268.121	0.006	0.736	0.060	0.657	0.651	0.640	0.444	0.438
76		237	238	150	8.000	122.819	0.350	1.736	0.561	0.428	0.078	0.640	0.289	-0.061
77		239	224	238	8.000	160.915	0.347	1.720	0.562	0.424	0.077	0.640	0.287	-0.060
78		24	26	25	8.000	193.459	1.317	5.257	0.675	1.223	-0.094	0.640	0.826	-0.491
79		240	241	226	8.000	164.129	0.004	0.707	0.048	0.727	0.723	0.640	0.491	0.487
80		242	243	244	8.000	228.874	0.007	0.919	0.053	0.889	0.882	0.640	0.601	0.594
81		245	244	246	8.000	337.860	0.013	1.047	0.075	0.807	0.795	0.640	0.546	0.533
82		247	246	248	8.000	261.305	0.016	1.935	0.059	1.749	1.733	0.640	1.182	1.166
83		249	248	93	8.000	189.469	0.031	2.182	0.084	1.564	1.533	0.640	1.057	1.026
84		250	251	248	8.000	295.300	0.013	1.323	0.065	1.120	1.107	0.640	0.757	0.744
85		252	253	251	8.000	303.195	0.008	1.182	0.052	1.157	1.148	0.640	0.782	0.774
86		254	255	256	8.000	265.625	0.003	1.370	0.023	2.284	2.281	0.640	1.544	1.541
87		257	258	259	8.000	323.635	0.002	0.531	0.029	0.765	0.764	0.640	0.517	0.516
88		260	261	259	8.000	269.590	0.069	2.636	0.128	1.452	1.384	0.640	0.982	0.913

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89	262	263	228	8.000	309.116	0.296	2.086	0.426	0.579	0.283	0.640	0.391	0.095
90	264	259	263	8.000	197.476	0.290	2.251	0.396	0.647	0.358	0.640	0.438	0.148
91	265	266	259	8.000	220.931	0.218	3.816	0.220	1.513	1.296	0.640	1.023	0.805
92	267	268	266	8.000	214.638	0.207	2.918	0.257	1.058	0.850	0.640	0.715	0.508
93	269	270	268	8.000	236.993	0.197	2.671	0.265	0.953	0.756	0.640	0.644	0.447
94	27	28	26	8.000	312.439	0.253	2.614	0.321	0.838	0.585	0.640	0.566	0.313
95	271	272	270	8.000	263.386	0.019	1.593	0.074	1.240	1.221	0.640	0.838	0.819
96	273	274	256	8.000	254.492	0.095	1.973	0.195	0.841	0.746	0.640	0.568	0.474
97	275	276	274	8.000	251.272	0.086	2.188	0.170	1.013	0.927	0.640	0.685	0.599
98	277	278	276	8.000	221.303	0.076	2.069	0.162	0.984	0.908	0.640	0.665	0.589
99	279	280	278	8.000	275.593	0.071	2.081	0.154	1.021	0.950	0.640	0.690	0.619
100	281	282	280	8.000	319.263	0.036	1.772	0.108	1.090	1.054	0.640	0.737	0.701
101	283	284	280	8.000	277.224	0.035	1.651	0.111	0.993	0.957	0.640	0.671	0.636
102	285	286	284	8.000	305.387	0.011	1.318	0.058	1.197	1.186	0.640	0.809	0.798
103	287	288	286	8.000	131.181	0.004	0.904	0.036	1.134	1.130	0.640	0.766	0.763
104	289	290	276	8.000	367.077	0.008	1.735	0.039	2.056	2.048	0.640	1.389	1.382
105	29	30	28	8.000	265.577	0.016	0.883	0.098	0.574	0.559	0.640	0.388	0.372
106	291	292	274	8.000	267.647	0.006	1.547	0.033	2.024	2.018	0.640	1.368	1.363
107	293	294	144	8.000	270.418	0.101	1.602	0.237	0.609	0.508	0.640	0.412	0.311
108	295	296	294	8.000	77.432	0.099	1.996	0.199	0.840	0.741	0.640	0.568	0.469
109	297	298	261	8.000	300.715	0.059	1.298	0.188	0.566	0.507	0.640	0.383	0.324
110	299	300	298	8.000	231.648	0.048	1.426	0.152	0.707	0.659	0.640	0.478	0.430
111	301	302	270	8.000	295.398	0.172	1.878	0.309	0.615	0.442	0.640	0.416	0.243
112	303	304	302	8.000	235.414	0.162	1.854	0.299	0.618	0.456	0.640	0.418	0.256
113	305	306	304	8.000	118.615	0.130	1.689	0.272	0.593	0.464	0.640	0.401	0.271
114	307	308	306	8.000	209.420	0.122	2.106	0.222	0.831	0.709	0.640	0.562	0.440
115	309	310	308	8.000	324.084	0.114	1.597	0.258	0.578	0.465	0.640	0.391	0.277
116	31	32	30	8.000	347.045	0.014	0.824	0.094	0.553	0.539	0.640	0.374	0.360
117	311	312	310	8.000	263.437	0.030	1.222	0.123	0.690	0.660	0.640	0.466	0.436
118	313	314	312	8.000	205.769	0.029	1.028	0.135	0.548	0.519	0.640	0.371	0.342
119	315	316	314	8.000	236.610	0.007	1.253	0.045	1.354	1.347	0.640	0.915	0.908
120	317	318	314	8.000	145.824	0.021	0.960	0.115	0.565	0.544	0.640	0.382	0.361
121	319	320	318	8.000	159.465	0.021	0.968	0.114	0.572	0.551	0.640	0.387	0.365
122	321	322	323	8.000	65.129	0.003	0.833	0.035	1.048	1.044	0.640	0.708	0.705
123	324	323	272	8.000	338.344	0.008	1.093	0.056	1.019	1.010	0.640	0.688	0.680
124	325	326	272	8.000	156.318	0.007	0.718	0.064	0.617	0.610	0.640	0.417	0.410
125	327	328	326	8.000	199.072	0.004	0.612	0.052	0.603	0.598	0.640	0.407	0.403
126	329	330	282	8.000	217.860	0.005	0.950	0.041	1.086	1.082	0.640	0.734	0.730
127	33	34	32	8.000	320.886	0.007	0.796	0.060	0.709	0.702	0.640	0.479	0.473
128	331	332	282	8.000	288.512	0.026	1.691	0.090	1.167	1.141	0.640	0.789	0.763
129	333	334	332	8.000	130.068	0.010	1.460	0.050	1.462	1.452	0.640	0.988	0.978
130	335	336	334	8.000	275.657	0.006	0.722	0.061	0.639	0.632	0.640	0.432	0.425
131	337	338	336	8.000	218.497	0.004	0.647	0.044	0.704	0.701	0.640	0.476	0.473
132	339	340	341	8.000	225.120	0.008	0.817	0.065	0.694	0.686	0.640	0.469	0.461

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
133	342	341	332	8.000	263.588	0.013	0.897	0.087	0.629	0.616	0.640	0.425	0.412
134	343	344	284	8.000	410.422	0.024	1.436	0.094	0.960	0.936	0.640	0.649	0.625
135	345	346	344	8.000	303.650	0.013	1.115	0.073	0.876	0.863	0.640	0.592	0.579
136	347	348	346	8.000	337.869	0.007	0.828	0.061	0.735	0.727	0.640	0.497	0.489
137	349	350	310	8.000	352.430	0.059	1.612	0.161	0.770	0.711	0.640	0.520	0.461
138	35	19	36	8.000	303.907	0.064	2.277	0.135	1.217	1.153	0.640	0.822	0.758
139	351	352	350	8.000	178.158	0.027	2.032	0.080	1.503	1.476	0.640	1.016	0.989
140	353	354	352	8.000	268.931	0.018	0.923	0.105	0.576	0.558	0.640	0.389	0.371
141	355	356	354	8.000	107.371	0.011	0.926	0.077	0.703	0.691	0.640	0.475	0.463
142	357	358	352	8.000	267.634	0.009	1.118	0.056	1.039	1.031	0.640	0.703	0.694
143	359	360	358	8.000	196.652	0.009	0.810	0.070	0.655	0.646	0.640	0.443	0.434
144	361	362	360	8.000	210.187	0.005	0.667	0.053	0.645	0.641	0.640	0.436	0.432
145	363	365	364	8.000	224.484	0.006	1.239	0.040	1.447	1.441	0.640	0.978	0.972
146	366	367	368	8.000	357.219	0.009	1.021	0.061	0.900	0.891	0.640	0.608	0.599
147	369	368	320	8.000	292.900	0.018	0.963	0.101	0.615	0.597	0.640	0.416	0.398
148	37	36	38	8.000	100.073	0.064	1.535	0.177	0.694	0.630	0.640	0.469	0.405
149	370	371	211	8.000	415.539	0.009	1.188	0.054	1.139	1.130	0.640	0.770	0.761
150	372	373	211	8.000	206.022	0.014	1.256	0.071	1.011	0.997	0.640	0.683	0.670
151	374	375	373	8.000	376.231	0.008	0.786	0.070	0.639	0.630	0.640	0.432	0.423
152	376	377	375	8.000	168.010	0.004	0.852	0.042	0.958	0.954	0.640	0.648	0.643
153	378	379	125	8.000	128.249	0.002	0.967	0.027	1.470	1.468	0.640	0.994	0.991
154	380	381	125	8.000	106.530	0.002	0.434	0.037	0.535	0.534	0.640	0.362	0.360
155	382	210	383	8.000	35.297	0.023	1.662	0.084	1.197	1.174	0.640	0.809	0.786
156	384	383	187	8.000	225.937	0.023	1.716	0.082	1.254	1.230	0.640	0.847	0.824
157	385	256	296	8.000	26.492	0.097	2.296	0.179	1.030	0.933	0.640	0.696	0.599
158	386	364	356	8.000	244.185	0.010	1.034	0.063	0.894	0.885	0.640	0.604	0.595
159	387	196	193	8.000	345.752	0.015	1.103	0.081	0.809	0.795	0.640	0.547	0.532
160	39	40	38	8.000	277.155	0.992	5.515	0.512	1.410	0.418	0.640	0.953	-0.039
161	4	5	3	8.000	184.820	0.033	1.640	0.107	1.011	0.978	0.640	0.683	0.650
162	41	42	40	8.000	114.087	0.989	5.552	0.508	1.424	0.435	0.640	0.963	-0.027
163	43	44	42	8.000	272.577	0.070	3.635	0.104	2.288	2.219	0.640	1.547	1.477
164	45	46	44	8.000	302.643	0.070	1.806	0.167	0.843	0.774	0.640	0.570	0.501
165	47	48	26	8.000	338.141	1.064	3.622	0.784	0.821	-0.243	0.640	0.555	-0.509
166	49	38	48	8.000	353.113	1.059	3.722	0.760	0.847	-0.212	0.640	0.572	-0.487
167	50	51	7	8.000	319.041	0.011	1.145	0.064	0.983	0.973	0.640	0.665	0.654
168	52	53	54	8.000	132.755	0.045	2.806	0.092	1.909	1.864	0.640	1.290	1.245
169	55	54	56	8.000	142.927	0.045	2.857	0.091	1.958	1.913	0.640	1.323	1.278
170	57	56	46	8.000	337.799	0.063	1.685	0.164	0.798	0.736	0.640	0.540	0.477
171	58	59	53	8.000	288.106	0.045	1.794	0.124	1.006	0.961	0.640	0.680	0.635
172	6	7	5	8.000	284.614	0.021	1.880	0.073	1.485	1.463	0.640	1.004	0.982
173	60	61	59	8.000	264.528	0.033	1.691	0.106	1.051	1.018	0.640	0.711	0.677
174	62	63	61	8.000	168.005	0.029	1.455	0.106	0.904	0.875	0.640	0.611	0.582
175	64	65	66	8.000	57.832	0.003	0.620	0.038	0.745	0.743	0.640	0.504	0.501
176	67	68	66	8.000	374.405	0.046	2.243	0.108	1.374	1.328	0.640	0.929	0.883

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
177		69	70	68	8.000	104.096	0.040	1.614	0.125	0.904	0.864	0.640	0.611	0.571
178		71	72	70	8.000	276.507	0.038	1.533	0.124	0.862	0.824	0.640	0.583	0.545
179		73	74	72	8.000	150.976	0.036	1.700	0.112	1.021	0.985	0.640	0.690	0.654
180		75	76	56	8.000	289.783	0.013	0.945	0.081	0.694	0.682	0.640	0.469	0.457
181		77	78	76	8.000	362.266	0.007	0.712	0.065	0.601	0.594	0.640	0.406	0.399
182		79	66	80	8.000	292.804	0.048	3.528	0.083	2.564	2.515	0.640	1.733	1.685
183		8	2	9	8.000	165.398	0.036	1.278	0.136	0.679	0.643	0.640	0.459	0.423
184		81	80	82	8.000	319.271	0.054	1.776	0.143	0.914	0.860	0.640	0.618	0.563
185		83	82	84	8.000	128.875	0.907	2.599	1.000	0.558	-0.349	0.640	0.377	-0.530
186		85	84	86	8.000	327.796	0.909	4.221	0.593	1.021	0.111	0.640	0.690	-0.220
187		87	86	88	8.000	376.773	0.913	4.417	0.573	1.081	0.167	0.640	0.731	-0.183
188		89	88	90	8.000	336.666	0.916	4.563	0.559	1.127	0.211	0.640	0.762	-0.155
189		91	90	42	8.000	306.925	0.920	5.092	0.514	1.300	0.381	0.640	0.879	-0.041
190		92	93	94	8.000	269.222	0.031	1.728	0.099	1.119	1.089	0.640	0.757	0.726
191		95	94	96	8.000	301.659	0.042	1.958	0.113	1.170	1.128	0.640	0.791	0.749
192		97	96	98	8.000	289.431	0.054	2.159	0.124	1.214	1.160	0.640	0.821	0.767
193		99	98	100	8.000	259.530	0.600	4.114	0.435	1.131	0.531	0.640	0.764	0.164

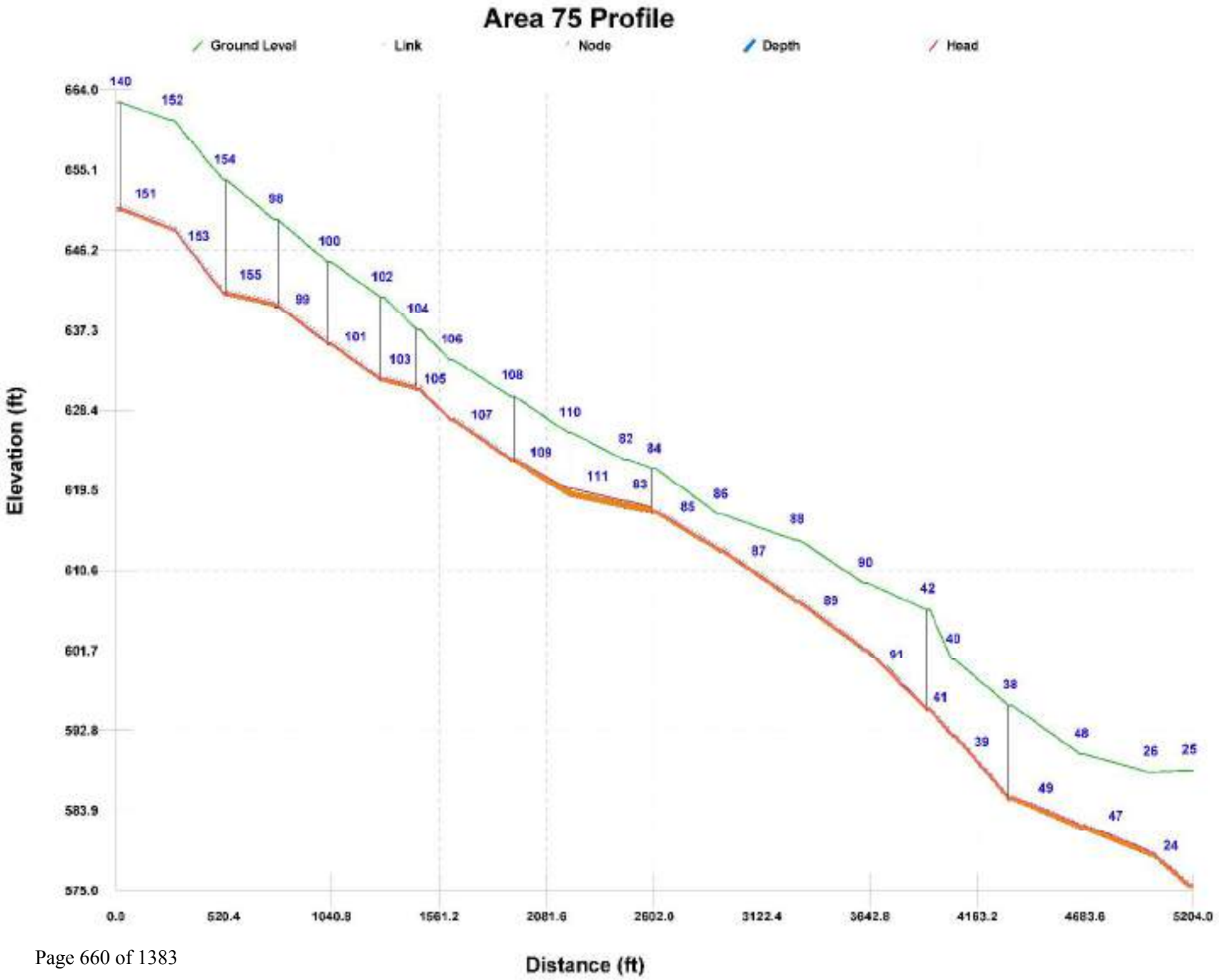
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	10	0.500			
3	101	0.500	0.000	0.000	0.000
4	103	0.500	0.000	0.000	0.000
5	105	0.500	0.000	0.000	0.000
6	107	0.500	0.000	0.000	0.000
7	109	0.500	0.000	0.000	0.000
8	111	0.500	12.000	2.780	0.414
9	112	0.500			
10	115	0.500			
11	116	0.500			
12	119	0.500			
13	12	0.500	0.000	0.000	0.000
14	120	0.500			
15	123	0.500			
16	124	0.500			
17	127	0.500			
18	129	0.500			
19	130	0.500			
20	133	0.500			
21	135	0.500			
22	137	0.500			
23	139	0.500			
24	14	0.500			
25	141	0.500	0.000	0.000	0.000
26	143	0.500	0.000	0.000	0.000
27	145	0.500			
28	147	0.500			
29	149	0.500	0.000	0.000	0.000
30	151	0.500	0.000	0.000	0.000
31	153	0.500	0.000	0.000	0.000
32	155	0.500	0.000	0.000	0.000
33	156	0.500			
34	159	0.500			
35	16	0.500			
36	160	0.500			
37	163	0.500			
38	164	0.500			
39	167	0.500			
40	168	0.500			
41	171	0.500			
42	172	0.500			
43	175	0.500			
44	177	0.500			

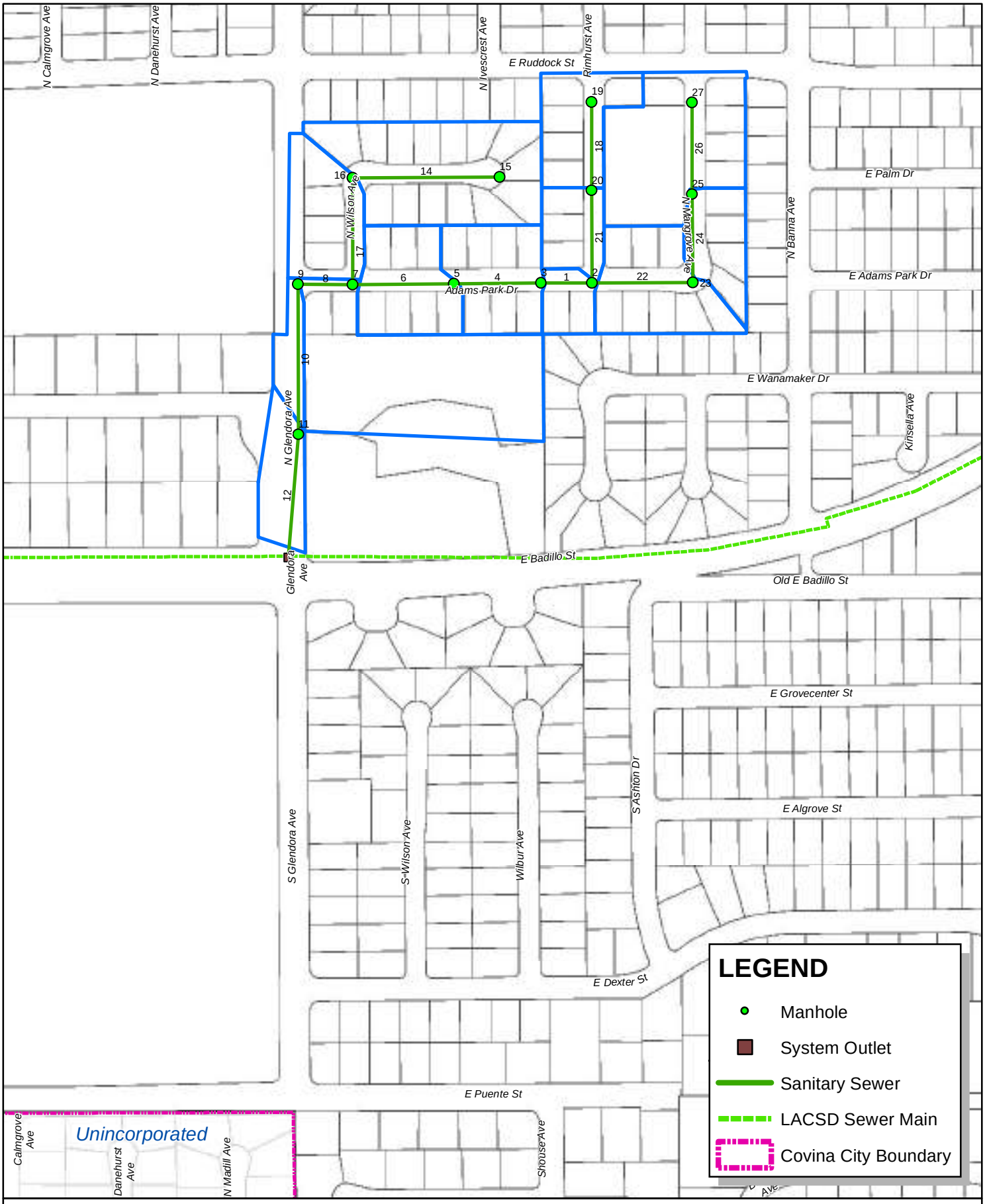
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	179	0.500			
46	18	0.500			
47	182	0.500			
48	184	0.500			
49	186	0.500	0.000	0.000	0.000
50	188	0.500	0.000	0.000	0.000
51	189	0.500	0.000	0.000	0.000
52	191	0.500	0.000	0.000	0.000
53	192	0.500			
54	194	0.500			
55	197	0.500	0.000	0.000	0.000
56	20	0.500			
57	200	0.500	0.000	0.000	0.000
58	202	0.500			
59	204	0.500	0.000	0.000	0.000
60	206	0.500	0.000	0.000	0.000
61	208	0.500			
62	209	0.500			
63	212	0.500			
64	215	0.500			
65	217	0.500			
66	219	0.500			
67	22	0.500			
68	221	0.500			
69	223	0.500			
70	225	0.500	0.000	0.000	0.000
71	227	0.500	0.000	0.000	0.000
72	229	0.500			
73	231	0.500			
74	233	0.500			
75	235	0.500			
76	237	0.500			
77	239	0.500			
78	24	0.500	10.000	5.317	0.464
79	240	0.500			
80	242	0.500			
81	245	0.500			
82	247	0.500			
83	249	0.500	0.000	0.000	0.000
84	250	0.500			
85	252	0.500			
86	254	0.500			
87	257	0.500			
88	260	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89	262	0.500	0.000	0.000	0.000
90	264	0.500	0.000	0.000	0.000
91	265	0.500	0.000	0.000	0.000
92	267	0.500	0.000	0.000	0.000
93	269	0.500	0.000	0.000	0.000
94	27	0.500	0.000	0.000	0.000
95	271	0.500			
96	273	0.500			
97	275	0.500	0.000	0.000	0.000
98	277	0.500	0.000	0.000	0.000
99	279	0.500	0.000	0.000	0.000
100	281	0.500			
101	283	0.500			
102	285	0.500			
103	287	0.500			
104	289	0.500			
105	29	0.500			
106	291	0.500			
107	293	0.500			
108	295	0.500			
109	297	0.500			
110	299	0.500			
111	301	0.500			
112	303	0.500			
113	305	0.500			
114	307	0.500	0.000	0.000	0.000
115	309	0.500			
116	31	0.500			
117	311	0.500			
118	313	0.500			
119	315	0.500			
120	317	0.500			
121	319	0.500			
122	321	0.500			
123	324	0.500			
124	325	0.500			
125	327	0.500			
126	329	0.500			
127	33	0.500			
128	331	0.500			
129	333	0.500			
130	335	0.500			
131	337	0.500			
132	339	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
133	342	0.500			
134	343	0.500			
135	345	0.500			
136	347	0.500			
137	349	0.500			
138	35	0.500	0.000	0.000	0.000
139	351	0.500	0.000	0.000	0.000
140	353	0.500			
141	355	0.500			
142	357	0.500			
143	359	0.500			
144	361	0.500			
145	363	0.500			
146	366	0.500			
147	369	0.500			
148	37	0.500			
149	370	0.500			
150	372	0.500			
151	374	0.500			
152	376	0.500			
153	378	0.500			
154	380	0.500			
155	382	0.500			
156	384	0.500			
157	385	0.500	0.000	0.000	0.000
158	386	0.500			
159	387	0.500			
160	39	0.500	0.000	0.000	0.000
161	4	0.500			
162	41	0.500	0.000	0.000	0.000
163	43	0.500	0.000	0.000	0.000
164	45	0.500			
165	47	0.500	12.000	3.724	0.392
166	49	0.500	12.000	3.801	0.385
167	50	0.500			
168	52	0.500	0.000	0.000	0.000
169	55	0.500	0.000	0.000	0.000
170	57	0.500			
171	58	0.500			
172	6	0.500			
173	60	0.500			
174	62	0.500			
175	64	0.500			
176	67	0.500	0.000	0.000	0.000

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
177	69	0.500			
178	71	0.500			
179	73	0.500			
180	75	0.500			
181	77	0.500			
182	79	0.500	0.000	0.000	0.000
183	8	0.500			
184	81	0.500			
185	83	0.500	12.000	2.689	0.445
186	85	0.500	0.000	0.000	0.000
187	87	0.500	0.000	0.000	0.000
188	89	0.500	0.000	0.000	0.000
189	91	0.500	0.000	0.000	0.000
190	92	0.500			
191	95	0.500			
192	97	0.500	0.000	0.000	0.000
193	99	0.500			

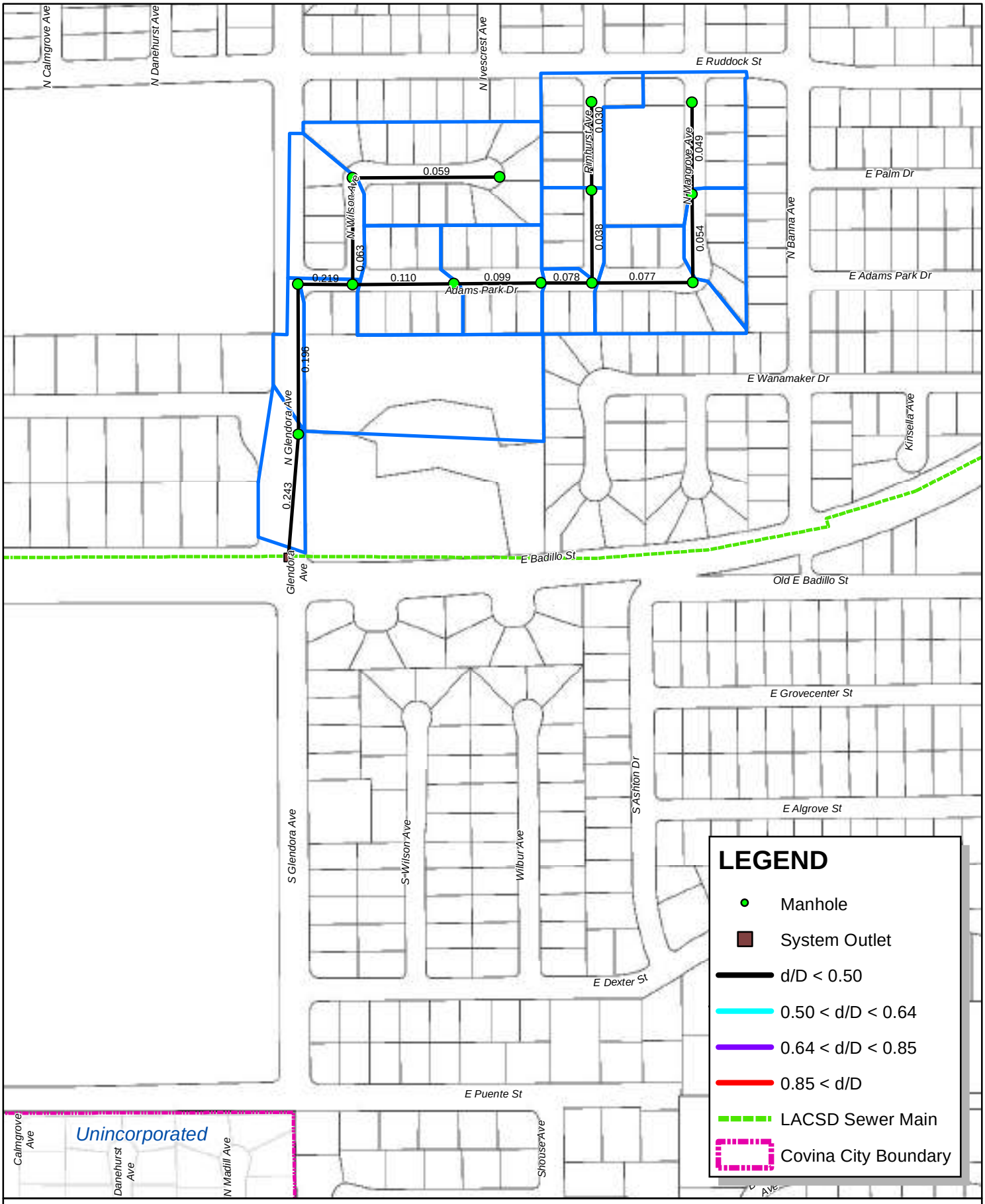

Area 75 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
664.0
655.1
646.2
637.3
628.4
619.5
610.6
601.7
592.8
583.9
575.0
0.0
520.4
1040.8
1561.2
2081.6
2602.0
3122.4
3642.8
4163.2
4683.6
5204.0
Distance (ft)
140
152
154
98
100
102
104
106
108
110
82
84
86
88
90
42
40
38
48
26
25
151
153
155
99
101
103
105
107
109
111
83
85
87
89
91
41
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24



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 76

WILLDAN



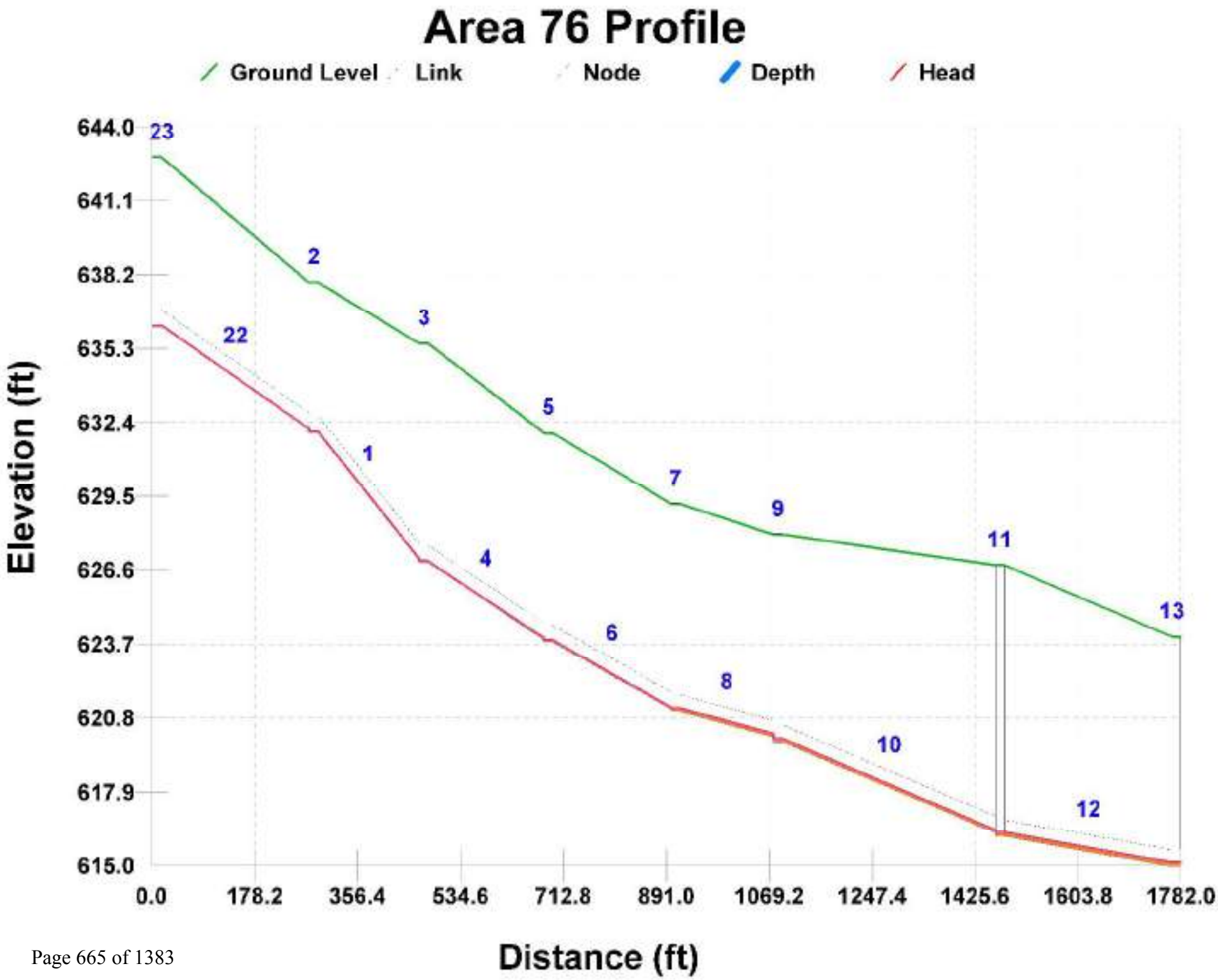
N
W E
S

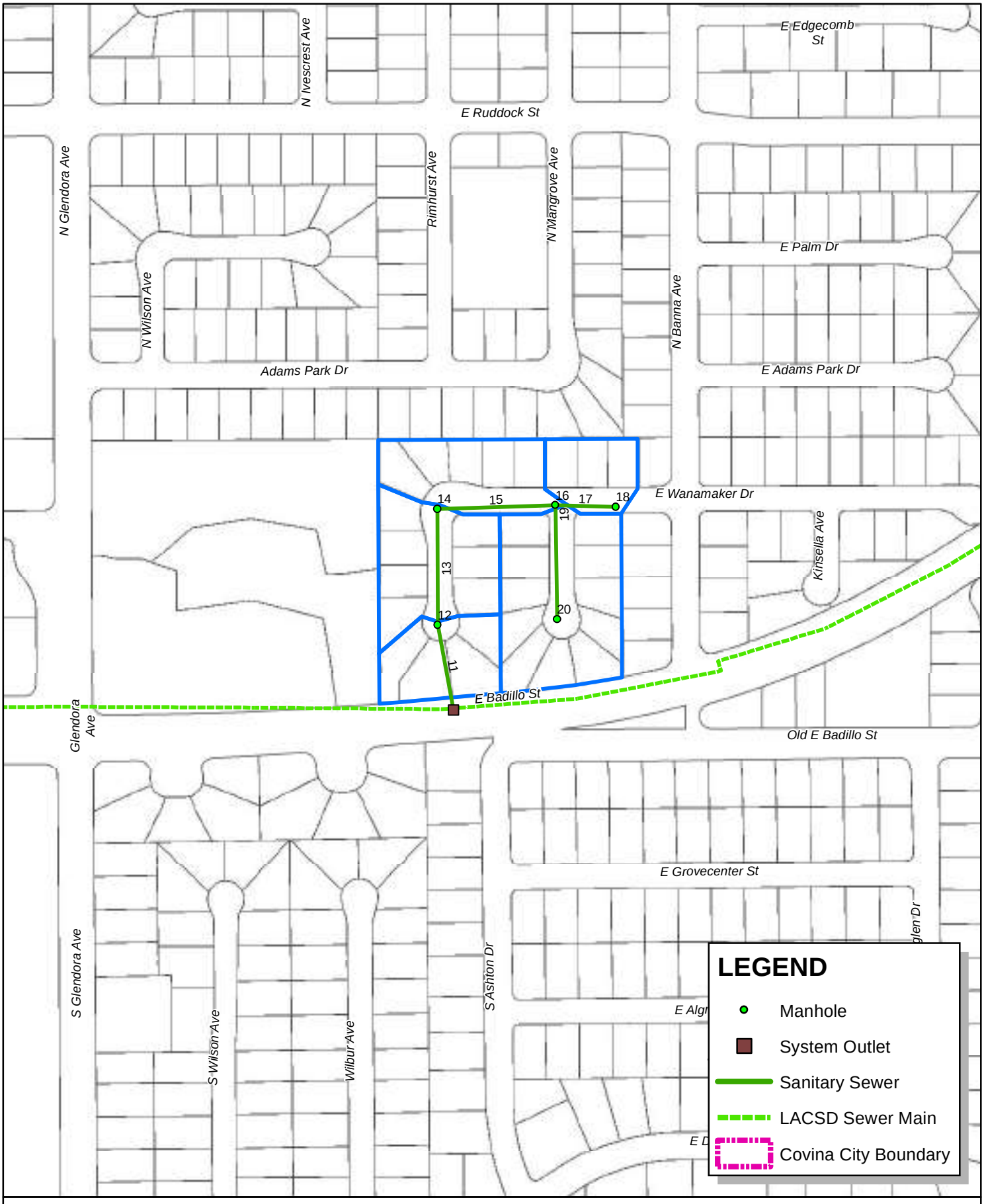
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 76

WILLDAN

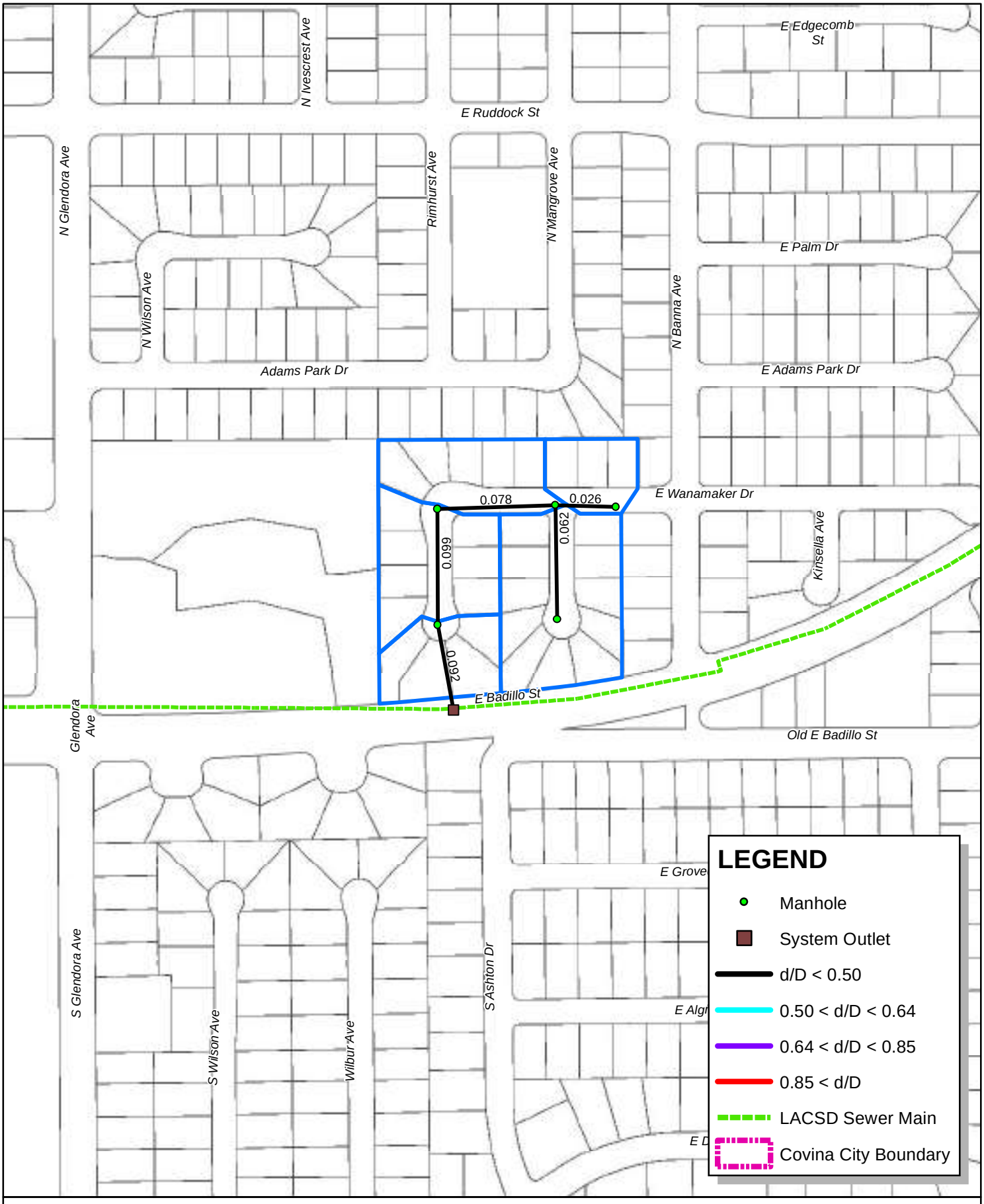
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	188.918	0.024	1.935	0.078	1.460	1.435	0.640	0.987	0.962
2	10	9	11	8.000	396.413	0.097	2.004	0.196	0.852	0.755	0.640	0.576	0.479
3	12	11	13	8.000	312.455	0.097	1.476	0.243	0.553	0.456	0.640	0.374	0.277
4	14	15	16	8.000	352.131	0.011	1.286	0.059	1.164	1.153	0.640	0.787	0.776
5	17	16	7	8.000	274.516	0.014	1.465	0.063	1.264	1.250	0.640	0.854	0.841
6	18	19	20	8.000	215.638	0.003	1.088	0.030	1.518	1.515	0.640	1.026	1.023
7	21	20	2	8.000	273.044	0.005	1.232	0.038	1.481	1.476	0.640	1.001	0.996
8	22	23	2	8.000	274.822	0.018	1.430	0.077	1.088	1.070	0.640	0.735	0.718
9	24	25	23	8.000	250.752	0.012	1.637	0.054	1.560	1.548	0.640	1.055	1.043
10	26	27	25	8.000	214.458	0.009	1.453	0.049	1.478	1.468	0.640	0.999	0.990
11	4	3	5	8.000	215.090	0.029	1.635	0.099	1.060	1.031	0.640	0.717	0.687
12	6	5	7	8.000	220.170	0.034	1.624	0.110	0.981	0.947	0.640	0.663	0.629
13	8	7	9	8.000	174.481	0.097	1.707	0.219	0.679	0.582	0.640	0.459	0.362

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500	0.000	0.000	0.000
3		12	0.500			
4		14	0.500			
5		17	0.500			
6		18	0.500			
7		21	0.500			
8		22	0.500			
9		24	0.500			
10		26	0.500			
11		4	0.500			
12		6	0.500			
13		8	0.500			


Area 76 Profile
Ground Level
Link
Node
Depth
Head
644.0
641.1
638.2
635.3
632.4
629.5
626.6
623.7
620.8
617.9
615.0
Elevation (ft)
0.0
178.2
356.4
534.6
712.8
891.0
1069.2
1247.4
1425.6
1603.8
1782.0
Distance (ft)
23
2
3
5
7
9
11
13
22
1
4
6
8
10
12



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 77



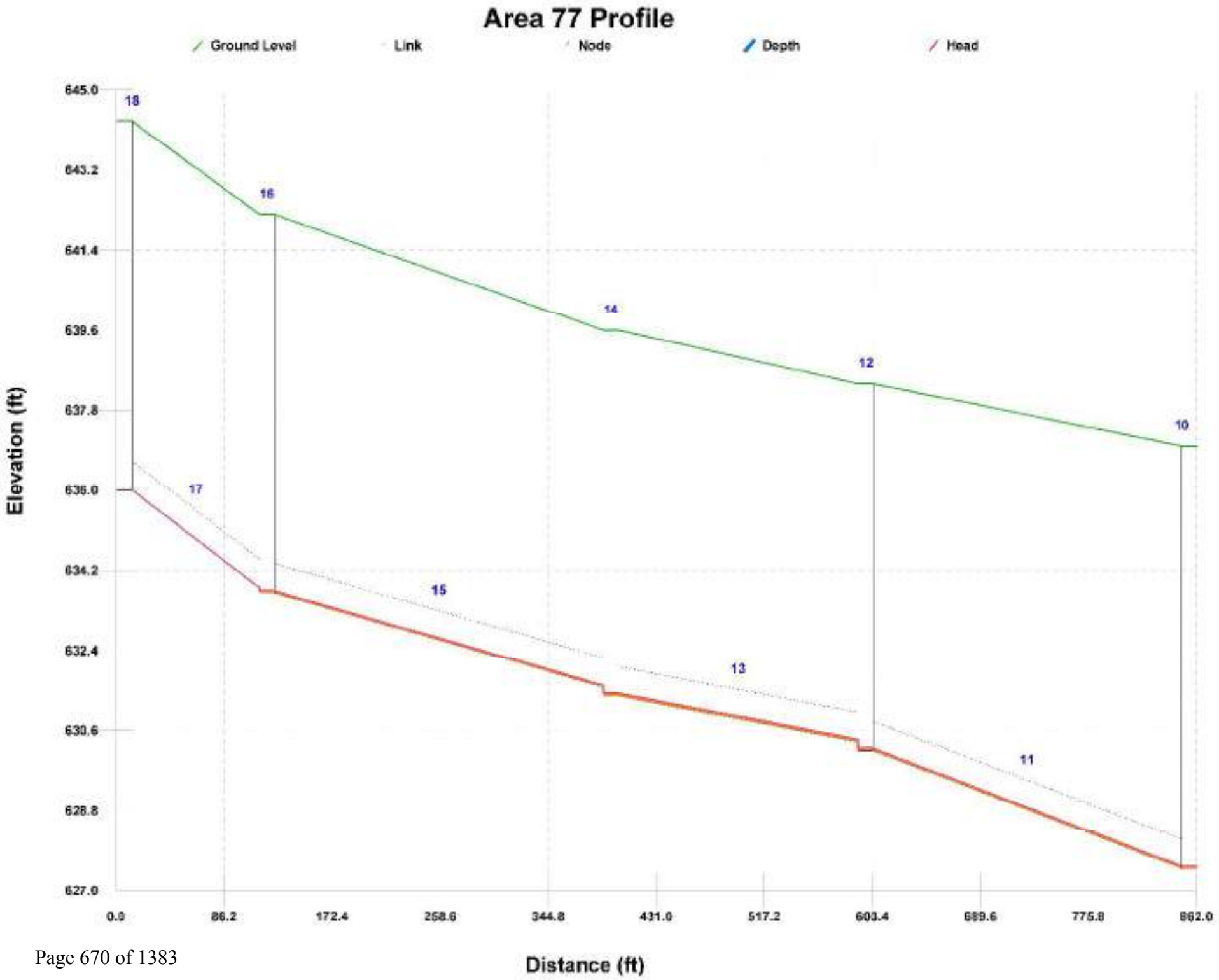
N
W E
S

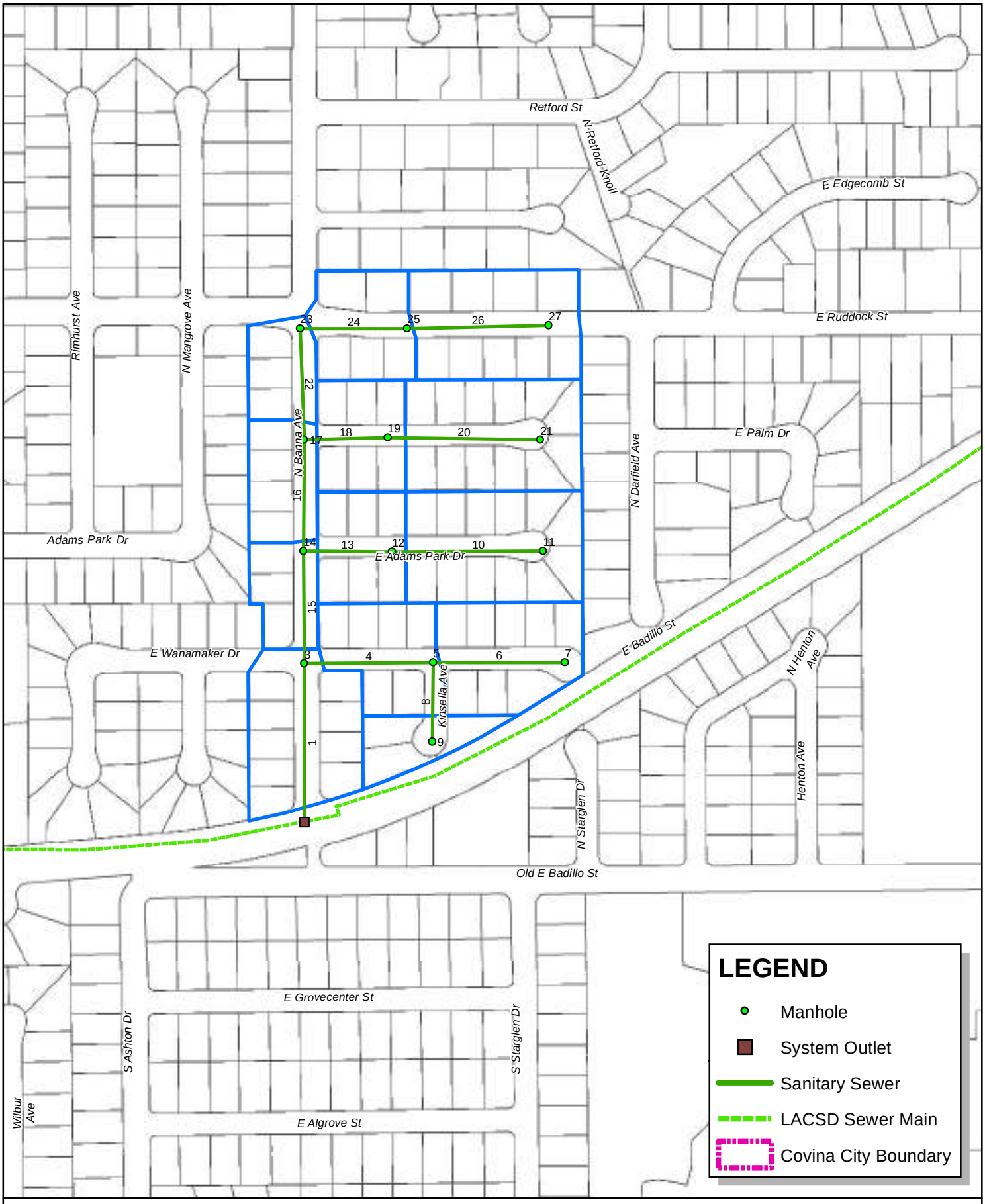
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 77

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		11	12	10	8.000	264.767	0.021	1.321	0.092	0.897	0.875	0.640	0.606	0.585
2		13	14	12	8.000	205.759	0.018	0.981	0.099	0.634	0.616	0.640	0.429	0.411
3		15	16	14	8.000	282.251	0.013	1.027	0.078	0.777	0.764	0.640	0.525	0.512
4		17	18	16	8.000	109.415	0.002	0.814	0.026	1.271	1.269	0.640	0.859	0.857
5		19	20	16	8.000	284.602	0.007	0.820	0.062	0.717	0.709	0.640	0.484	0.477

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		11	0.500			
2		13	0.500			
3		15	0.500			
4		17	0.500			
5		19	0.500			

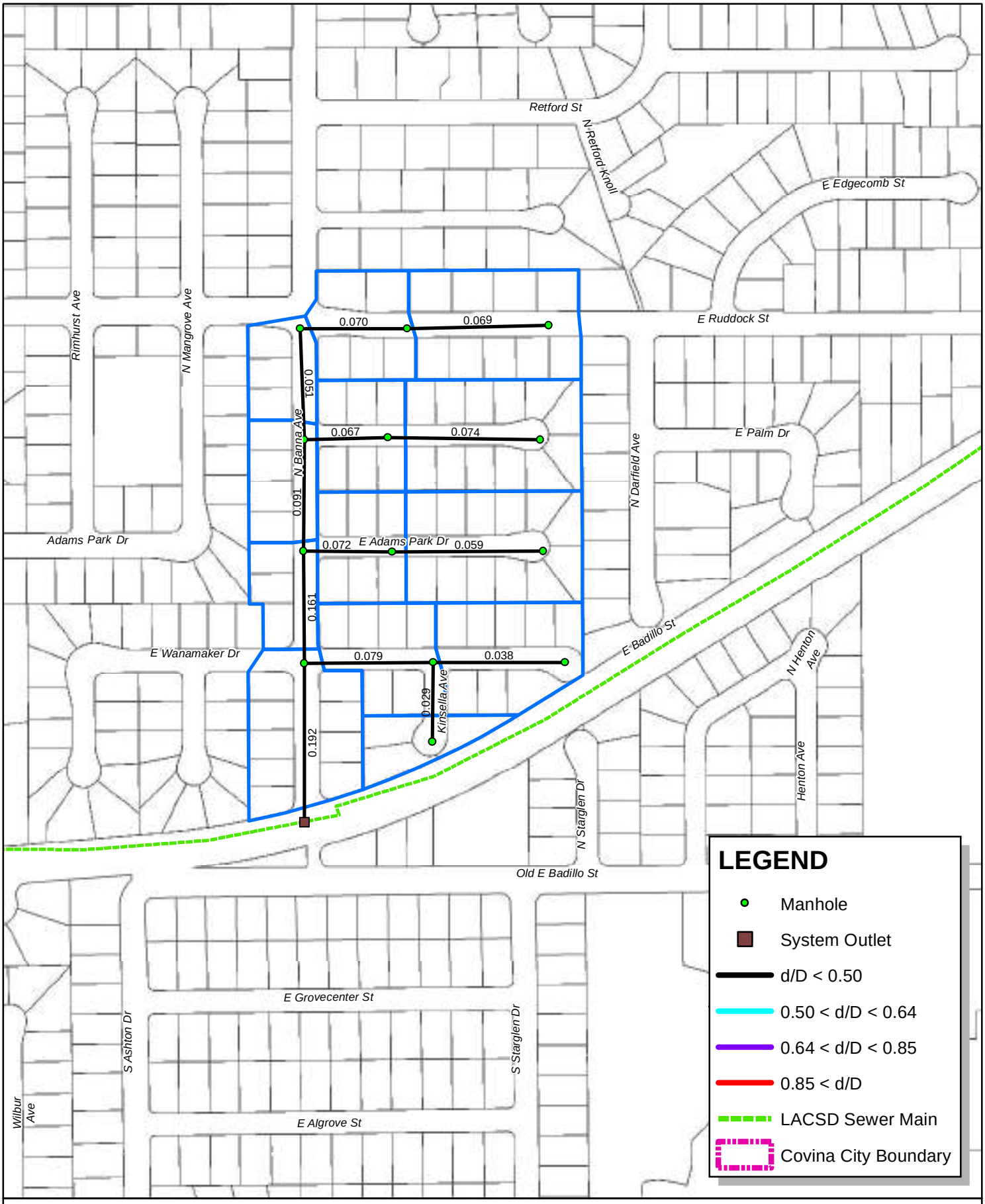

Area 77 Profile
Ground Level
Link
Node
Depth
Head
645.0
643.2
641.4
639.6
637.8
636.0
634.2
632.4
630.6
628.8
627.0
Elevation (ft)
18
16
14
12
10
17
15
13
11
0.0
86.2
172.4
258.6
344.8
431.0
517.2
603.4
689.6
775.8
862.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 78

WILLDAN



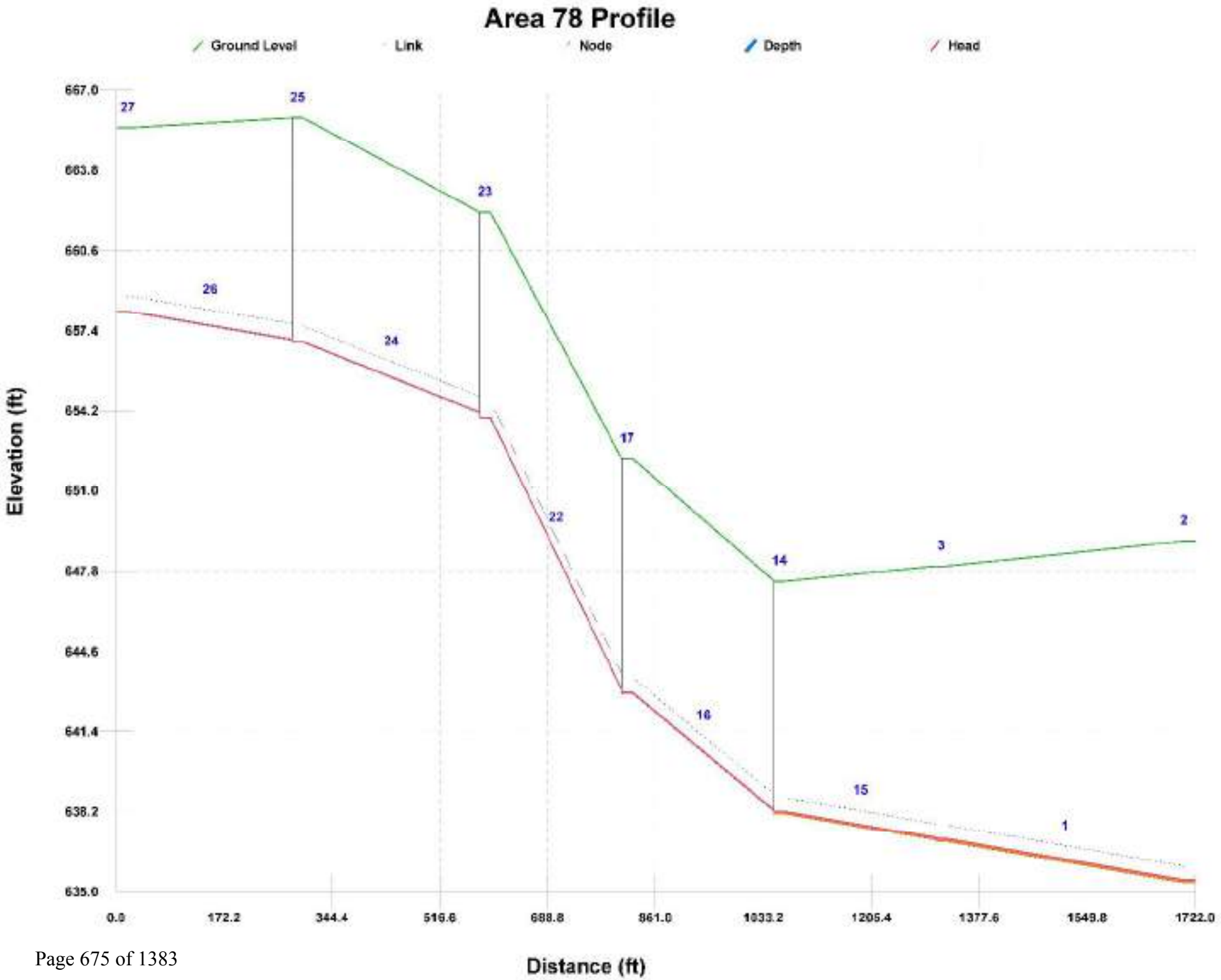
N
W E
S

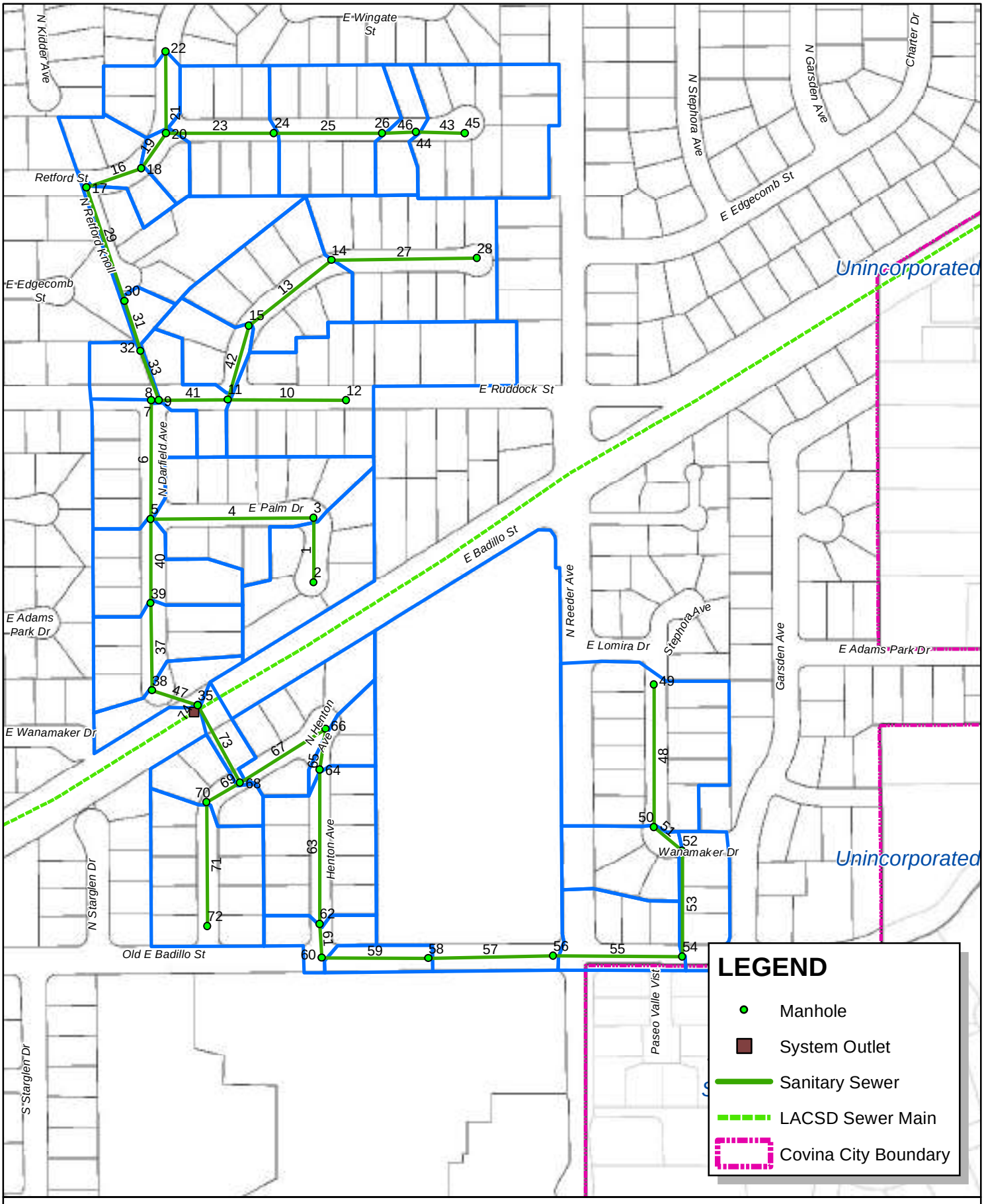
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 78

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	407.785	0.062	1.319	0.192	0.568	0.507	0.640	0.384	0.323
2	10	11	12	8.000	245.200	0.008	1.011	0.059	0.910	0.902	0.640	0.615	0.607
3	13	12	14	8.000	289.215	0.013	1.127	0.072	0.896	0.883	0.640	0.606	0.593
4	15	14	3	8.000	259.399	0.043	1.190	0.161	0.570	0.527	0.640	0.385	0.342
5	16	17	14	8.000	243.555	0.029	1.818	0.091	1.245	1.216	0.640	0.842	0.813
6	18	19	17	8.000	278.662	0.013	1.241	0.067	1.029	1.016	0.640	0.695	0.683
7	20	21	19	8.000	249.906	0.008	0.727	0.074	0.567	0.558	0.640	0.383	0.375
8	22	23	17	8.000	225.928	0.013	1.985	0.051	1.967	1.953	0.640	1.329	1.316
9	24	25	23	8.000	303.498	0.011	1.064	0.070	0.861	0.849	0.640	0.582	0.570
10	26	27	25	8.000	282.452	0.007	0.694	0.069	0.567	0.560	0.640	0.383	0.376
11	4	5	3	8.000	291.549	0.012	0.962	0.079	0.718	0.705	0.640	0.485	0.473
12	6	7	5	8.000	321.340	0.006	1.321	0.038	1.581	1.575	0.640	1.069	1.063
13	8	9	5	8.000	206.341	0.003	0.870	0.029	1.251	1.248	0.640	0.846	0.843

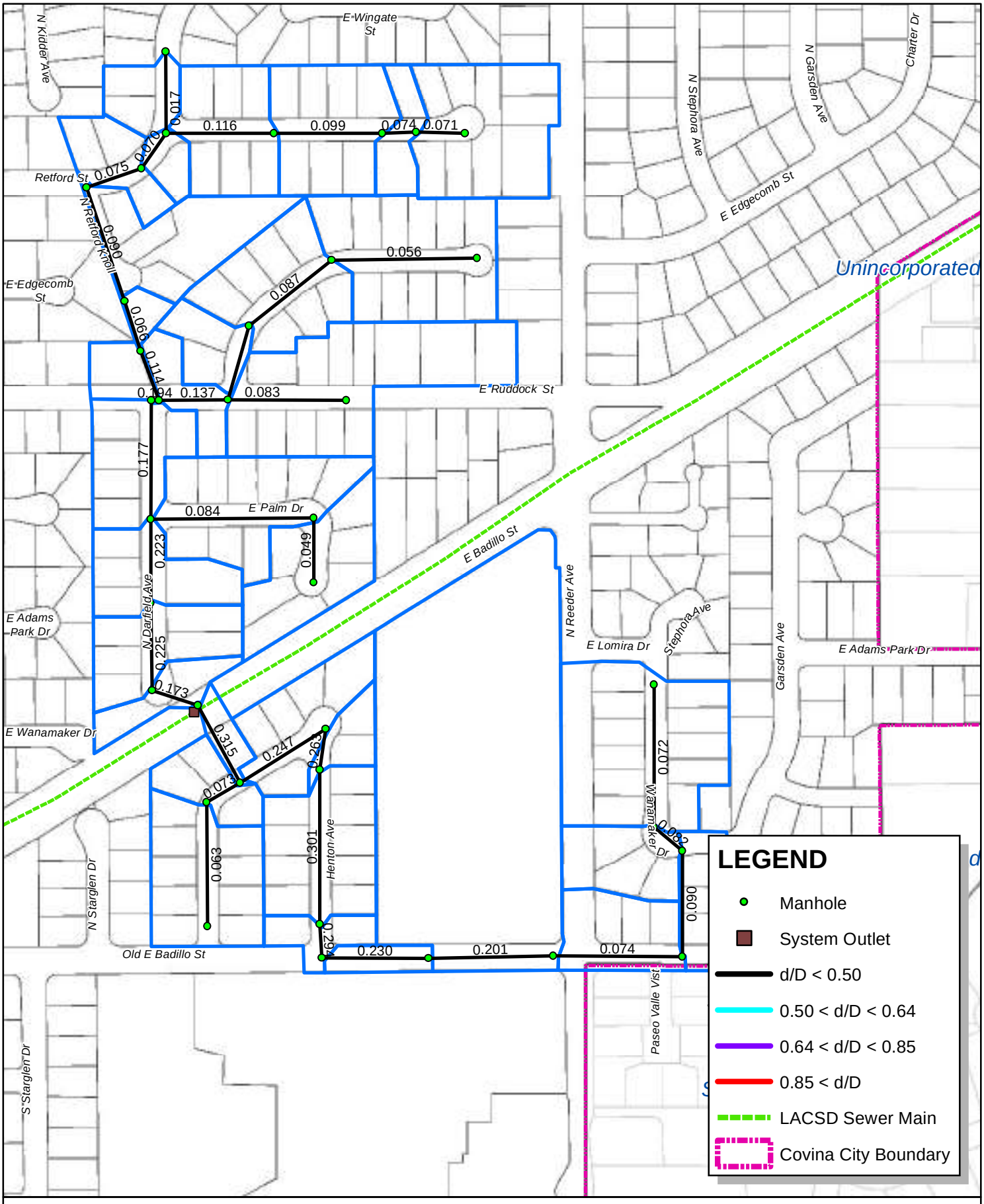
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		13	0.500			
4		15	0.500			
5		16	0.500			
6		18	0.500			
7		20	0.500			
8		22	0.500			
9		24	0.500			
10		26	0.500			
11		4	0.500			
12		6	0.500			
13		8	0.500			


Area 78 Profile
Ground Level
Link
Node
Depth
Head
667.0
663.8
660.6
657.4
654.2
651.0
647.8
644.6
641.4
638.2
635.0
Elevation (ft)
0.0
172.2
344.4
516.6
688.8
861.0
1033.2
1205.4
1377.6
1549.8
1722.0
Distance (ft)
27
25
23
26
24
17
22
2
3
14
16
15
1



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 79

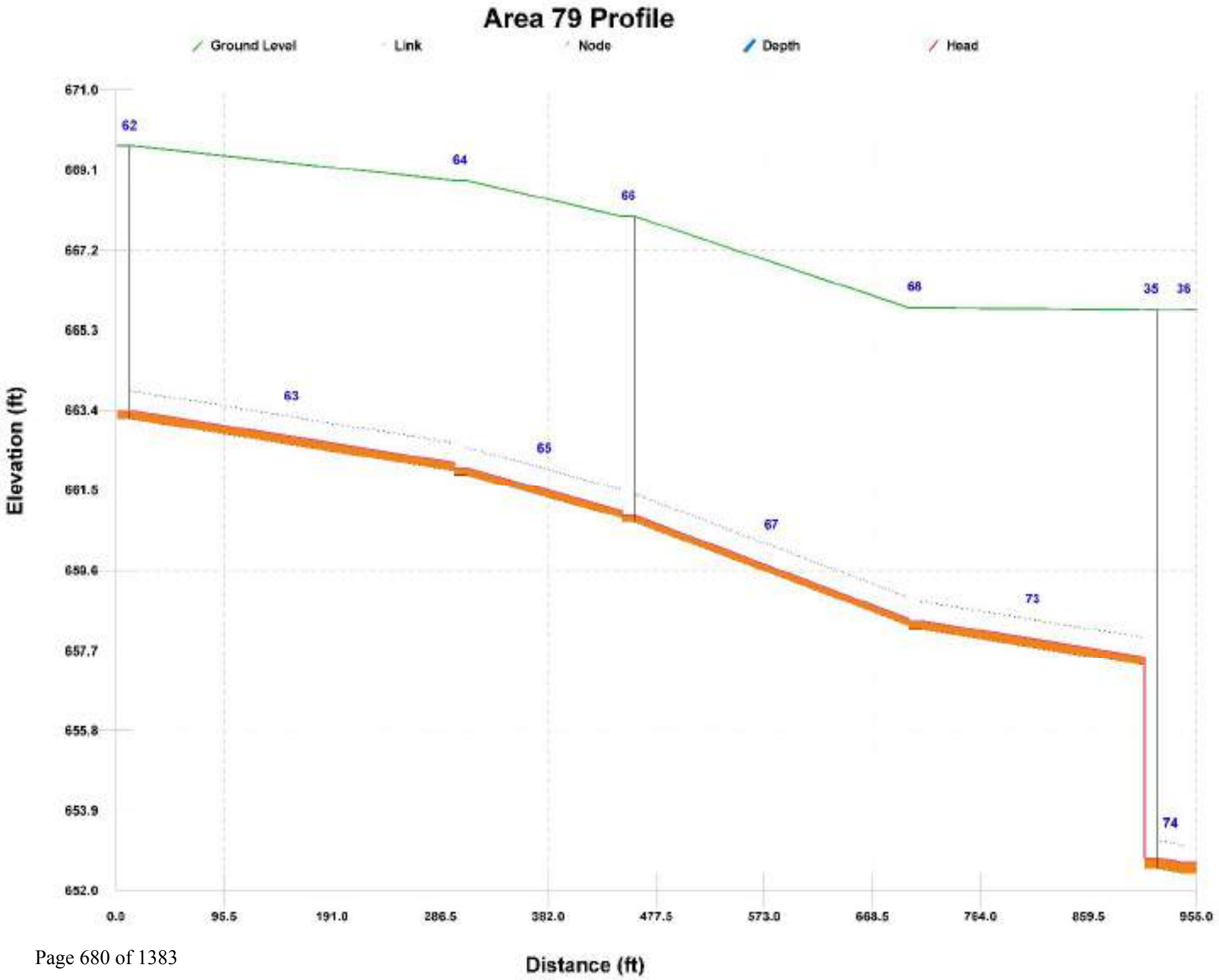
WILLDAN

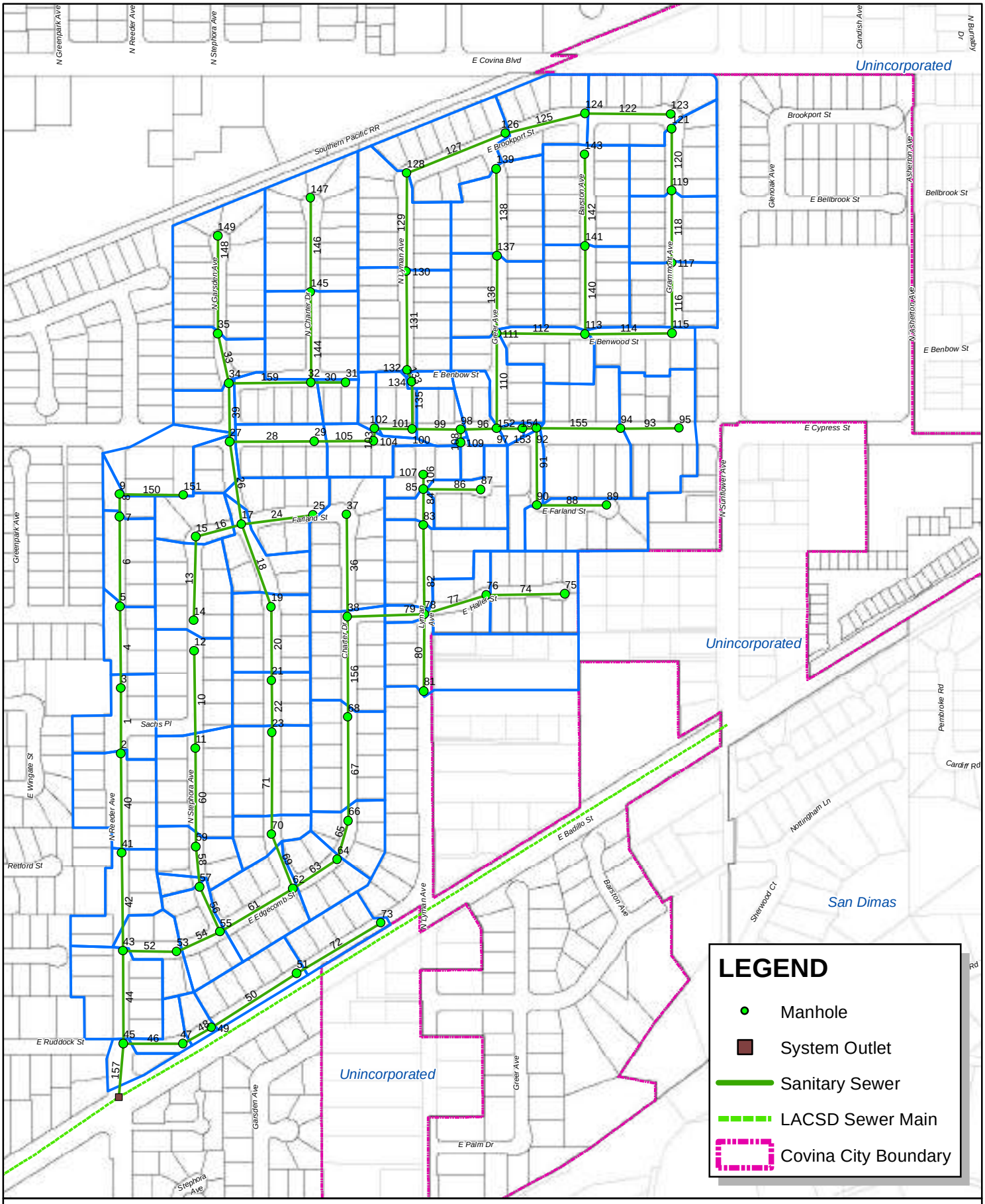


CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 79

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	141.447	0.005	0.822	0.049	0.836	0.831	0.640	0.565	0.560
2	10	12	11	8.000	321.741	0.011	0.795	0.083	0.574	0.563	0.640	0.388	0.377
3	13	14	15	8.000	305.998	0.014	0.955	0.087	0.670	0.656	0.640	0.453	0.439
4	16	18	17	8.000	81.913	0.025	2.127	0.075	1.645	1.620	0.640	1.112	1.087
5	19	20	18	8.000	114.046	0.023	2.147	0.070	1.738	1.715	0.640	1.175	1.152
6	21	22	20	8.000	120.318	0.001	1.096	0.017	2.200	2.199	0.640	1.487	1.486
7	23	24	20	8.000	247.741	0.021	0.920	0.116	0.540	0.519	0.640	0.365	0.344
8	25	26	24	8.000	236.070	0.016	0.887	0.099	0.575	0.559	0.640	0.388	0.372
9	27	28	14	8.000	307.993	0.008	1.104	0.056	1.037	1.028	0.640	0.701	0.692
10	29	17	30	8.000	330.902	0.031	2.006	0.090	1.381	1.350	0.640	0.934	0.902
11	31	30	32	8.000	91.447	0.032	3.288	0.066	2.772	2.740	0.640	1.874	1.842
12	33	32	9	8.000	118.238	0.033	1.506	0.114	0.892	0.858	0.640	0.603	0.569
13	37	39	38	8.000	193.247	0.085	1.452	0.225	0.569	0.484	0.640	0.385	0.300
14	4	3	5	8.000	399.099	0.012	0.840	0.084	0.604	0.592	0.640	0.408	0.396
15	40	5	39	8.000	208.038	0.081	1.401	0.223	0.552	0.471	0.640	0.373	0.292
16	41	11	9	8.000	126.441	0.029	1.000	0.137	0.529	0.500	0.640	0.357	0.329
17	42	15	11	8.000	174.327	0.016	1.174	0.083	0.853	0.837	0.640	0.577	0.561
18	43	45	44	8.000	115.542	0.008	0.744	0.071	0.595	0.587	0.640	0.402	0.394
19	46	44	26	8.000	96.831	0.010	0.858	0.074	0.669	0.659	0.640	0.452	0.442
20	47	38	35	8.000	148.204	0.087	2.152	0.173	0.985	0.898	0.640	0.666	0.579
21	48	49	50	8.000	324.184	0.008	0.728	0.072	0.576	0.568	0.640	0.389	0.381
22	51	50	52	8.000	75.198	0.011	0.798	0.082	0.585	0.574	0.640	0.395	0.384
23	53	52	54	8.000	230.478	0.013	0.838	0.090	0.578	0.565	0.640	0.391	0.378
24	55	54	56	8.000	314.663	0.015	1.287	0.074	1.004	0.989	0.640	0.679	0.664
25	57	56	58	8.000	265.402	0.143	2.869	0.201	1.202	1.058	0.640	0.812	0.669
26	59	58	60	8.000	240.629	0.143	2.360	0.230	0.912	0.768	0.640	0.616	0.473
27	6	7	5	8.000	283.971	0.066	1.565	0.177	0.706	0.640	0.640	0.477	0.411
28	61	60	62	8.000	104.038	0.145	1.692	0.294	0.569	0.425	0.640	0.385	0.240
29	63	62	64	8.000	308.464	0.151	1.710	0.301	0.568	0.417	0.640	0.384	0.233
30	65	64	66	8.000	148.120	0.153	2.079	0.263	0.744	0.591	0.640	0.503	0.350
31	67	66	68	8.000	260.154	0.157	2.339	0.247	0.868	0.711	0.640	0.587	0.430
32	69	70	68	8.000	63.924	0.008	0.728	0.073	0.572	0.563	0.640	0.386	0.378
33	71	72	70	8.000	281.080	0.006	0.664	0.063	0.576	0.570	0.640	0.389	0.383
34	73	68	35	8.000	213.016	0.166	1.759	0.315	0.569	0.403	0.640	0.385	0.219
35	74	35	36	8.000	25.032	0.253	2.104	0.377	0.621	0.368	0.640	0.419	0.166
36	8	9	7	8.000	52.077	0.062	1.301	0.194	0.555	0.493	0.640	0.375	0.313

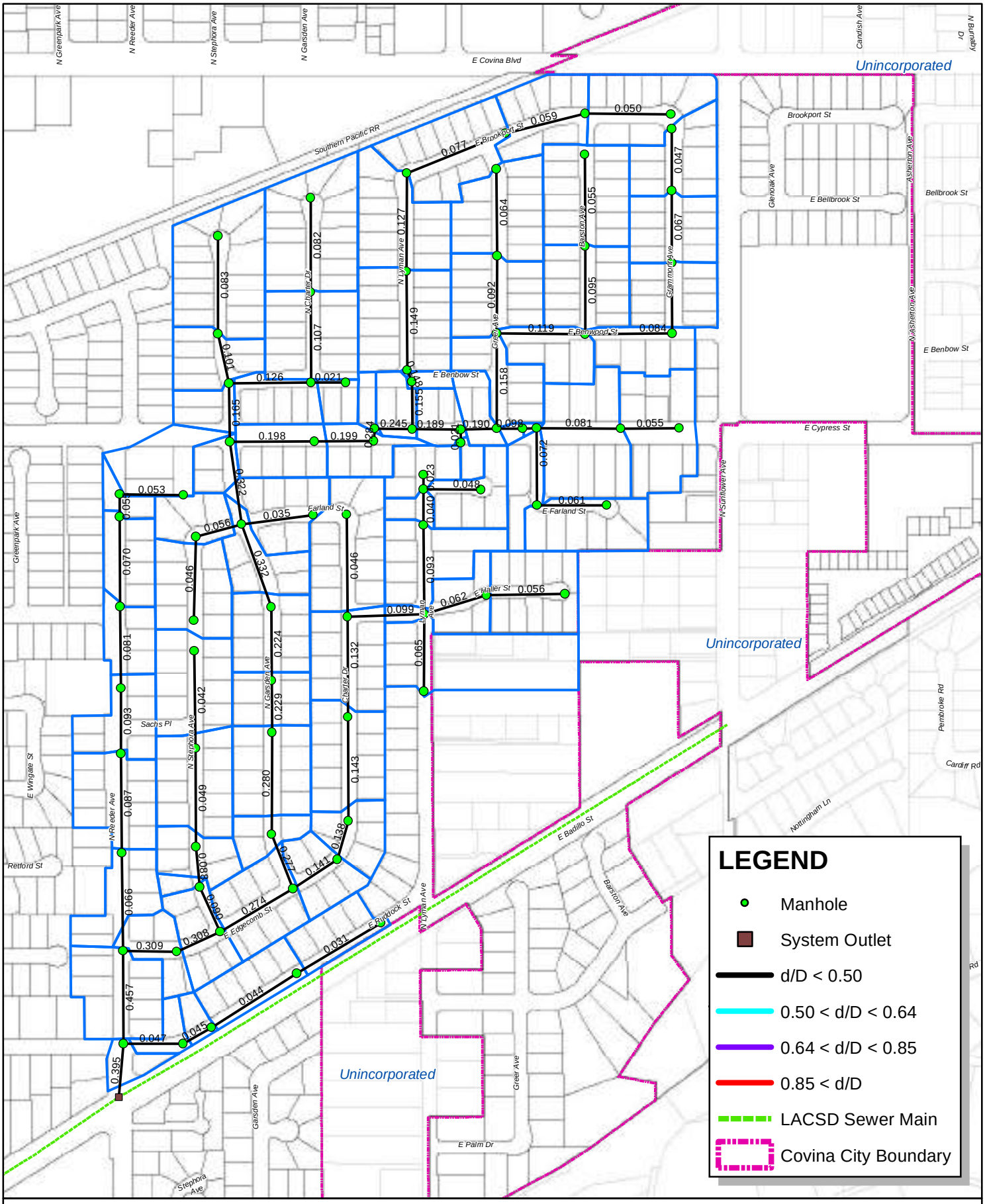
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		13	0.500			
4		16	0.500	0.000	0.000	0.000
5		19	0.500	0.000	0.000	0.000
6		21	0.500			
7		23	0.500			
8		25	0.500			
9		27	0.500			
10		29	0.500	0.000	0.000	0.000
11		31	0.500	0.000	0.000	0.000
12		33	0.500			
13		37	0.500			
14		4	0.500			
15		40	0.500			
16		41	0.500			
17		42	0.500			
18		43	0.500			
19		46	0.500			
20		47	0.500	0.000	0.000	0.000
21		48	0.500			
22		51	0.500			
23		53	0.500			
24		55	0.500			
25		57	0.500	0.000	0.000	0.000
26		59	0.500	0.000	0.000	0.000
27		6	0.500			
28		61	0.500			
29		63	0.500			
30		65	0.500	0.000	0.000	0.000
31		67	0.500	0.000	0.000	0.000
32		69	0.500			
33		71	0.500			
34		73	0.500			
35		74	0.500	0.000	0.000	0.000
36		8	0.500			


Area 79 Profile
Ground Level
Link
Node
Depth
Head
671.0
669.1
667.2
665.3
663.4
661.5
659.6
657.7
655.8
653.9
652.0
Elevation (ft)
62
64
66
68
35
36
63
65
67
73
74
0.0
95.5
191.0
286.5
382.0
477.5
573.0
668.5
764.0
859.5
955.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 80

WILLDAN



LEGEND

- Manhole
- System Outlet
- d/D < 0.50
- 0.50 < d/D < 0.64
- 0.64 < d/D < 0.85
- 0.85 < d/D
- LACSD Sewer Main
- Covina City Boundary

N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 80

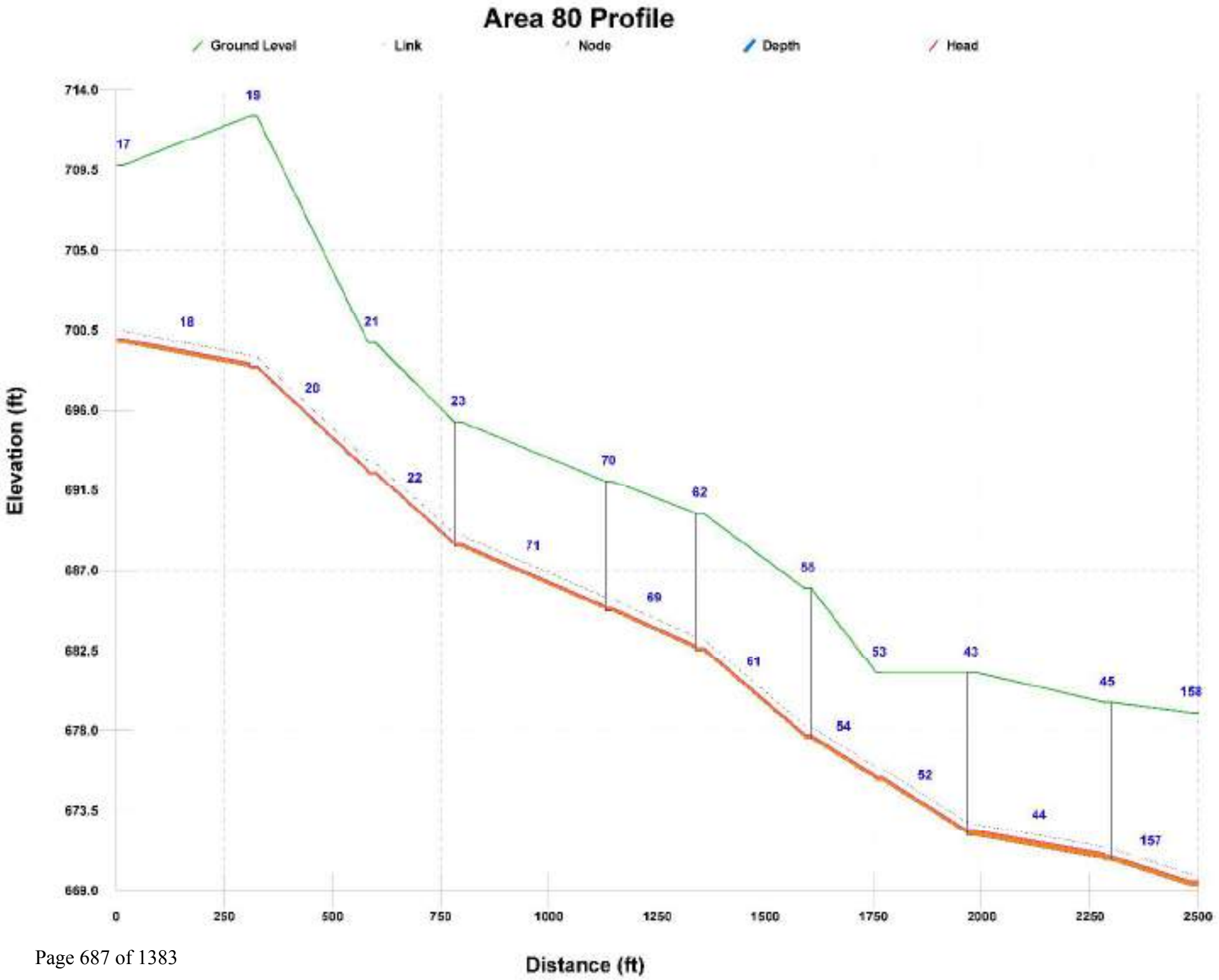
WILLDAN

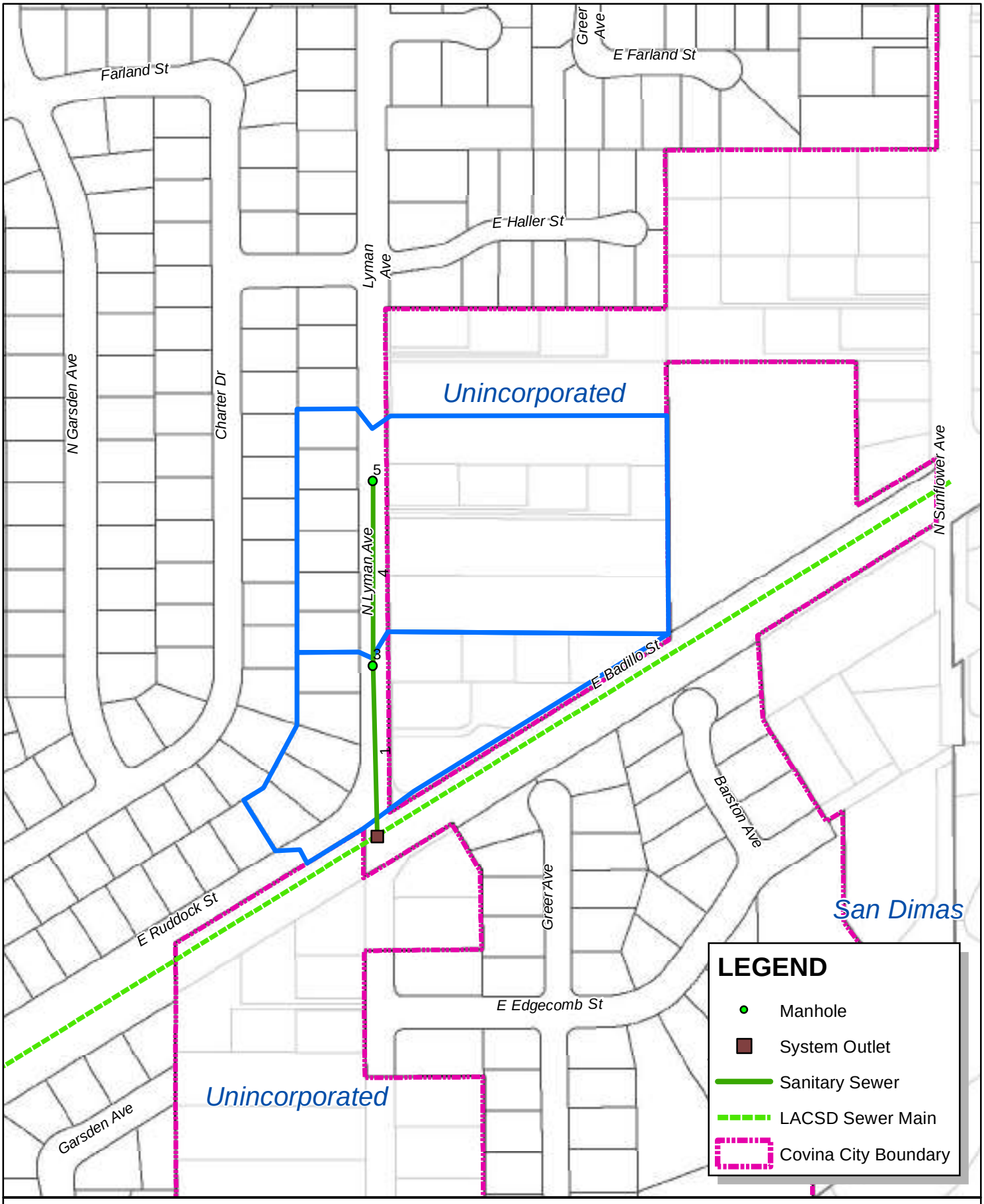
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	253.724	0.014	0.843	0.093	0.568	0.554	0.640	0.384	0.370
2	10	12	11	8.000	347.346	0.006	1.242	0.042	1.402	1.396	0.640	0.948	0.941
3	101	100	102	8.000	91.608	0.122	1.844	0.245	0.688	0.566	0.640	0.465	0.343
4	103	102	104	8.000	33.274	0.123	1.503	0.284	0.515	0.392	0.640	0.348	0.225
5	105	104	29	8.000	224.695	0.125	2.531	0.199	1.065	0.939	0.640	0.720	0.594
6	106	107	85	8.000	31.700	0.003	1.257	0.023	2.118	2.115	0.640	1.431	1.429
7	108	109	98	8.000	36.473	0.001	0.505	0.021	0.903	0.902	0.640	0.610	0.609
8	110	111	97	8.000	357.594	0.055	1.564	0.158	0.757	0.702	0.640	0.512	0.456
9	112	113	111	8.000	340.049	0.037	1.606	0.119	0.929	0.891	0.640	0.628	0.590
10	114	115	113	8.000	297.698	0.019	1.390	0.084	1.002	0.982	0.640	0.677	0.658
11	116	117	115	8.000	255.261	0.016	1.142	0.084	0.824	0.809	0.640	0.557	0.541
12	118	119	117	8.000	262.525	0.011	1.065	0.067	0.882	0.871	0.640	0.596	0.585
13	120	121	119	8.000	208.627	0.005	0.912	0.047	0.949	0.944	0.640	0.642	0.636
14	122	123	124	8.000	315.997	0.007	1.003	0.050	1.007	1.001	0.640	0.681	0.674
15	125	124	126	8.000	318.671	0.012	1.401	0.059	1.262	1.250	0.640	0.853	0.841
16	127	126	128	8.000	341.051	0.019	1.499	0.077	1.136	1.117	0.640	0.768	0.749
17	129	128	130	8.000	332.327	0.027	1.033	0.127	0.571	0.545	0.640	0.386	0.359
18	13	14	15	8.000	282.694	0.006	1.077	0.046	1.143	1.137	0.640	0.773	0.767
19	131	130	132	8.000	352.545	0.036	1.099	0.149	0.550	0.515	0.640	0.372	0.336
20	133	132	134	8.000	50.912	0.036	1.115	0.148	0.562	0.526	0.640	0.380	0.344
21	135	134	100	8.000	167.474	0.036	1.047	0.155	0.514	0.478	0.640	0.347	0.311
22	136	137	111	8.000	276.686	0.014	0.861	0.092	0.583	0.569	0.640	0.394	0.380
23	138	139	137	8.000	273.391	0.007	0.783	0.064	0.668	0.661	0.640	0.452	0.444
24	140	141	113	8.000	303.999	0.015	0.883	0.095	0.588	0.574	0.640	0.398	0.383
25	142	143	141	8.000	324.981	0.008	1.104	0.055	1.049	1.041	0.640	0.709	0.701
26	144	145	32	8.000	340.960	0.019	0.926	0.107	0.570	0.552	0.640	0.385	0.367
27	146	147	145	8.000	292.907	0.011	0.832	0.082	0.608	0.597	0.640	0.411	0.400
28	148	149	35	8.000	314.473	0.012	0.836	0.083	0.604	0.593	0.640	0.409	0.397
29	150	151	9	8.000	182.032	0.004	0.553	0.053	0.536	0.532	0.640	0.362	0.358
30	152	153	97	8.000	72.679	0.025	1.437	0.098	0.934	0.909	0.640	0.632	0.606
31	154	92	153	8.000	125.391	0.025	1.405	0.100	0.906	0.880	0.640	0.612	0.587
32	155	94	92	8.000	310.779	0.017	1.277	0.081	0.937	0.920	0.640	0.634	0.617
33	156	38	68	8.000	357.967	0.050	1.845	0.132	0.999	0.949	0.640	0.675	0.625
34	157	45	158	8.000	200.237	0.338	2.638	0.395	0.760	0.422	0.640	0.514	0.176
35	159	32	34	8.000	310.093	0.023	0.922	0.126	0.514	0.491	0.640	0.347	0.324
36	16	15	17	8.000	161.589	0.009	1.189	0.056	1.104	1.094	0.640	0.746	0.737
37	18	17	19	8.000	313.379	0.189	1.861	0.332	0.586	0.397	0.640	0.396	0.207
38	20	19	21	8.000	276.886	0.194	3.317	0.224	1.302	1.108	0.640	0.880	0.686
39	22	21	23	8.000	198.099	0.198	3.281	0.229	1.272	1.074	0.640	0.860	0.662
40	24	25	17	8.000	246.809	0.005	1.256	0.035	1.586	1.581	0.640	1.072	1.067
41	26	27	17	8.000	287.748	0.171	1.762	0.322	0.564	0.393	0.640	0.381	0.210
42	28	29	27	8.000	253.605	0.128	2.626	0.198	1.110	0.982	0.640	0.750	0.622
43	30	31	32	8.000	130.118	0.001	0.843	0.021	1.503	1.502	0.640	1.016	1.015
44	33	35	34	8.000	174.427	0.016	0.879	0.101	0.564	0.548	0.640	0.381	0.365

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		36	37	38	8.000	356.917	0.008	1.413	0.046	1.497	1.489	0.640	1.012	1.004
46		39	34	27	8.000	235.571	0.041	1.095	0.165	0.516	0.474	0.640	0.349	0.307
47		4	5	3	8.000	297.515	0.010	0.758	0.081	0.557	0.547	0.640	0.377	0.367
48		40	2	41	8.000	353.180	0.020	1.312	0.087	0.921	0.902	0.640	0.623	0.603
49		42	41	43	8.000	342.299	0.023	2.374	0.066	1.996	1.972	0.640	1.349	1.326
50		44	43	45	8.000	321.753	0.329	2.113	0.457	0.567	0.239	0.640	0.384	0.055
51		46	47	45	8.000	235.657	0.008	1.407	0.047	1.467	1.458	0.640	0.991	0.983
52		48	49	47	8.000	117.825	0.008	1.375	0.045	1.489	1.481	0.640	1.006	0.999
53		50	51	49	8.000	314.313	0.007	1.245	0.044	1.357	1.351	0.640	0.918	0.911
54		52	53	43	8.000	211.492	0.299	3.259	0.309	1.067	0.769	0.640	0.722	0.423
55		54	55	53	8.000	160.329	0.296	3.238	0.308	1.062	0.766	0.640	0.718	0.422
56		56	57	55	8.000	163.108	0.018	1.183	0.090	0.815	0.797	0.640	0.551	0.533
57		58	59	57	8.000	168.788	0.017	1.098	0.088	0.765	0.748	0.640	0.517	0.501
58		6	7	5	8.000	316.093	0.008	0.732	0.070	0.594	0.587	0.640	0.402	0.394
59		60	11	59	8.000	304.916	0.013	2.059	0.049	2.092	2.079	0.640	1.414	1.401
60		61	62	55	8.000	251.402	0.276	3.557	0.274	1.245	0.969	0.640	0.841	0.566
61		63	64	62	8.000	218.227	0.064	2.129	0.141	1.104	1.040	0.640	0.746	0.682
62		65	66	64	8.000	155.670	0.060	2.066	0.138	1.085	1.024	0.640	0.733	0.673
63		67	68	66	8.000	351.368	0.057	1.855	0.143	0.954	0.897	0.640	0.645	0.588
64		69	70	62	8.000	209.822	0.206	2.617	0.277	0.909	0.703	0.640	0.615	0.408
65		71	23	70	8.000	357.248	0.204	2.552	0.280	0.882	0.678	0.640	0.596	0.392
66		72	73	51	8.000	359.589	0.003	0.950	0.031	1.308	1.305	0.640	0.884	0.881
67		74	75	76	8.000	220.917	0.007	0.944	0.056	0.886	0.879	0.640	0.599	0.592
68		77	76	78	8.000	263.785	0.011	1.175	0.062	1.026	1.016	0.640	0.694	0.683
69		79	78	38	8.000	262.522	0.036	2.003	0.099	1.296	1.260	0.640	0.876	0.840
70		8	9	7	8.000	96.278	0.005	0.632	0.055	0.599	0.594	0.640	0.405	0.400
71		80	81	78	8.000	288.138	0.012	1.206	0.065	1.018	1.007	0.640	0.688	0.677
72		82	83	78	8.000	327.153	0.014	0.840	0.093	0.567	0.553	0.640	0.383	0.370
73		84	85	83	8.000	138.743	0.007	1.552	0.040	1.793	1.785	0.640	1.212	1.204
74		86	87	85	8.000	220.780	0.004	0.657	0.048	0.674	0.670	0.640	0.456	0.452
75		88	89	90	8.000	247.932	0.006	0.680	0.061	0.602	0.596	0.640	0.407	0.401
76		91	90	92	8.000	239.504	0.008	0.752	0.072	0.599	0.591	0.640	0.405	0.397
77		93	95	94	8.000	184.095	0.008	1.049	0.055	0.993	0.985	0.640	0.671	0.663
78		96	97	98	8.000	90.575	0.082	1.770	0.190	0.765	0.683	0.640	0.517	0.435
79		99	98	100	8.000	202.488	0.085	1.842	0.189	0.799	0.715	0.640	0.540	0.456

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500			
2	10	0.500			
3	101	0.500			
4	103	0.500			
5	105	0.500	0.000	0.000	0.000
6	106	0.500			
7	108	0.500			
8	110	0.500			
9	112	0.500			
10	114	0.500			
11	116	0.500			
12	118	0.500			
13	120	0.500			
14	122	0.500			
15	125	0.500			
16	127	0.500			
17	129	0.500			
18	13	0.500			
19	131	0.500			
20	133	0.500			
21	135	0.500			
22	136	0.500			
23	138	0.500			
24	140	0.500			
25	142	0.500			
26	144	0.500			
27	146	0.500			
28	148	0.500			
29	150	0.500			
30	152	0.500			
31	154	0.500			
32	155	0.500			
33	156	0.500			
34	157	0.500	0.000	0.000	0.000
35	159	0.500			
36	16	0.500			
37	18	0.500			
38	20	0.500	0.000	0.000	0.000
39	22	0.500	0.000	0.000	0.000
40	24	0.500			
41	26	0.500			
42	28	0.500	0.000	0.000	0.000
43	30	0.500			
44	33	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		36	0.500			
46		39	0.500			
47		4	0.500			
48		40	0.500			
49		42	0.500	0.000	0.000	0.000
50		44	0.500	0.000	0.000	0.000
51		46	0.500			
52		48	0.500			
53		50	0.500			
54		52	0.500	0.000	0.000	0.000
55		54	0.500	0.000	0.000	0.000
56		56	0.500			
57		58	0.500			
58		6	0.500			
59		60	0.500	0.000	0.000	0.000
60		61	0.500	0.000	0.000	0.000
61		63	0.500	0.000	0.000	0.000
62		65	0.500	0.000	0.000	0.000
63		67	0.500			
64		69	0.500	0.000	0.000	0.000
65		71	0.500	0.000	0.000	0.000
66		72	0.500			
67		74	0.500			
68		77	0.500			
69		79	0.500	0.000	0.000	0.000
70		8	0.500			
71		80	0.500			
72		82	0.500			
73		84	0.500			
74		86	0.500			
75		88	0.500			
76		91	0.500			
77		93	0.500			
78		96	0.500			
79		99	0.500			

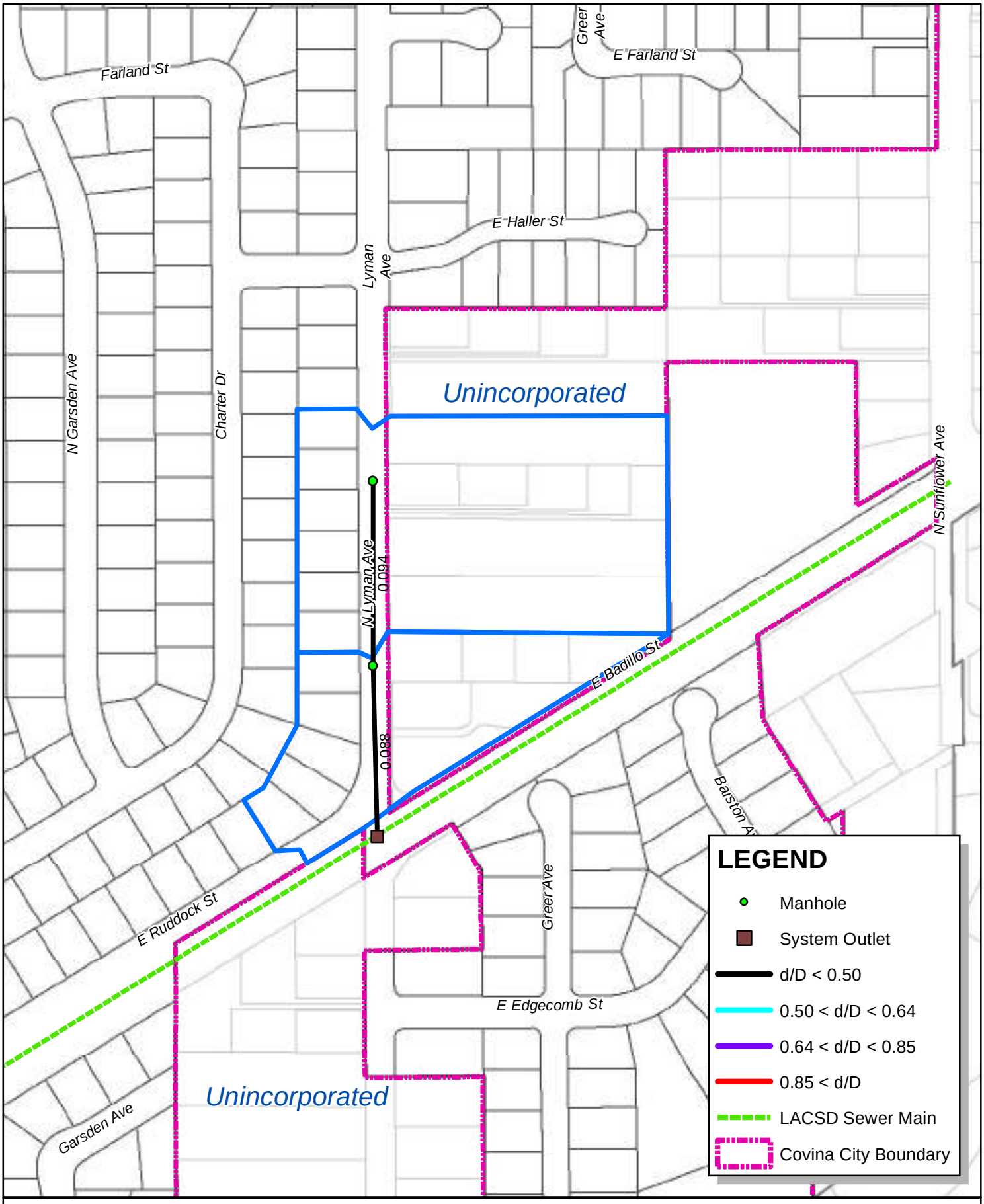

Area 80 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
714.0
709.5
705.0
700.5
696.0
691.5
687.0
682.5
678.0
673.5
669.0
0
250
500
750
1000
1250
1500
1750
2000
2250
2500
Distance (ft)
17
19
18
21
20
23
22
70
71
62
69
55
61
53
54
43
52
45
44
158
157



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 81

WILLDAN



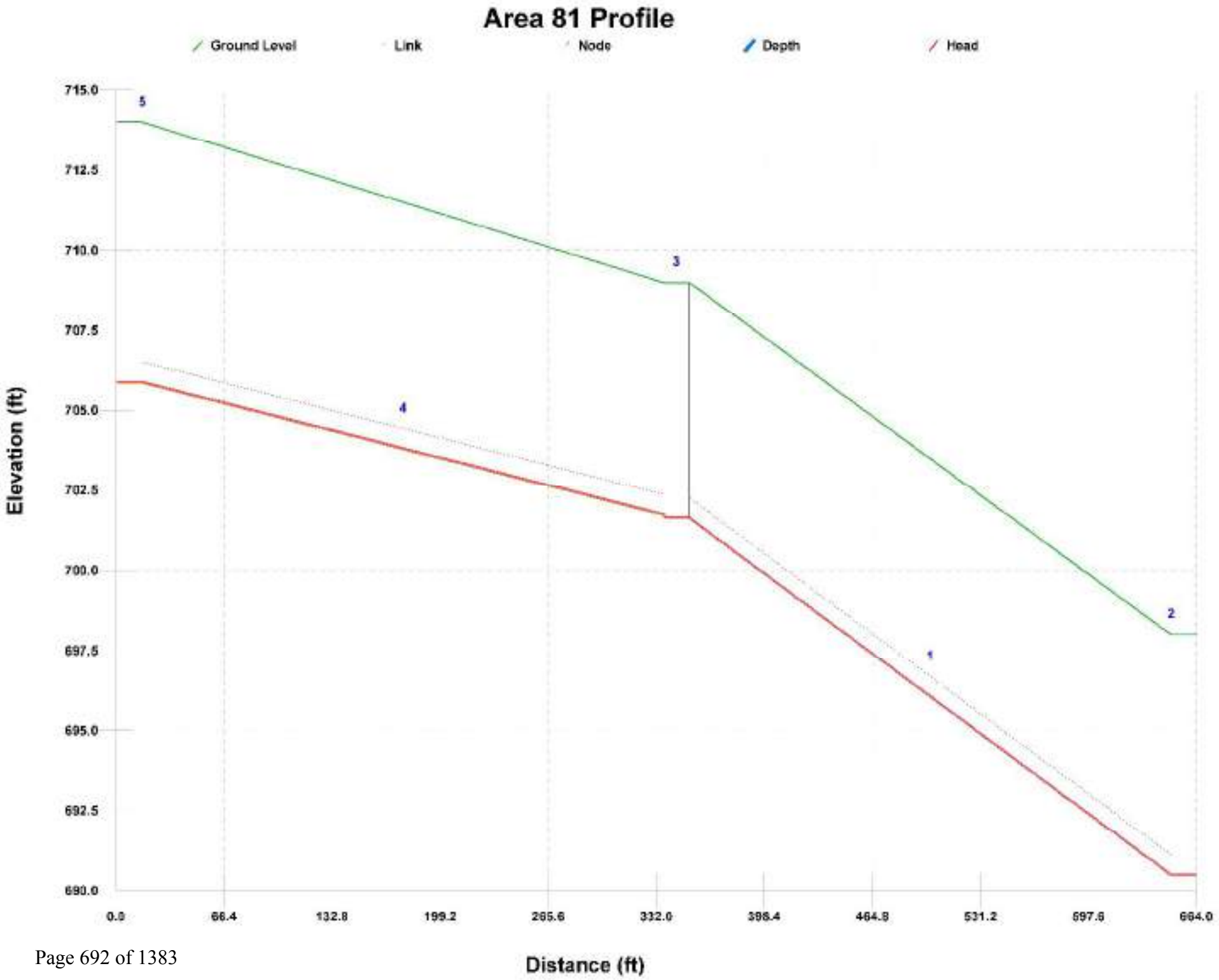
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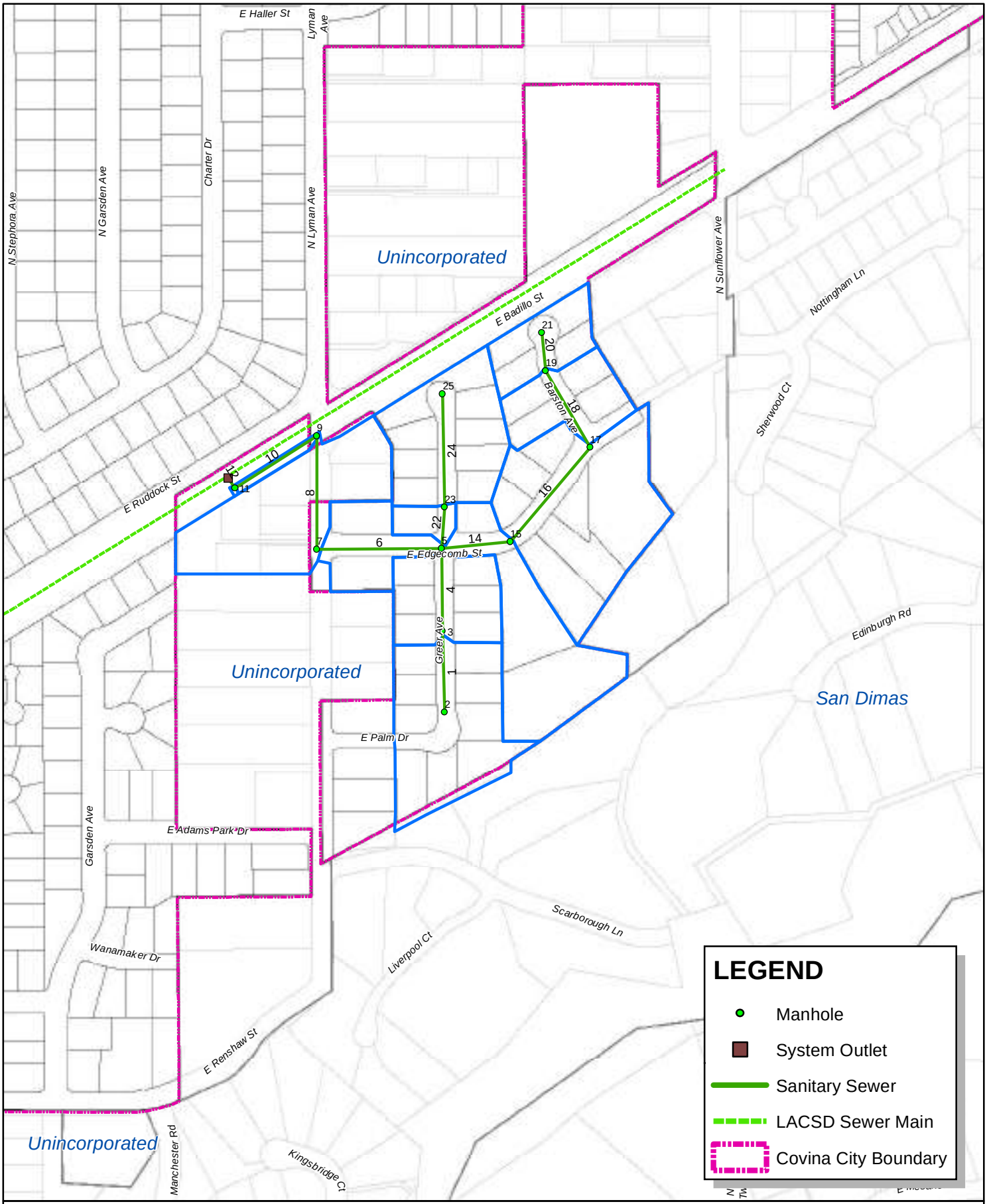
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 81

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	318.950	0.036	2.398	0.088	1.676	1.640	0.640	1.133	1.097
2	4	5	3	8.000	345.036	0.024	1.465	0.094	0.982	0.958	0.640	0.664	0.639

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		4	0.500			

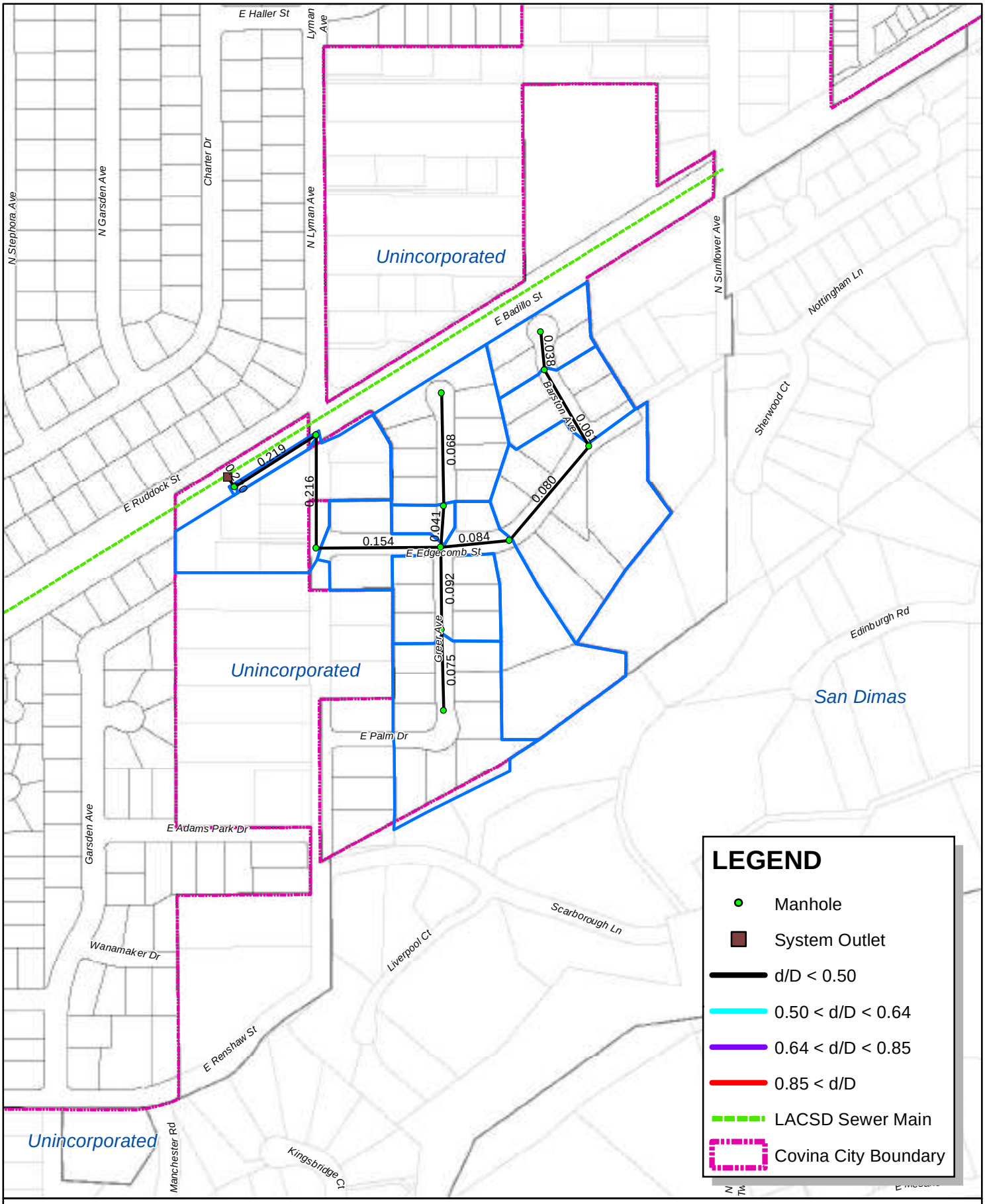

Area 81 Profile
Ground Level
Link
Node
Depth
Head
715.0
712.5
710.0
707.5
705.0
702.5
700.0
697.5
695.0
692.5
690.0
Elevation (ft)
5
3
4
2
1
0.0
66.4
132.8
199.2
265.6
332.0
398.4
464.8
531.2
597.6
664.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 82

WILLDAN



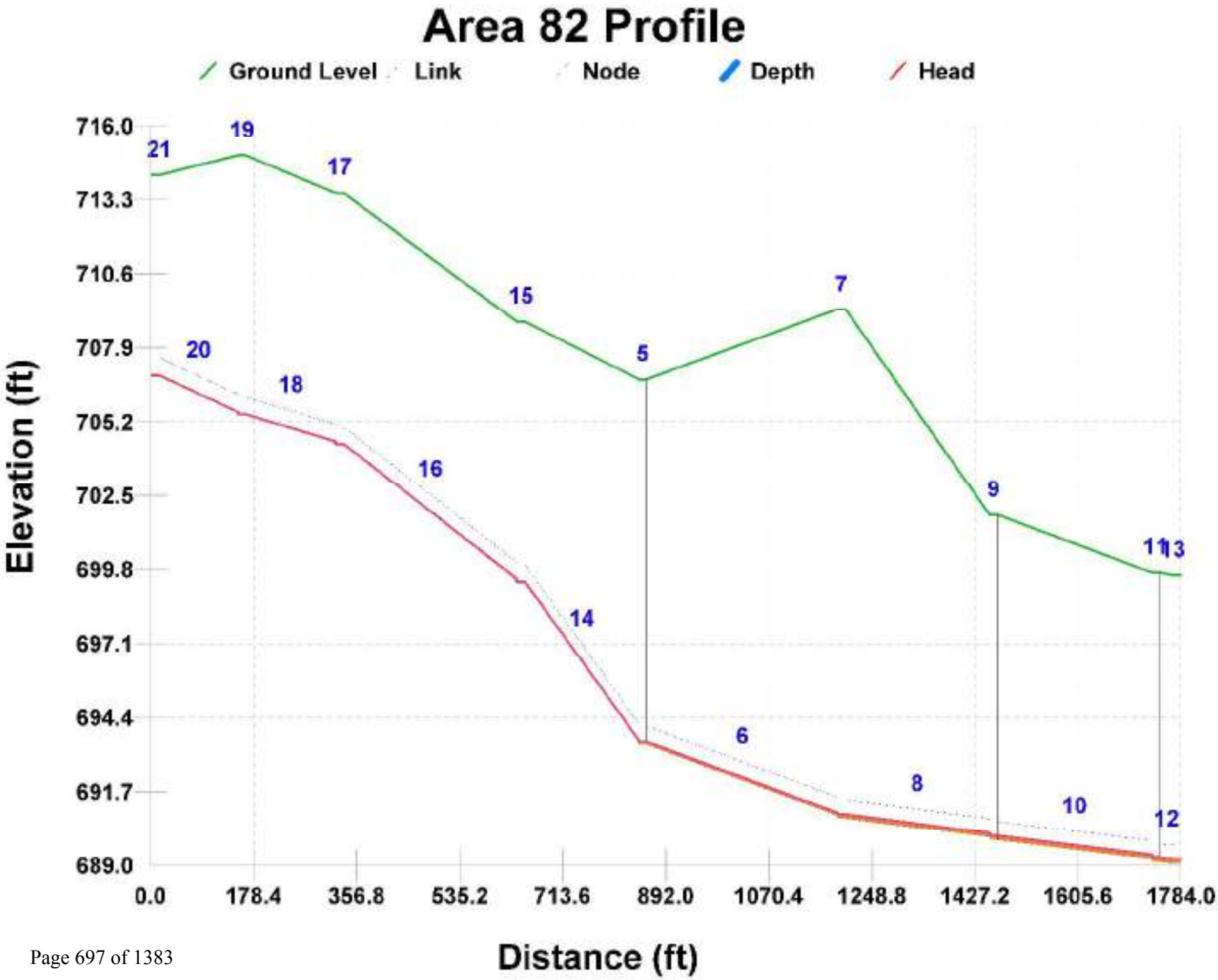
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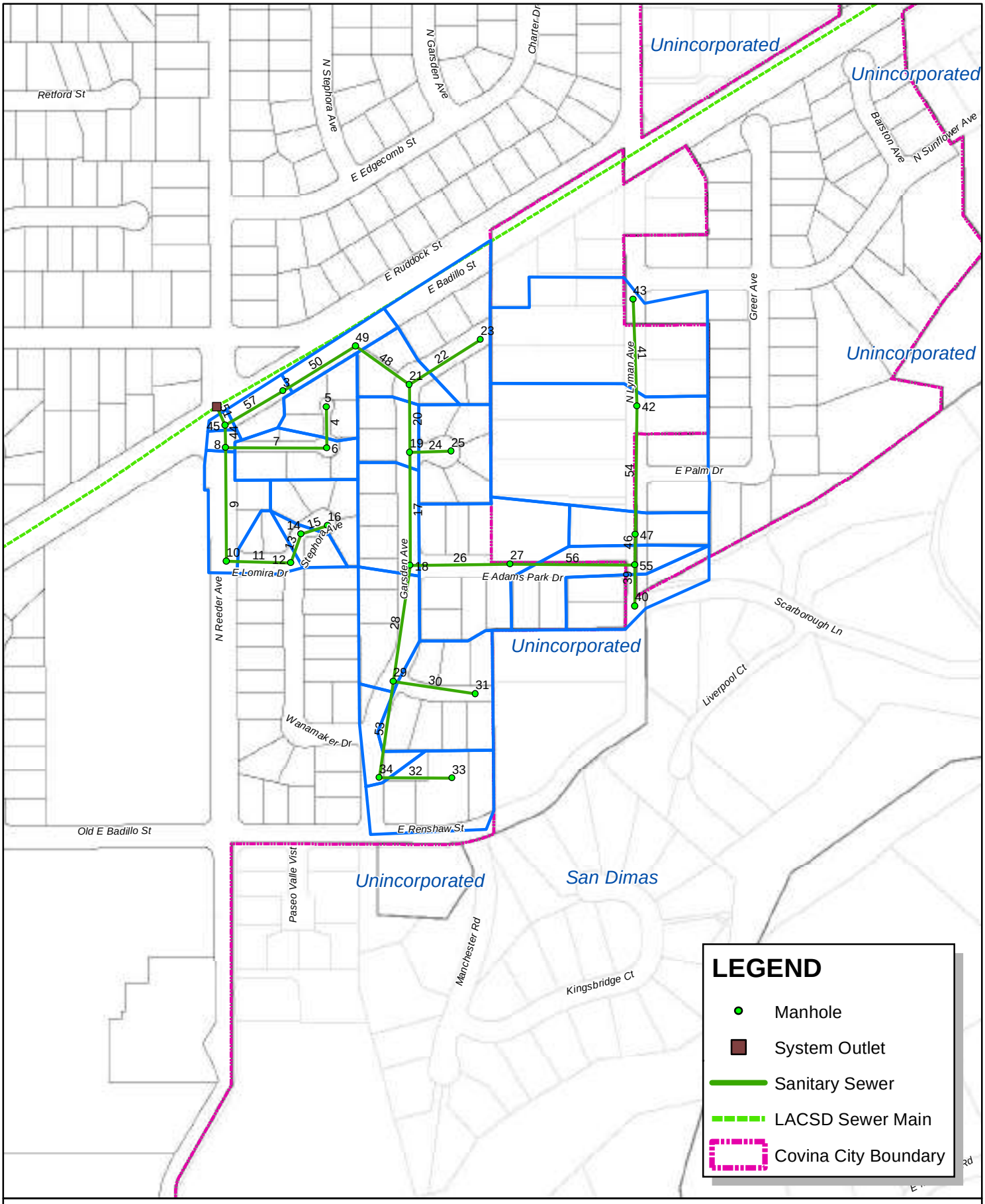
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 82

WILLDAN

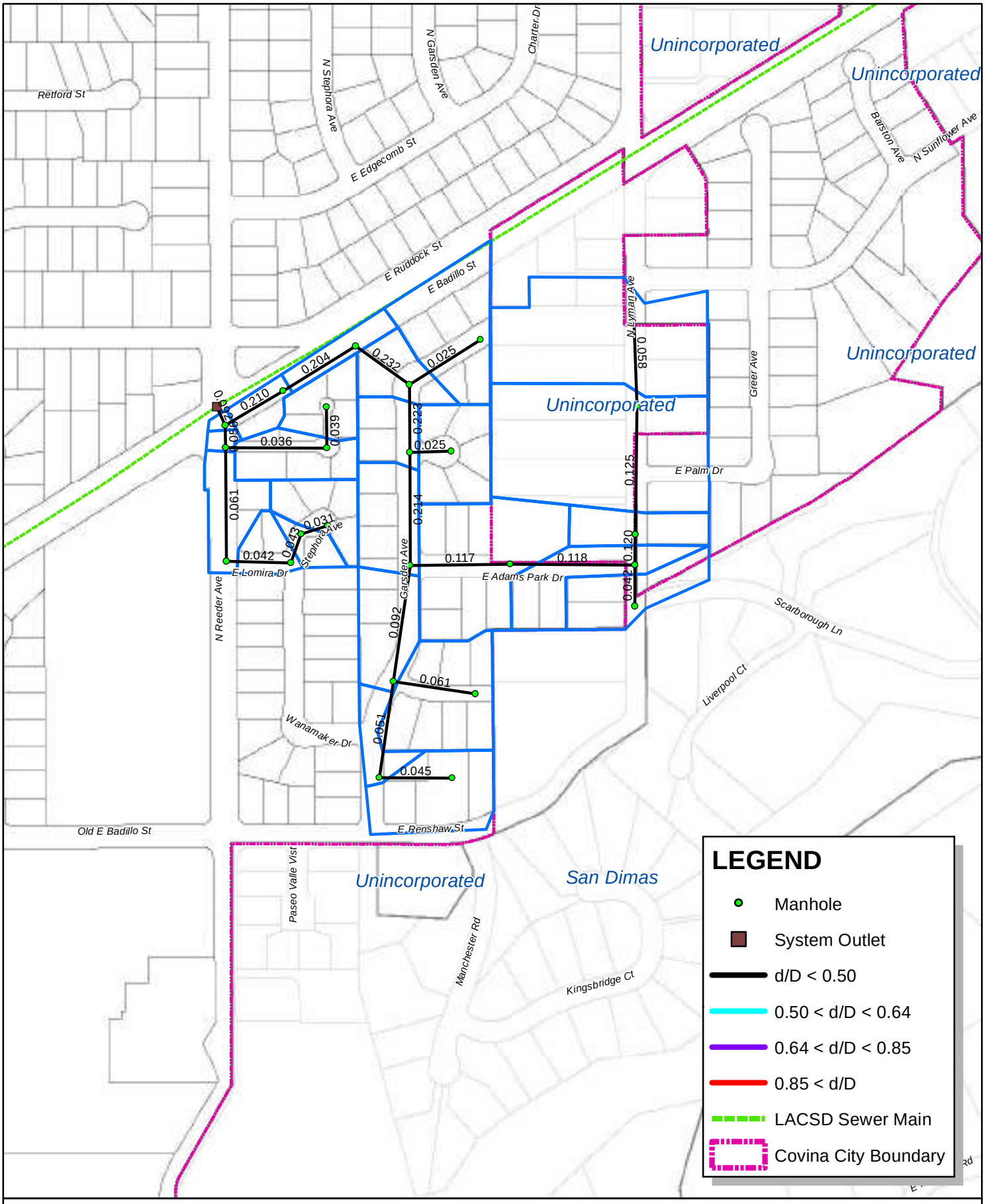
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	198.711	0.009	0.730	0.075	0.565	0.556	0.640	0.382	0.373
2		10	9	11	8.000	287.343	0.063	1.112	0.219	0.442	0.379	0.640	0.299	0.236
3		12	11	13	8.000	24.942	0.063	1.107	0.220	0.440	0.377	0.640	0.297	0.234
4		14	15	5	8.000	212.257	0.029	2.054	0.084	1.480	1.452	0.640	1.001	0.972
5		16	17	15	8.000	322.648	0.020	1.494	0.080	1.109	1.089	0.640	0.750	0.730
6		18	19	17	8.000	167.105	0.007	0.774	0.061	0.686	0.680	0.640	0.464	0.457
7		20	21	19	8.000	146.387	0.003	0.716	0.038	0.857	0.854	0.640	0.580	0.576
8		22	23	5	8.000	105.029	0.008	1.686	0.041	1.920	1.912	0.640	1.298	1.289
9		24	25	23	8.000	254.292	0.008	0.738	0.068	0.611	0.603	0.640	0.413	0.405
10		4	3	5	8.000	283.655	0.013	0.835	0.092	0.566	0.552	0.640	0.382	0.369
11		6	5	7	8.000	355.802	0.053	1.556	0.154	0.765	0.712	0.640	0.517	0.464
12		8	7	9	8.000	267.969	0.063	1.134	0.216	0.455	0.392	0.640	0.307	0.244

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		12	0.500			
4		14	0.500	0.000	0.000	0.000
5		16	0.500			
6		18	0.500			
7		20	0.500			
8		22	0.500			
9		24	0.500			
10		4	0.500			
11		6	0.500			
12		8	0.500			


Area 82 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
716.0
713.3
710.6
707.9
705.2
702.5
699.8
697.1
694.4
691.7
689.0
0.0
178.4
356.8
535.2
713.6
892.0
1070.4
1248.8
1427.2
1605.6
1784.0
Distance (ft)
21
19
17
15
5
7
9
11
13
20
18
16
14
6
8
10
12



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 83



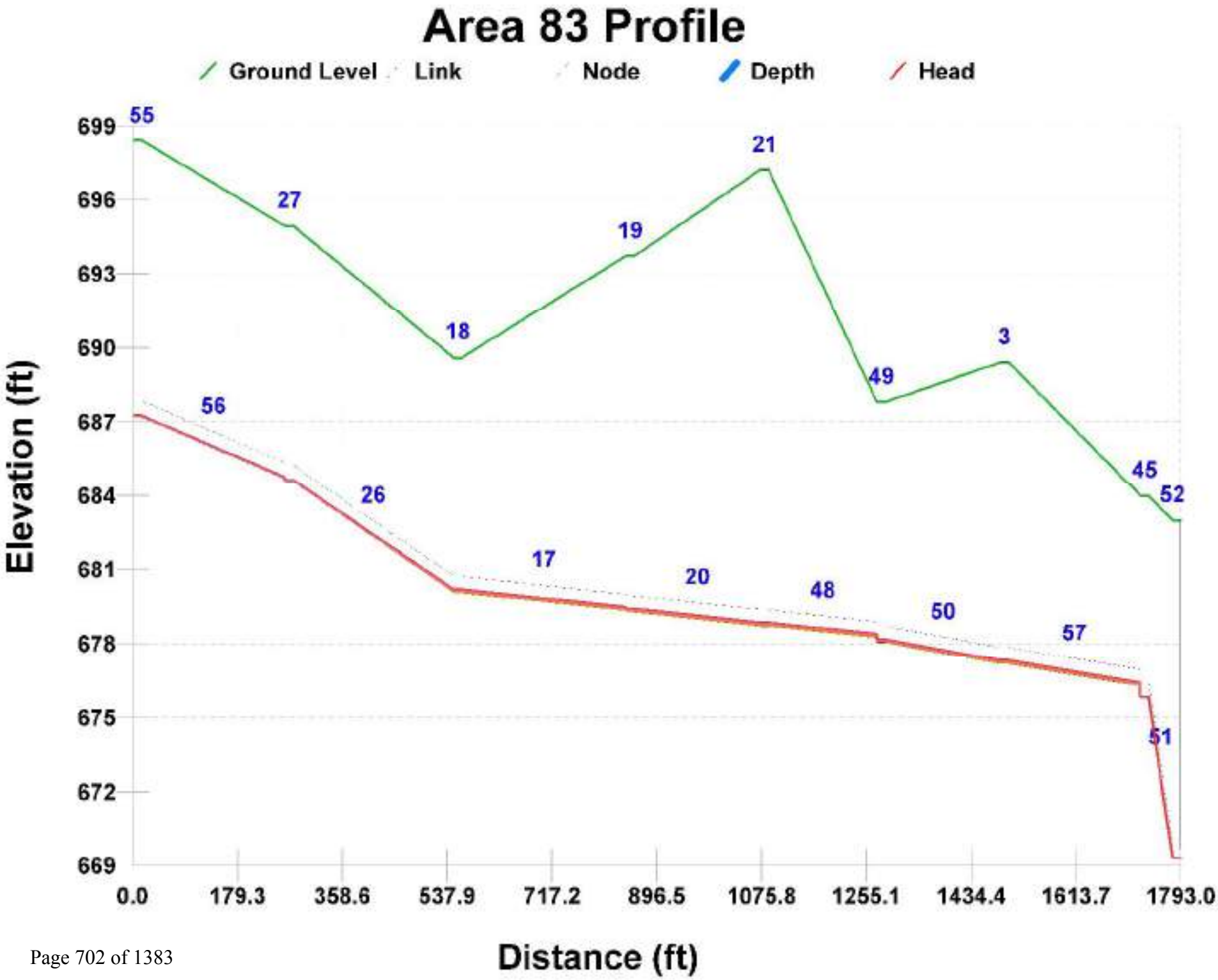
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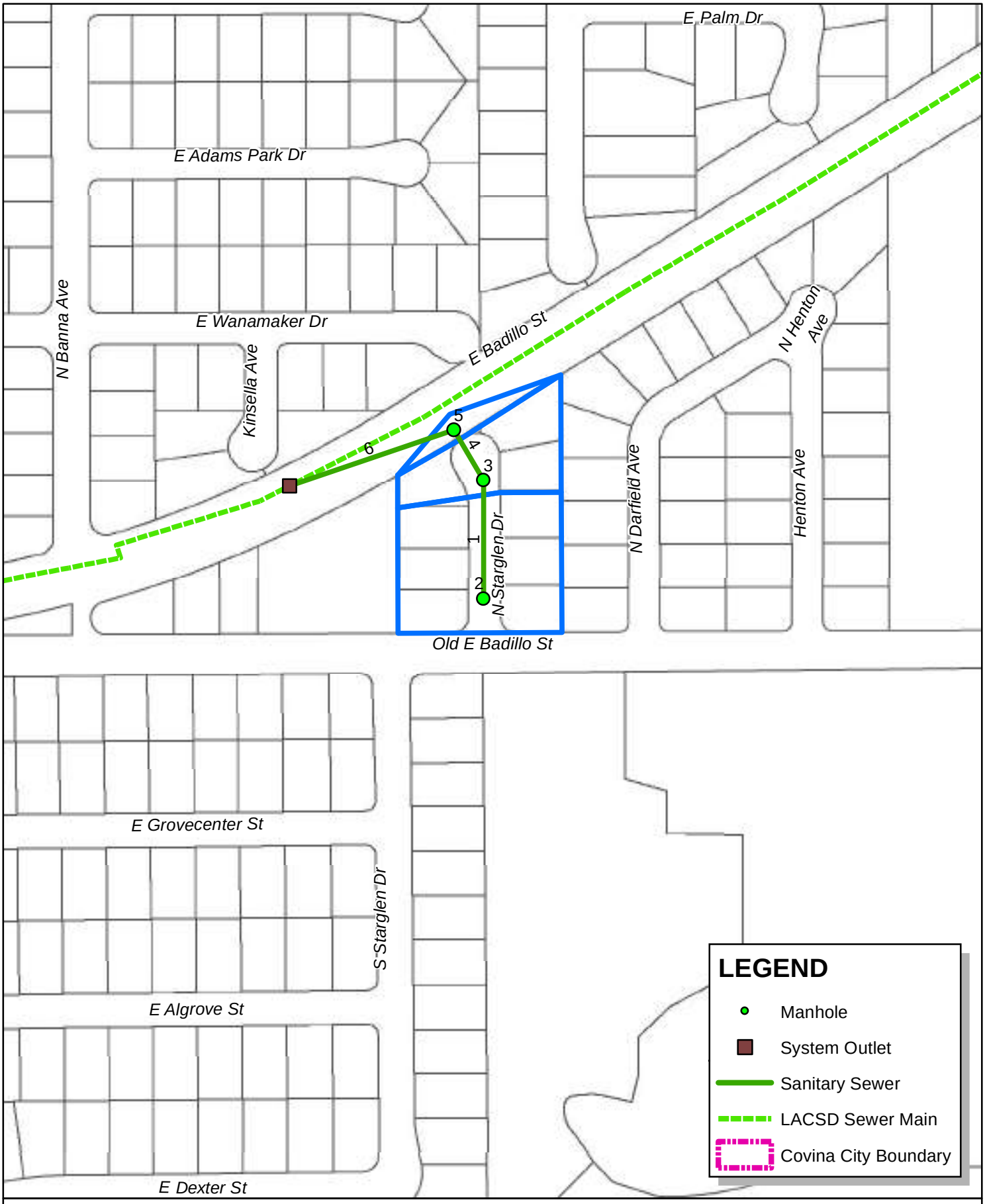
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 83

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	11	12	10	8.000	189.895	0.004	0.865	0.042	0.971	0.967	0.640	0.656	0.652
2	13	14	12	8.000	118.372	0.004	0.686	0.043	0.764	0.760	0.640	0.516	0.513
3	15	16	14	8.000	66.561	0.003	0.826	0.031	1.126	1.123	0.640	0.761	0.758
4	17	18	19	8.000	302.113	0.059	1.084	0.214	0.438	0.378	0.640	0.296	0.237
5	20	19	21	8.000	232.897	0.065	1.115	0.223	0.439	0.375	0.640	0.297	0.232
6	22	23	21	8.000	200.861	0.004	1.517	0.025	2.380	2.377	0.640	1.609	1.605
7	24	25	19	8.000	78.445	0.004	1.651	0.025	2.617	2.614	0.640	1.769	1.765
8	26	27	18	8.000	295.302	0.043	1.897	0.117	1.105	1.062	0.640	0.747	0.704
9	28	29	18	8.000	311.046	0.013	0.831	0.092	0.566	0.553	0.640	0.382	0.369
10	30	31	29	8.000	217.009	0.006	0.651	0.061	0.577	0.572	0.640	0.390	0.384
11	32	33	34	8.000	232.695	0.005	0.820	0.045	0.881	0.877	0.640	0.596	0.591
12	39	40	55	8.000	137.236	0.002	0.473	0.042	0.536	0.533	0.640	0.362	0.360
13	4	5	6	8.000	86.015	0.003	0.576	0.039	0.683	0.681	0.640	0.462	0.459
14	41	43	42	8.000	310.409	0.012	1.516	0.058	1.383	1.371	0.640	0.935	0.922
15	44	8	45	8.000	72.746	0.011	1.376	0.056	1.283	1.272	0.640	0.867	0.856
16	46	47	55	8.000	71.927	0.029	1.236	0.120	0.709	0.680	0.640	0.479	0.450
17	48	21	49	8.000	199.656	0.070	1.143	0.232	0.439	0.369	0.640	0.297	0.227
18	50	49	3	8.000	212.060	0.070	1.369	0.204	0.567	0.497	0.640	0.384	0.313
19	51	45	52	8.000	44.658	0.082	5.054	0.092	3.425	3.343	0.640	2.315	2.233
20	53	34	29	8.000	258.650	0.005	0.762	0.051	0.752	0.747	0.640	0.508	0.503
21	54	42	47	8.000	289.436	0.027	1.055	0.125	0.589	0.562	0.640	0.398	0.371
22	56	55	27	8.000	263.661	0.035	1.507	0.118	0.874	0.840	0.640	0.591	0.556
23	57	3	45	8.000	243.008	0.071	1.330	0.210	0.542	0.472	0.640	0.367	0.296
24	7	6	8	8.000	184.032	0.005	1.310	0.036	1.632	1.626	0.640	1.103	1.098
25	9	10	8	8.000	320.604	0.005	0.624	0.061	0.553	0.547	0.640	0.374	0.368

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		11	0.500			
2		13	0.500			
3		15	0.500			
4		17	0.500			
5		20	0.500			
6		22	0.500			
7		24	0.500			
8		26	0.500			
9		28	0.500			
10		30	0.500			
11		32	0.500			
12		39	0.500			
13		4	0.500			
14		41	0.500			
15		44	0.500			
16		46	0.500			
17		48	0.500			
18		50	0.500			
19		51	0.500	0.000	0.000	0.000
20		53	0.500			
21		54	0.500			
22		56	0.500			
23		57	0.500			
24		7	0.500			
25		9	0.500			

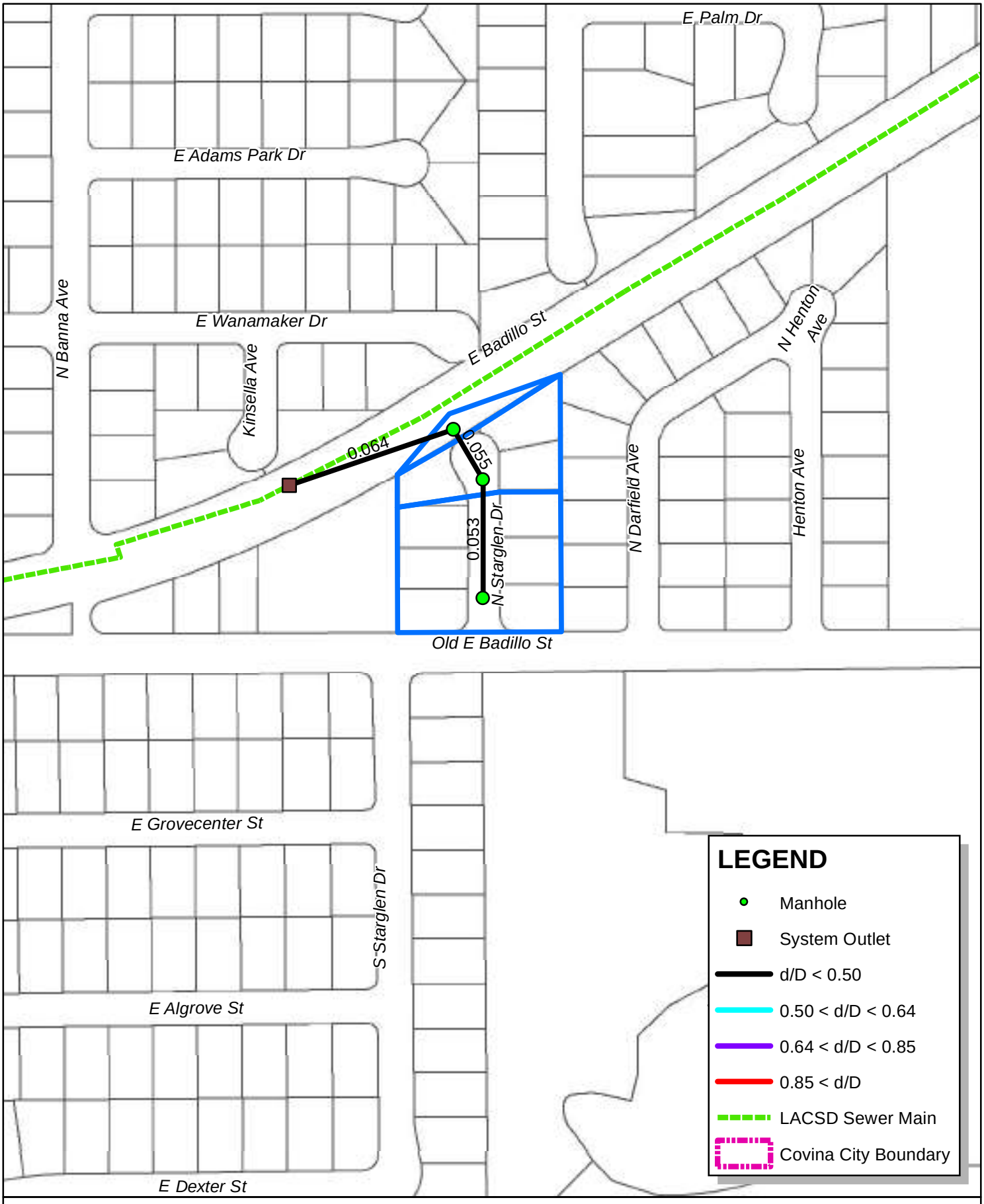

Area 83 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
699
696
693
690
687
684
681
678
675
672
669
55
27
18
19
21
49
3
45
52
56
26
17
20
48
50
57
51
0.0
179.3
358.6
537.9
717.2
896.5
1075.8
1255.1
1434.4
1613.7
1793.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 85

WILLDAN



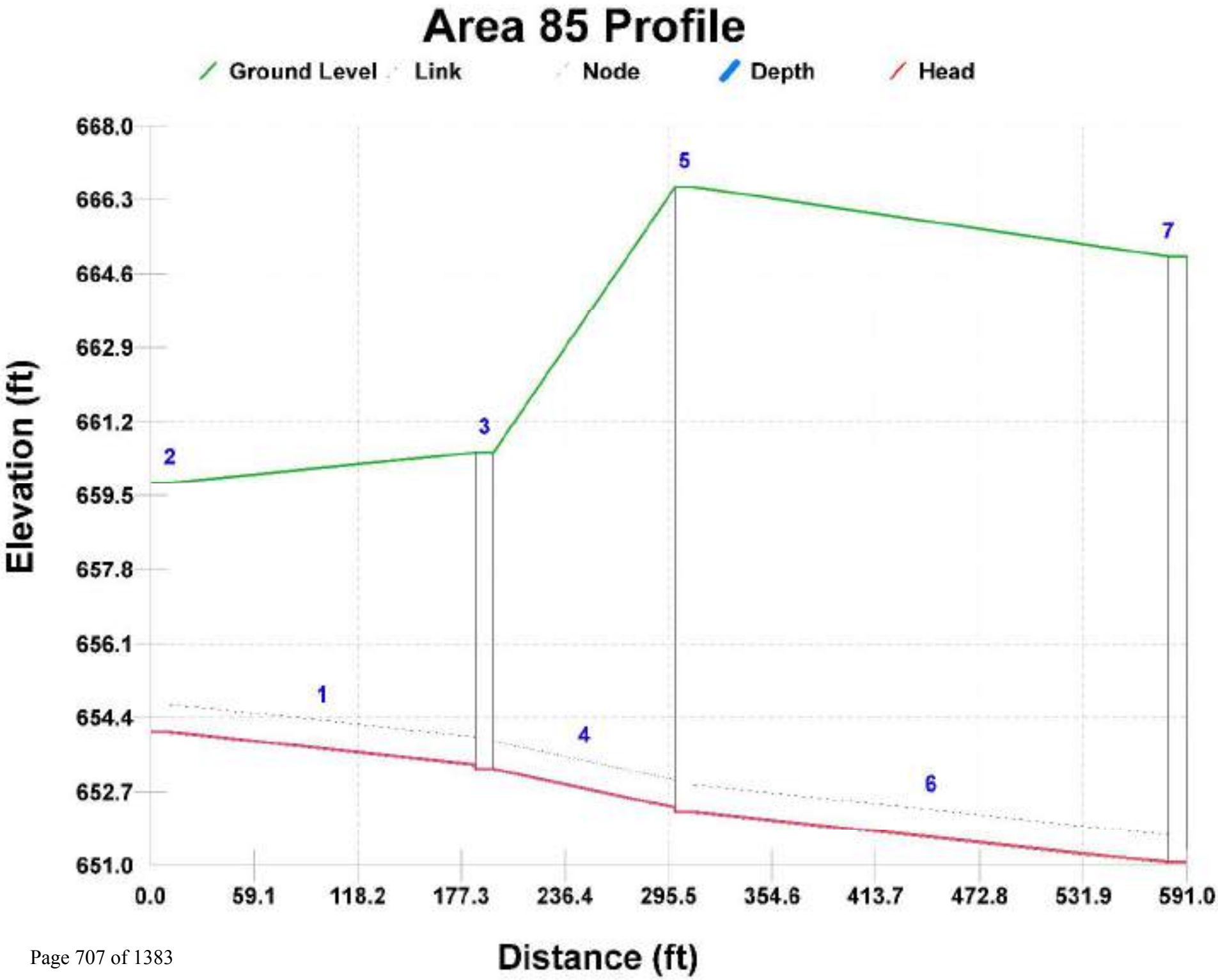
N
W E
S

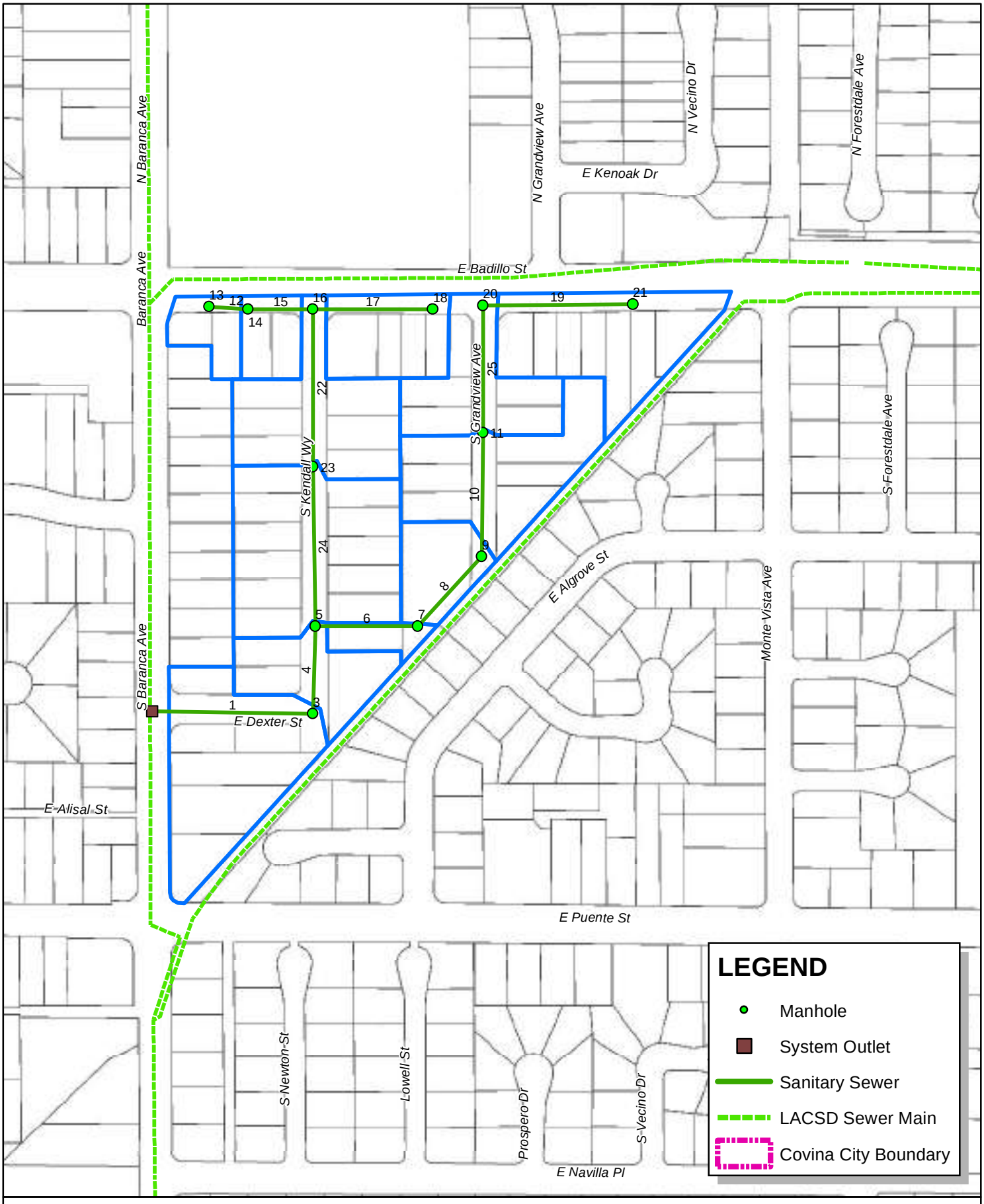
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 85

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	187.710	0.004	0.584	0.053	0.567	0.562	0.640	0.383	0.379
2	4	3	5	8.000	111.558	0.006	0.844	0.055	0.801	0.794	0.640	0.541	0.535
3	6	5	7	8.000	291.621	0.006	0.665	0.064	0.568	0.561	0.640	0.384	0.377

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			

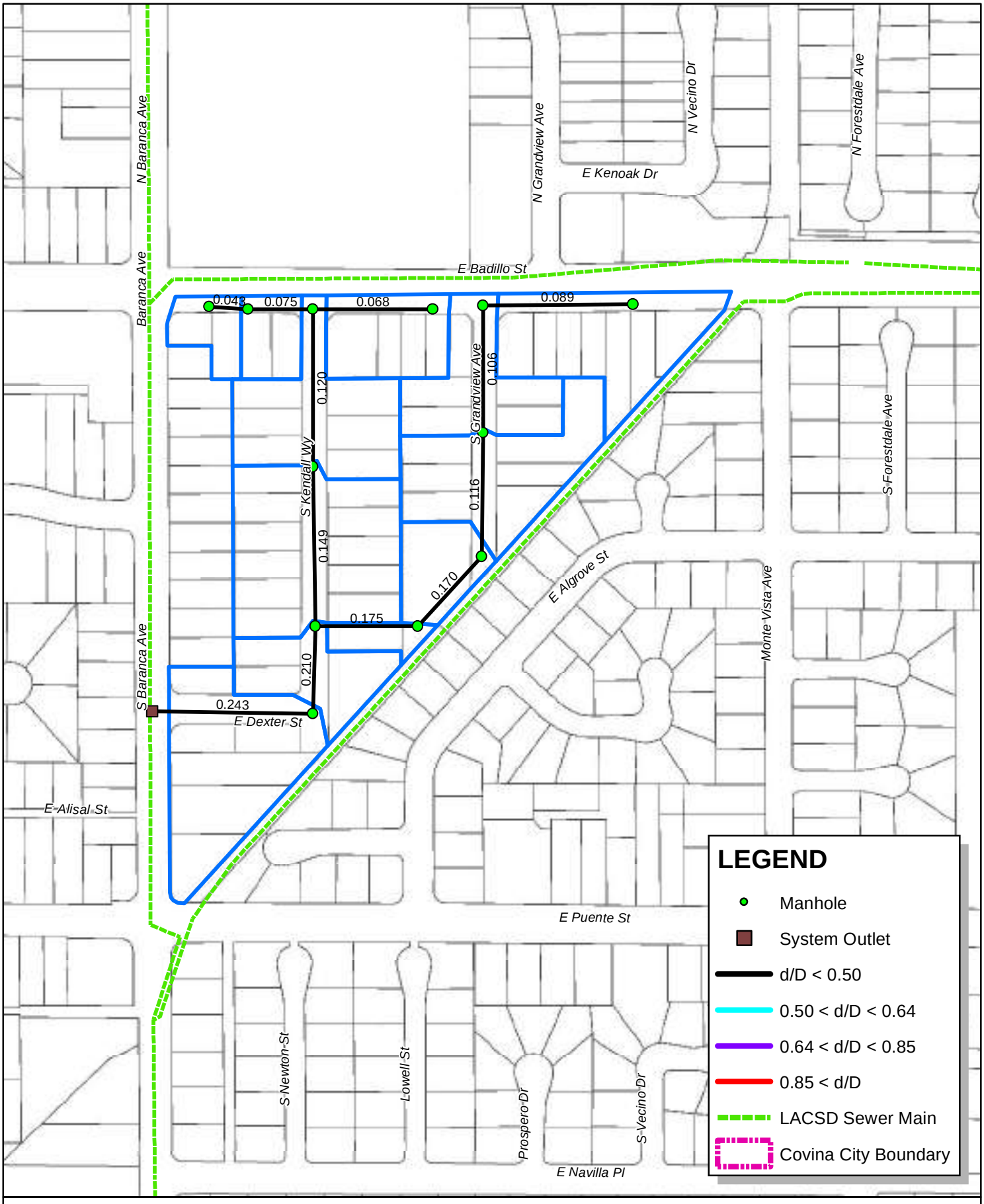

Area 85 Profile
Ground Level
Link
Node
Depth
Head
668.0
666.3
664.6
662.9
661.2
659.5
657.8
656.1
654.4
652.7
651.0
Elevation (ft)
1
2
3
4
5
6
7
0.0
59.1
118.2
177.3
236.4
295.5
354.6
413.7
472.8
531.9
591.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 86

WILLDAN



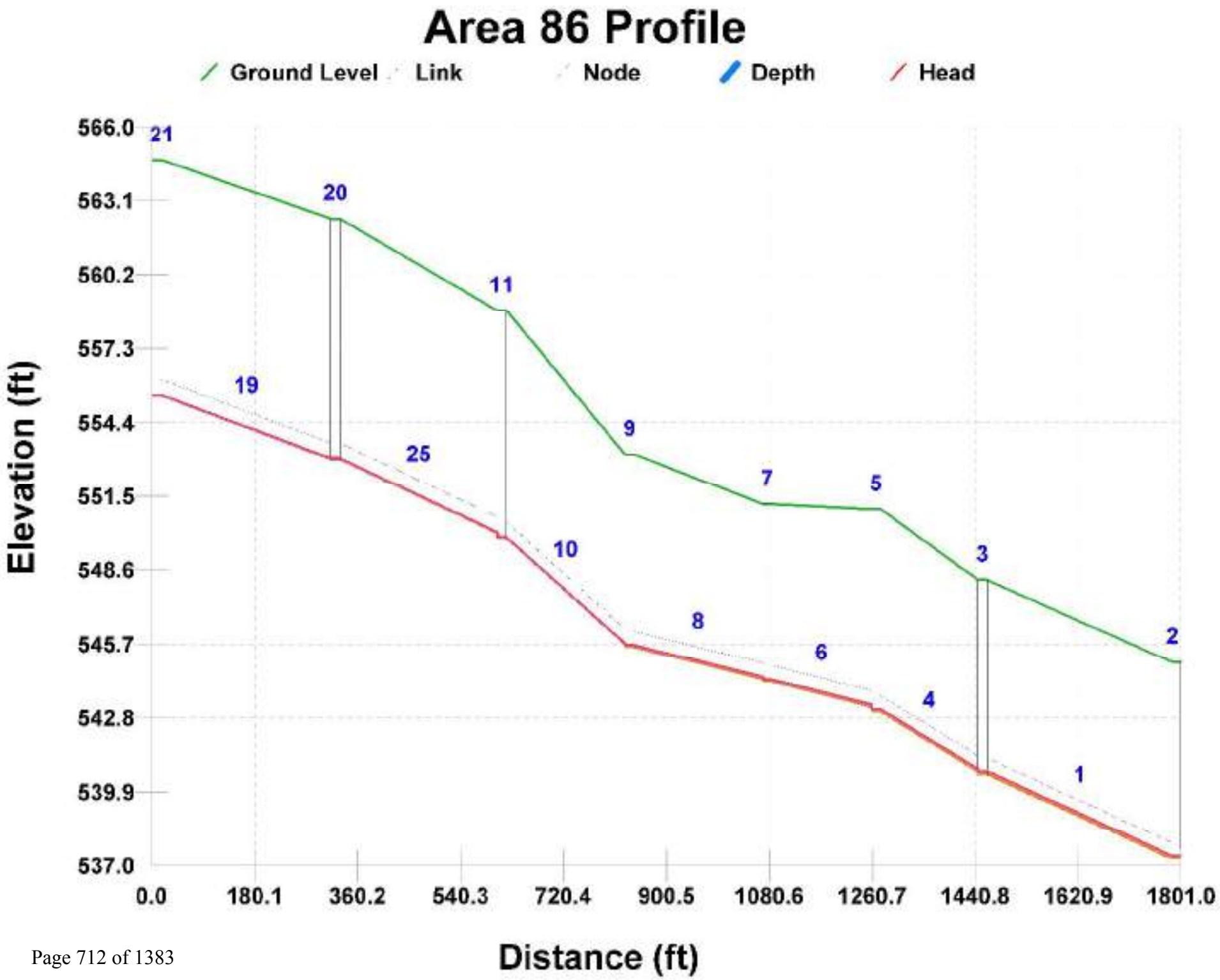
N
W E
S

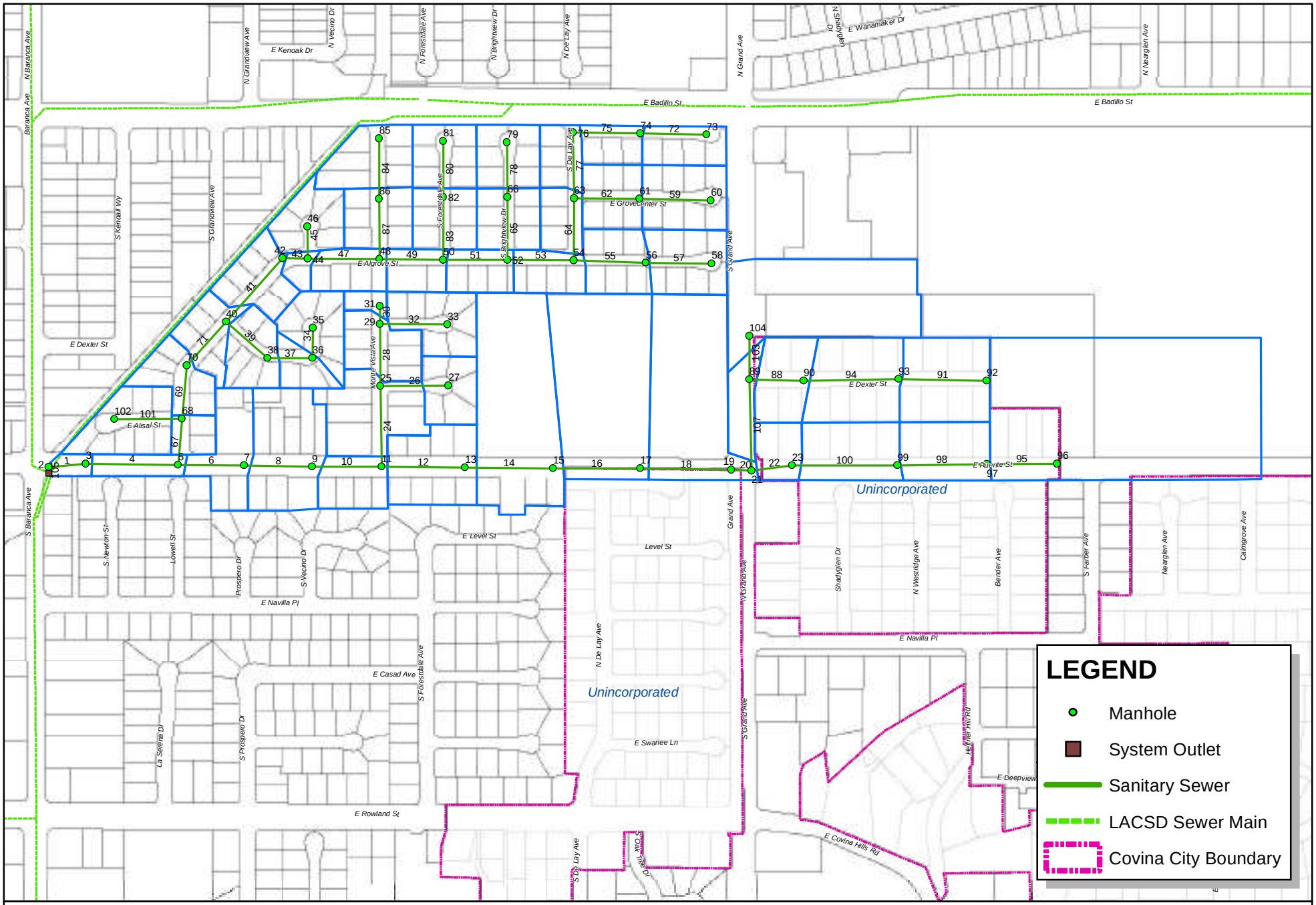
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 86

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	347.696	0.153	2.339	0.243	0.876	0.722	0.640	0.592	0.438
2		10	11	9	8.000	223.194	0.047	2.090	0.116	1.225	1.178	0.640	0.828	0.781
3		12	13	14	8.000	78.345	0.004	0.771	0.043	0.853	0.849	0.640	0.577	0.573
4		15	14	16	8.000	176.730	0.010	0.867	0.075	0.667	0.657	0.640	0.451	0.441
5		17	18	16	8.000	207.704	0.012	1.179	0.068	0.971	0.959	0.640	0.657	0.644
6		19	21	20	8.000	318.844	0.018	1.145	0.089	0.792	0.774	0.640	0.535	0.518
7		22	16	23	8.000	359.975	0.038	1.622	0.120	0.932	0.893	0.640	0.630	0.591
8		24	23	5	8.000	348.917	0.065	1.992	0.149	1.000	0.935	0.640	0.676	0.611
9		25	20	11	8.000	296.632	0.029	1.435	0.106	0.888	0.859	0.640	0.600	0.571
10		4	5	3	8.000	184.109	0.132	2.486	0.210	1.015	0.883	0.640	0.686	0.554
11		6	7	5	8.000	187.509	0.058	1.424	0.175	0.648	0.590	0.640	0.438	0.380
12		8	9	7	8.000	242.811	0.055	1.395	0.170	0.646	0.591	0.640	0.436	0.382

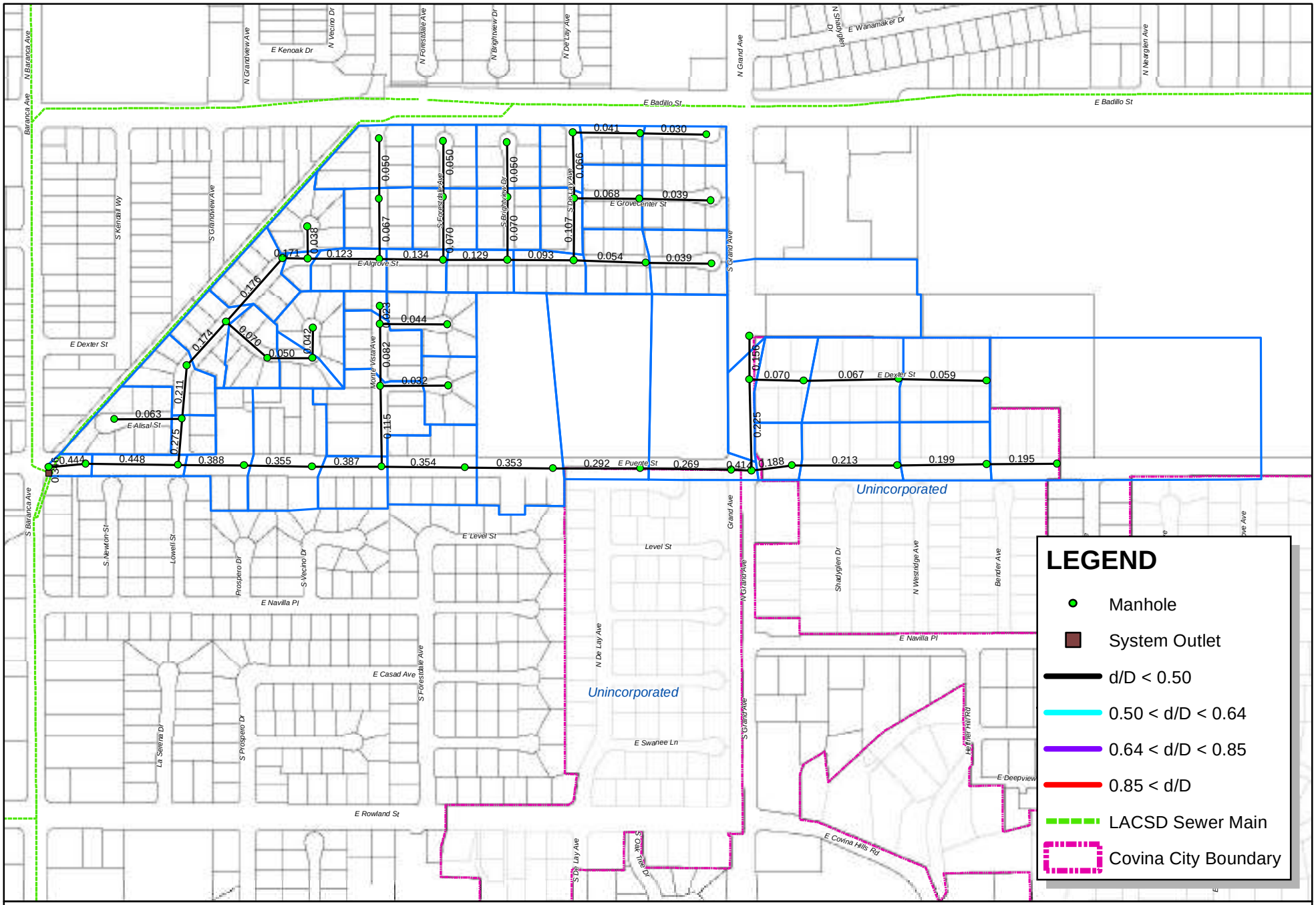
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500	0.000	0.000	0.000
3		12	0.500			
4		15	0.500			
5		17	0.500			
6		19	0.500			
7		22	0.500			
8		24	0.500			
9		25	0.500			
10		4	0.500	0.000	0.000	0.000
11		6	0.500			
12		8	0.500			


Area 86 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
566.0
563.1
560.2
557.3
554.4
551.5
548.6
545.7
542.8
539.9
537.0
21
20
11
19
25
9
7
5
10
3
8
6
4
2
1
0.0
180.1
360.2
540.3
720.4
900.5
1080.6
1260.7
1440.8
1620.9
1801.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 87

WILLDAN



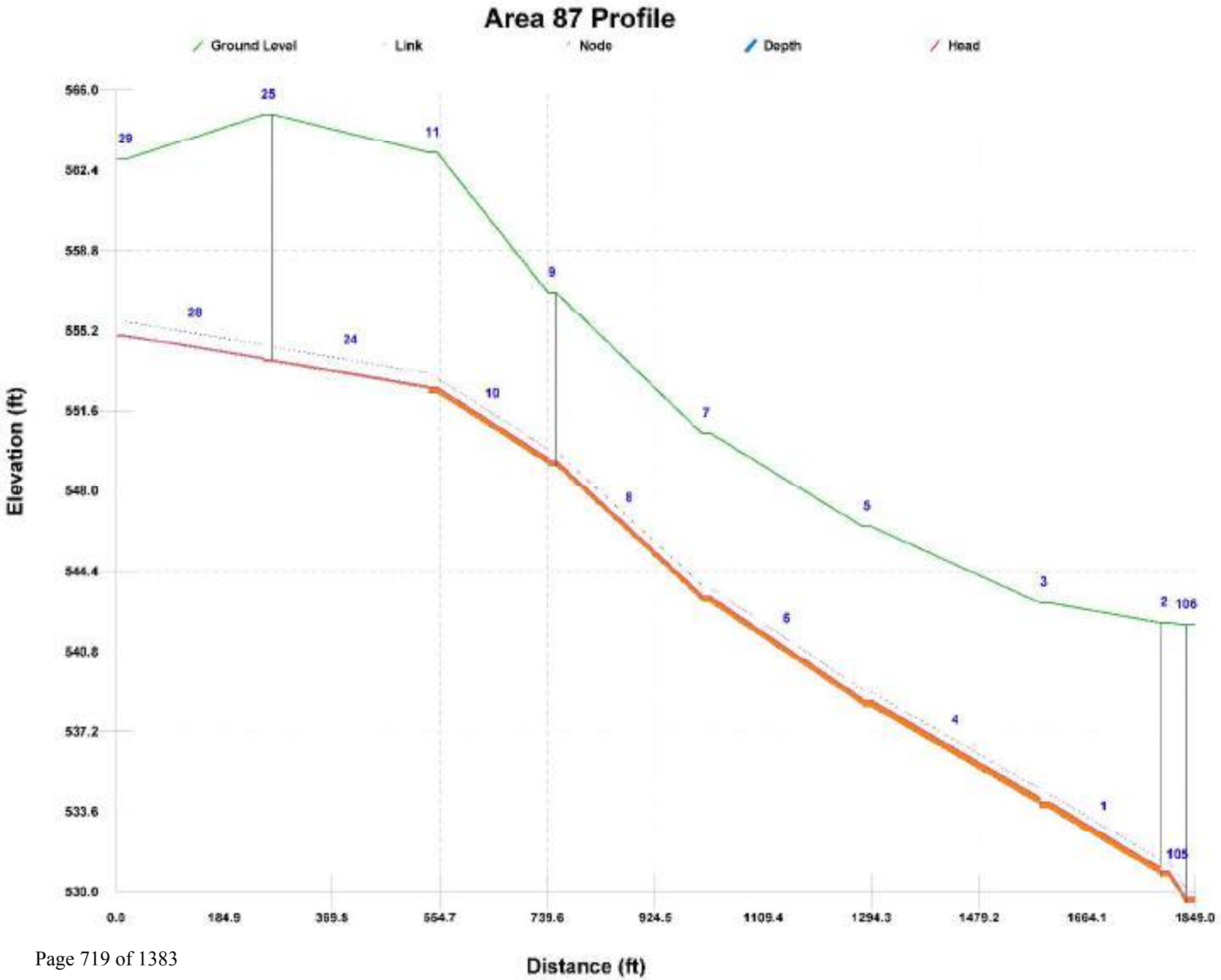
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 87

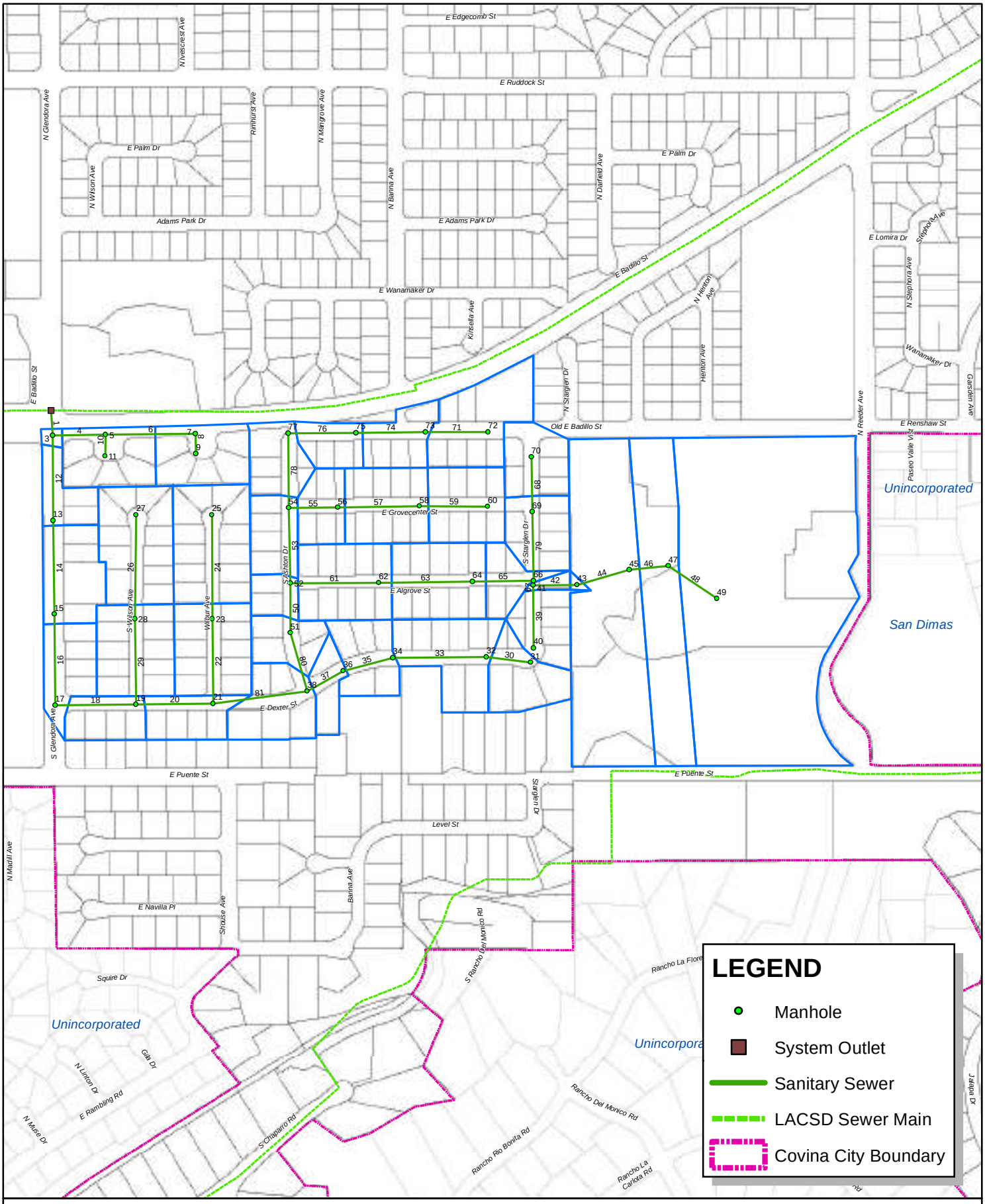
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	206.746	0.593	3.954	0.444	1.076	0.483	0.640	0.727	0.135
2	10	11	9	8.000	205.021	0.481	3.851	0.387	1.120	0.639	0.640	0.757	0.276
3	100	99	23	8.000	349.736	0.157	2.886	0.213	1.166	1.009	0.640	0.788	0.631
4	101	102	68	8.000	267.861	0.005	0.592	0.063	0.514	0.508	0.640	0.347	0.342
5	103	104	89	8.000	161.044	0.065	1.860	0.156	0.907	0.843	0.640	0.613	0.549
6	105	2	106	8.000	32.502	0.593	5.538	0.346	1.708	1.115	0.640	1.154	0.562
7	107	89	21	8.000	331.112	0.086	1.457	0.225	0.570	0.484	0.640	0.385	0.299
8	12	13	11	8.000	322.563	0.456	4.133	0.354	1.259	0.803	0.640	0.851	0.395
9	14	15	13	8.000	340.134	0.450	4.091	0.353	1.248	0.799	0.640	0.844	0.394
10	16	17	15	8.000	340.133	0.384	4.527	0.292	1.528	1.144	0.640	1.033	0.649
11	18	19	17	8.000	307.151	0.307	4.055	0.269	1.434	1.127	0.640	0.969	0.662
12	20	21	19	8.000	106.911	0.276	2.020	0.414	0.568	0.292	0.640	0.384	0.108
13	22	23	21	8.000	182.081	0.160	3.498	0.188	1.522	1.362	0.640	1.029	0.869
14	24	25	11	8.000	288.050	0.022	0.979	0.115	0.576	0.554	0.640	0.389	0.367
15	26	27	25	8.000	234.247	0.004	1.326	0.032	1.785	1.780	0.640	1.206	1.202
16	28	29	25	8.000	255.696	0.010	0.774	0.082	0.566	0.556	0.640	0.383	0.372
17	30	31	29	8.000	45.926	0.001	0.327	0.023	0.545	0.545	0.640	0.369	0.368
18	32	33	29	8.000	234.229	0.005	1.019	0.044	1.116	1.110	0.640	0.754	0.749
19	34	35	36	8.000	145.224	0.004	0.886	0.042	0.998	0.993	0.640	0.674	0.670
20	37	36	38	8.000	159.158	0.007	0.998	0.050	1.000	0.993	0.640	0.676	0.669
21	39	38	40	8.000	211.329	0.010	0.987	0.070	0.801	0.791	0.640	0.542	0.531
22	4	5	3	8.000	311.553	0.593	3.912	0.448	1.060	0.467	0.640	0.717	0.124
23	41	42	40	8.000	282.142	0.074	1.787	0.176	0.811	0.737	0.640	0.548	0.474
24	43	44	42	8.000	101.259	0.070	1.759	0.171	0.811	0.742	0.640	0.548	0.479
25	45	46	44	8.000	124.562	0.005	1.053	0.038	1.275	1.270	0.640	0.862	0.857
26	47	48	44	8.000	252.188	0.065	2.617	0.123	1.477	1.413	0.640	0.998	0.934
27	49	50	48	8.000	252.586	0.053	1.911	0.134	1.024	0.971	0.640	0.692	0.639
28	51	52	50	8.000	237.872	0.043	1.624	0.129	0.893	0.850	0.640	0.603	0.561
29	53	54	52	8.000	245.102	0.032	1.948	0.093	1.313	1.281	0.640	0.887	0.856
30	55	56	54	8.000	251.834	0.010	1.381	0.054	1.323	1.313	0.640	0.894	0.884
31	57	58	56	8.000	282.240	0.005	1.228	0.039	1.459	1.454	0.640	0.986	0.981
32	59	60	61	8.000	244.130	0.006	1.271	0.039	1.502	1.497	0.640	1.016	1.010
33	6	7	5	8.000	280.826	0.495	3.950	0.388	1.147	0.652	0.640	0.775	0.280
34	62	61	63	8.000	275.131	0.010	0.955	0.068	0.785	0.775	0.640	0.531	0.521
35	64	63	54	8.000	240.498	0.019	0.958	0.107	0.592	0.573	0.640	0.400	0.381
36	65	66	52	8.000	229.647	0.008	0.789	0.070	0.640	0.631	0.640	0.432	0.424
37	67	68	5	8.000	175.997	0.098	1.254	0.275	0.438	0.340	0.640	0.296	0.198
38	69	70	68	8.000	205.058	0.091	1.698	0.211	0.691	0.600	0.640	0.467	0.376
39	71	40	70	8.000	263.771	0.087	2.146	0.174	0.979	0.892	0.640	0.662	0.575
40	72	73	74	8.000	215.067	0.003	0.968	0.030	1.356	1.353	0.640	0.916	0.913
41	75	74	76	8.000	269.568	0.005	1.063	0.041	1.223	1.218	0.640	0.827	0.822
42	77	76	63	8.000	227.621	0.007	0.718	0.066	0.600	0.593	0.640	0.406	0.398
43	78	79	66	8.000	197.779	0.004	0.662	0.050	0.668	0.664	0.640	0.452	0.448
44	8	9	7	8.000	268.338	0.490	4.409	0.355	1.340	0.850	0.640	0.906	0.416

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		80	81	82	8.000	203.789	0.004	0.656	0.050	0.658	0.654	0.640	0.445	0.441
46		83	82	50	8.000	225.422	0.008	0.795	0.070	0.646	0.637	0.640	0.436	0.428
47		84	85	86	8.000	219.965	0.005	0.808	0.050	0.813	0.808	0.640	0.550	0.544
48		87	86	48	8.000	248.638	0.009	0.922	0.067	0.765	0.755	0.640	0.517	0.508
49		88	90	89	8.000	256.204	0.021	1.987	0.070	1.607	1.586	0.640	1.086	1.065
50		91	92	93	8.000	319.641	0.008	1.000	0.059	0.904	0.895	0.640	0.611	0.603
51		94	93	90	8.000	281.423	0.017	1.644	0.067	1.362	1.345	0.640	0.921	0.904
52		95	96	97	8.000	315.460	0.148	3.095	0.195	1.320	1.172	0.640	0.892	0.744
53		98	97	99	8.000	326.889	0.153	3.095	0.199	1.304	1.151	0.640	0.881	0.729

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	10	0.500	0.000	0.000	0.000
3	100	0.500	0.000	0.000	0.000
4	101	0.500			
5	103	0.500			
6	105	0.500	0.000	0.000	0.000
7	107	0.500			
8	12	0.500	0.000	0.000	0.000
9	14	0.500	0.000	0.000	0.000
10	16	0.500	0.000	0.000	0.000
11	18	0.500	0.000	0.000	0.000
12	20	0.500	0.000	0.000	0.000
13	22	0.500	0.000	0.000	0.000
14	24	0.500			
15	26	0.500			
16	28	0.500			
17	30	0.500			
18	32	0.500			
19	34	0.500			
20	37	0.500			
21	39	0.500			
22	4	0.500	0.000	0.000	0.000
23	41	0.500			
24	43	0.500			
25	45	0.500			
26	47	0.500	0.000	0.000	0.000
27	49	0.500			
28	51	0.500			
29	53	0.500			
30	55	0.500			
31	57	0.500			
32	59	0.500			
33	6	0.500	0.000	0.000	0.000
34	62	0.500			
35	64	0.500			
36	65	0.500			
37	67	0.500			
38	69	0.500			
39	71	0.500	0.000	0.000	0.000
40	72	0.500			
41	75	0.500			
42	77	0.500			
43	78	0.500			
44	8	0.500	0.000	0.000	0.000

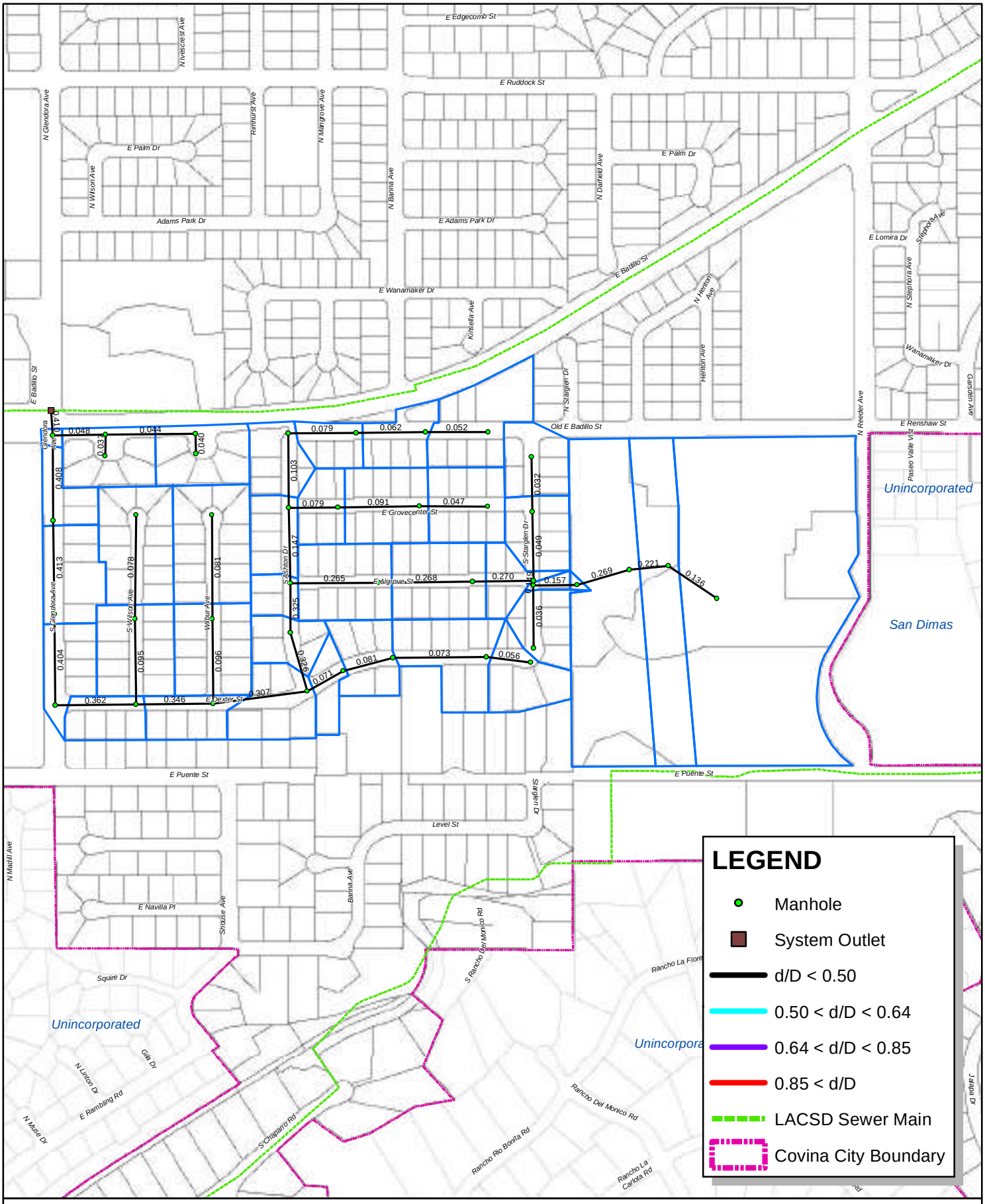
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	80	0.500			
46	83	0.500			
47	84	0.500			
48	87	0.500			
49	88	0.500			
50	91	0.500			
51	94	0.500			
52	95	0.500	0.000	0.000	0.000
53	98	0.500			


Area 87 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
566.0
562.4
558.8
555.2
551.6
548.0
544.4
540.8
537.2
533.6
530.0
0.0
184.9
369.8
554.7
739.6
924.5
1109.4
1294.3
1479.2
1664.1
1849.0
Distance (ft)
29
25
11
9
28
24
10
7
8
5
3
2
106
6
4
1
105



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 88

WILLDAN



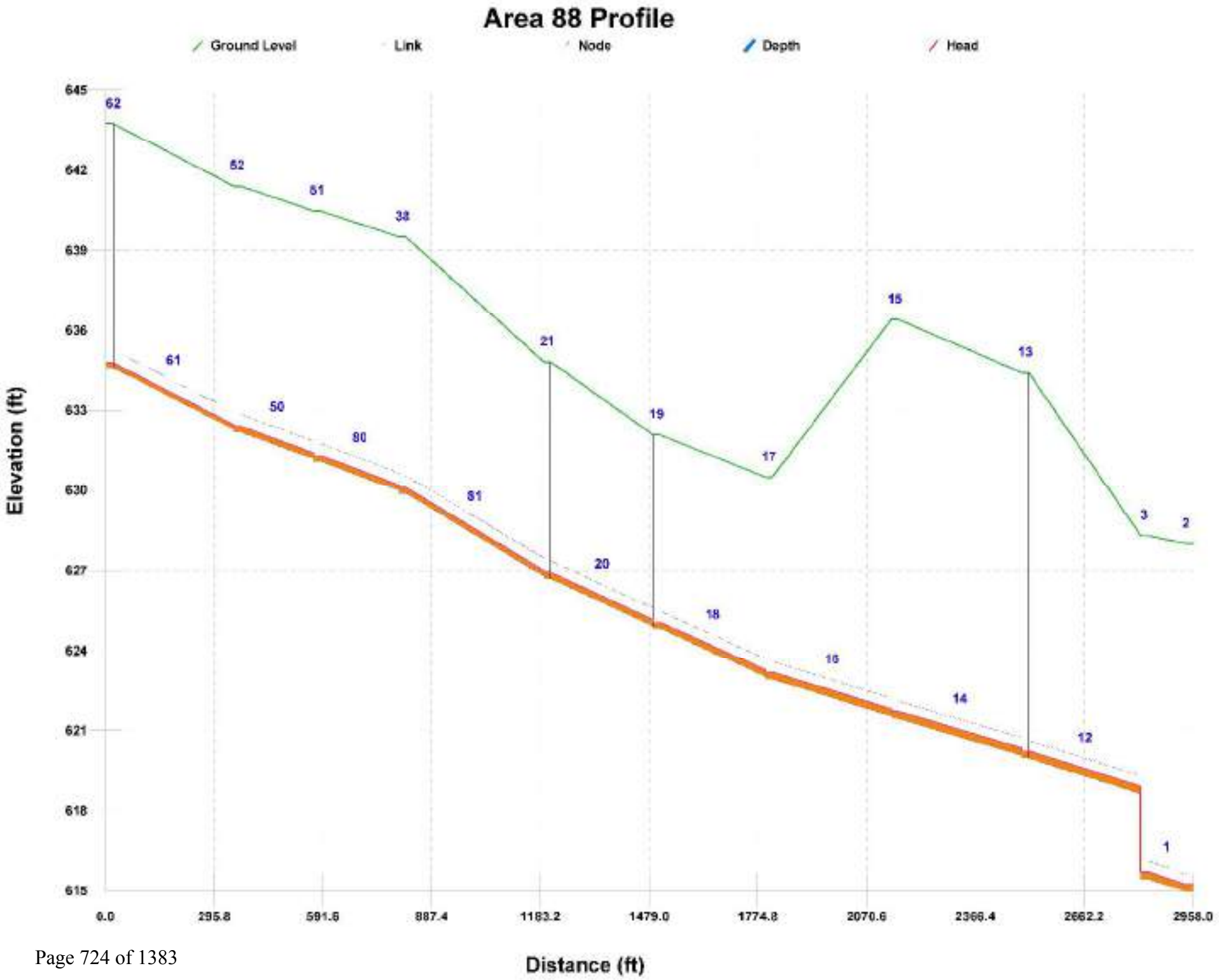
N
W E
S

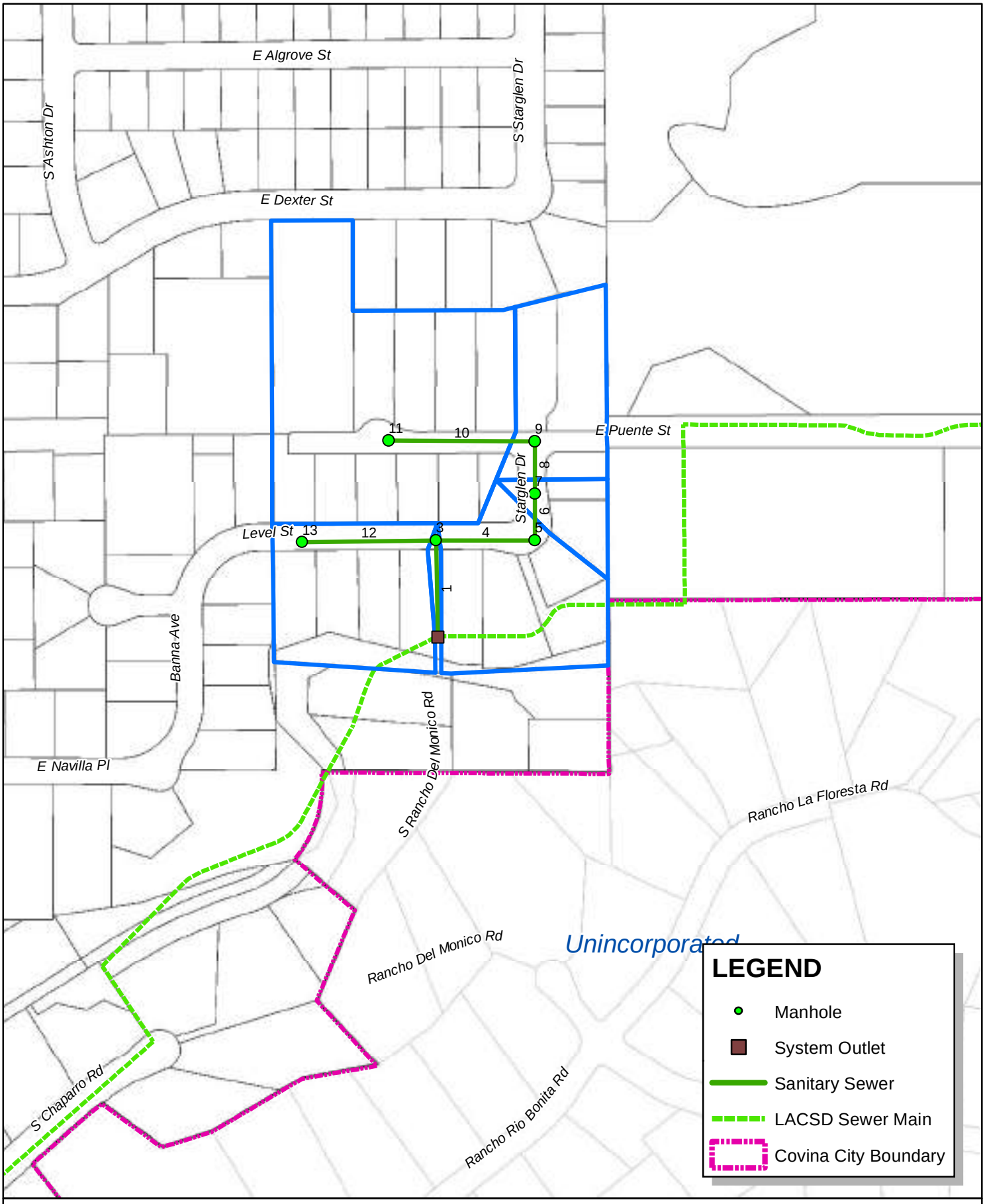
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 88

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	3	2	8.000	111.799	0.280	2.077	0.410	0.587	0.308	0.640	0.397	0.117
2		10	11	5	8.000	87.466	0.003	0.596	0.037	0.724	0.721	0.640	0.489	0.487
3		12	13	3	8.000	327.778	0.269	2.008	0.408	0.569	0.300	0.640	0.384	0.115
4		14	15	13	8.000	362.208	0.267	1.964	0.413	0.553	0.286	0.640	0.374	0.107
5		16	17	15	8.000	348.157	0.262	1.982	0.404	0.564	0.302	0.640	0.381	0.119
6		18	19	17	8.000	308.343	0.259	2.274	0.362	0.685	0.426	0.640	0.463	0.204
7		20	21	19	8.000	300.521	0.239	2.231	0.346	0.688	0.449	0.640	0.465	0.226
8		22	23	21	8.000	328.765	0.018	1.047	0.096	0.692	0.674	0.640	0.468	0.450
9		24	25	23	8.000	381.365	0.010	0.772	0.081	0.568	0.557	0.640	0.384	0.373
10		26	27	28	8.000	387.344	0.010	0.747	0.078	0.561	0.552	0.640	0.379	0.370
11		29	28	19	8.000	329.967	0.017	1.030	0.095	0.687	0.670	0.640	0.465	0.447
12		30	31	32	8.000	122.830	0.005	0.689	0.056	0.647	0.642	0.640	0.437	0.432
13		33	32	34	8.000	369.618	0.013	1.093	0.073	0.857	0.844	0.640	0.579	0.567
14		35	34	36	8.000	229.088	0.017	1.319	0.081	0.975	0.957	0.640	0.659	0.641
15		37	36	38	8.000	128.621	0.020	1.811	0.071	1.455	1.435	0.640	0.984	0.964
16		39	40	41	8.000	229.267	0.004	0.948	0.036	1.176	1.173	0.640	0.795	0.791
17		4	5	3	8.000	192.366	0.011	1.741	0.048	1.805	1.794	0.640	1.220	1.209
18		42	43	41	8.000	168.063	0.120	3.435	0.157	1.672	1.552	0.640	1.130	1.010
19		44	45	43	8.000	210.962	0.120	1.581	0.269	0.559	0.439	0.640	0.378	0.258
20		46	47	45	8.000	132.375	0.088	1.538	0.221	0.608	0.520	0.640	0.411	0.323
21		48	49	47	8.000	194.941	0.070	2.455	0.136	1.301	1.231	0.640	0.880	0.810
22		50	52	51	8.000	213.115	0.189	1.919	0.325	0.611	0.422	0.640	0.413	0.224
23		53	54	52	8.000	295.045	0.037	1.157	0.147	0.586	0.549	0.640	0.396	0.359
24		55	56	54	8.000	209.979	0.017	1.294	0.079	0.968	0.952	0.640	0.654	0.638
25		57	58	56	8.000	303.326	0.013	0.828	0.091	0.566	0.553	0.640	0.383	0.370
26		59	60	58	8.000	280.307	0.006	1.046	0.047	1.092	1.086	0.640	0.738	0.732
27		6	7	5	8.000	359.272	0.006	1.017	0.044	1.109	1.103	0.640	0.750	0.744
28		61	62	52	8.000	352.402	0.151	2.034	0.265	0.726	0.575	0.640	0.490	0.340
29		63	64	62	8.000	367.912	0.143	1.894	0.268	0.671	0.528	0.640	0.453	0.311
30		65	66	64	8.000	237.575	0.135	1.775	0.270	0.626	0.491	0.640	0.423	0.288
31		67	41	66	8.000	23.170	0.124	3.822	0.149	1.917	1.793	0.640	1.296	1.171
32		68	70	69	8.000	240.964	0.004	1.115	0.032	1.514	1.511	0.640	1.024	1.020
33		71	72	73	8.000	247.524	0.008	1.214	0.052	1.196	1.188	0.640	0.809	0.800
34		74	73	75	8.000	261.274	0.011	1.282	0.062	1.123	1.111	0.640	0.759	0.747
35		76	75	77	8.000	273.986	0.014	1.051	0.079	0.785	0.771	0.640	0.530	0.517
36		78	77	54	8.000	302.140	0.017	0.903	0.103	0.572	0.555	0.640	0.387	0.369
37		79	69	66	8.000	261.898	0.008	1.240	0.049	1.268	1.260	0.640	0.857	0.849
38		8	9	7	8.000	72.241	0.003	0.593	0.040	0.691	0.689	0.640	0.467	0.465
39		80	51	38	8.000	230.685	0.193	1.947	0.326	0.619	0.426	0.640	0.418	0.226
40		81	38	21	8.000	403.075	0.218	2.393	0.307	0.786	0.568	0.640	0.531	0.314

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		12	0.500	0.000	0.000	0.000
4		14	0.500			
5		16	0.500			
6		18	0.500	0.000	0.000	0.000
7		20	0.500	0.000	0.000	0.000
8		22	0.500			
9		24	0.500			
10		26	0.500			
11		29	0.500			
12		30	0.500			
13		33	0.500			
14		35	0.500			
15		37	0.500			
16		39	0.500			
17		4	0.500			
18		42	0.500	0.000	0.000	0.000
19		44	0.500			
20		46	0.500			
21		48	0.500	0.000	0.000	0.000
22		50	0.500			
23		53	0.500			
24		55	0.500			
25		57	0.500			
26		59	0.500			
27		6	0.500			
28		61	0.500	0.000	0.000	0.000
29		63	0.500			
30		65	0.500			
31		67	0.500	0.000	0.000	0.000
32		68	0.500			
33		71	0.500			
34		74	0.500			
35		76	0.500			
36		78	0.500			
37		79	0.500			
38		8	0.500			
39		80	0.500			
40		81	0.500			

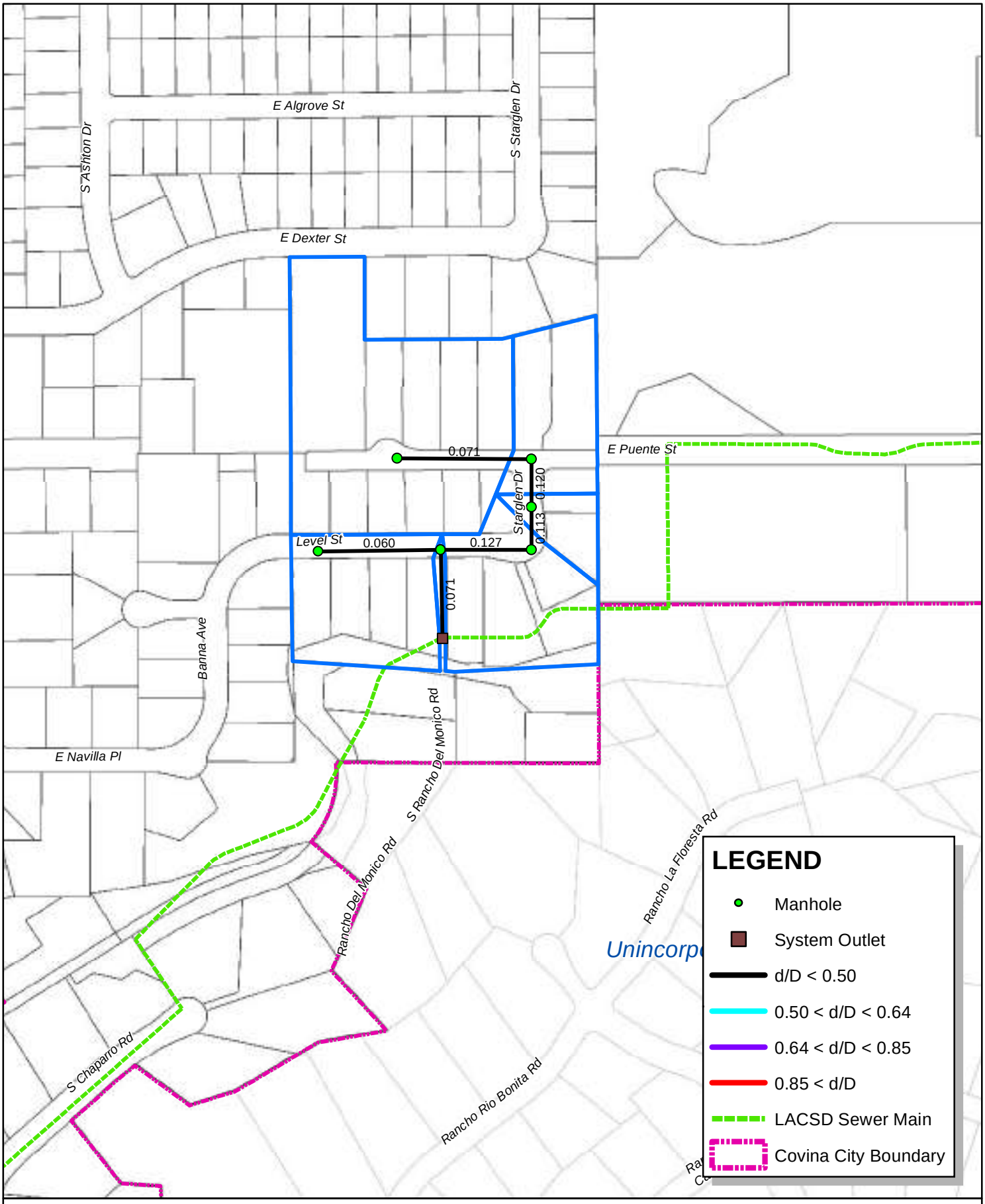

Area 88 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
645
642
639
636
633
630
627
624
621
618
615
62
52
51
38
21
19
17
15
13
3
2
61
50
80
81
20
18
16
14
12
1
0.0
295.8
591.6
887.4
1183.2
1479.0
1774.8
2070.6
2366.4
2662.2
2958.0
Distance (ft)



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 89

WILLDAN



N
W E
S

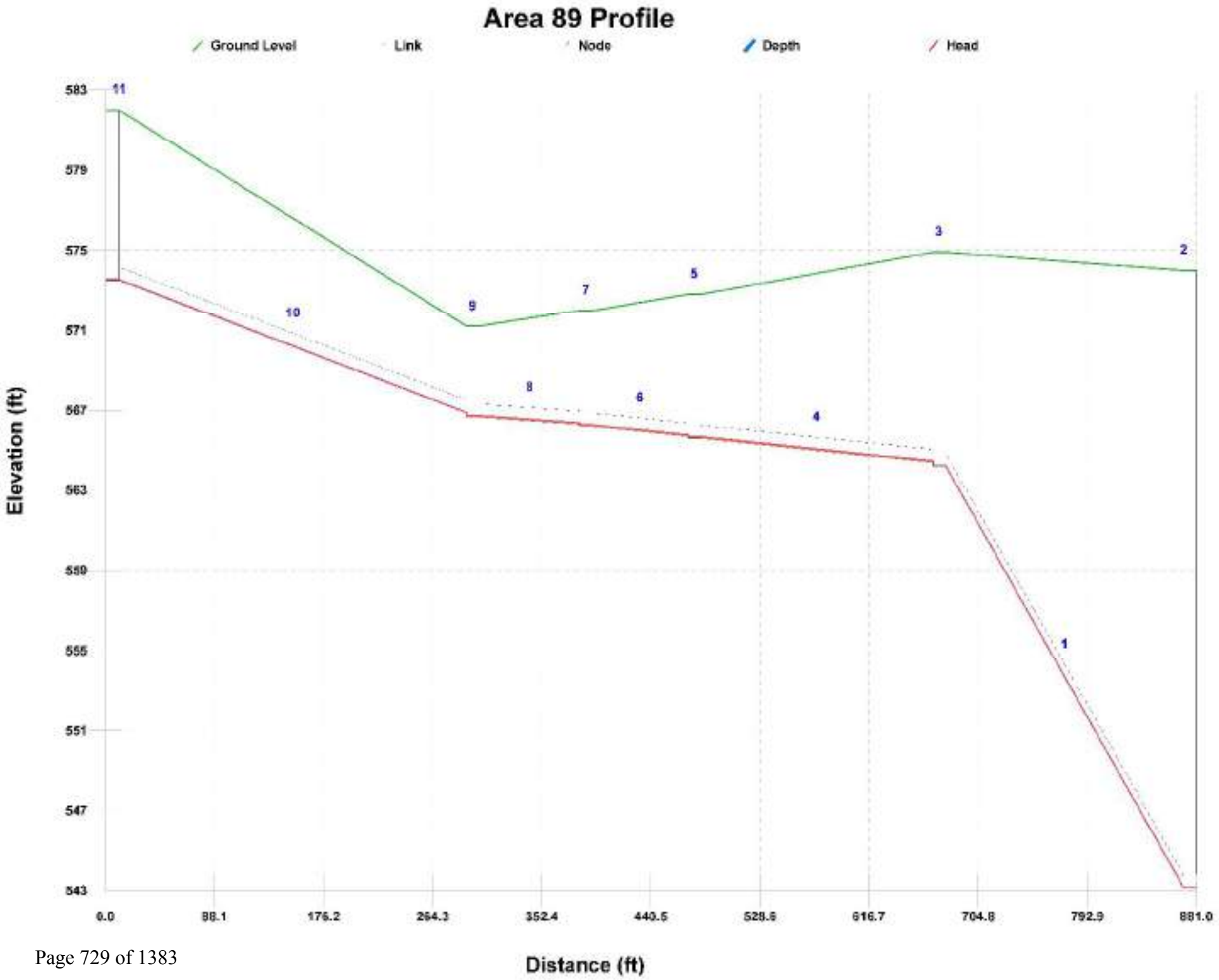
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 89

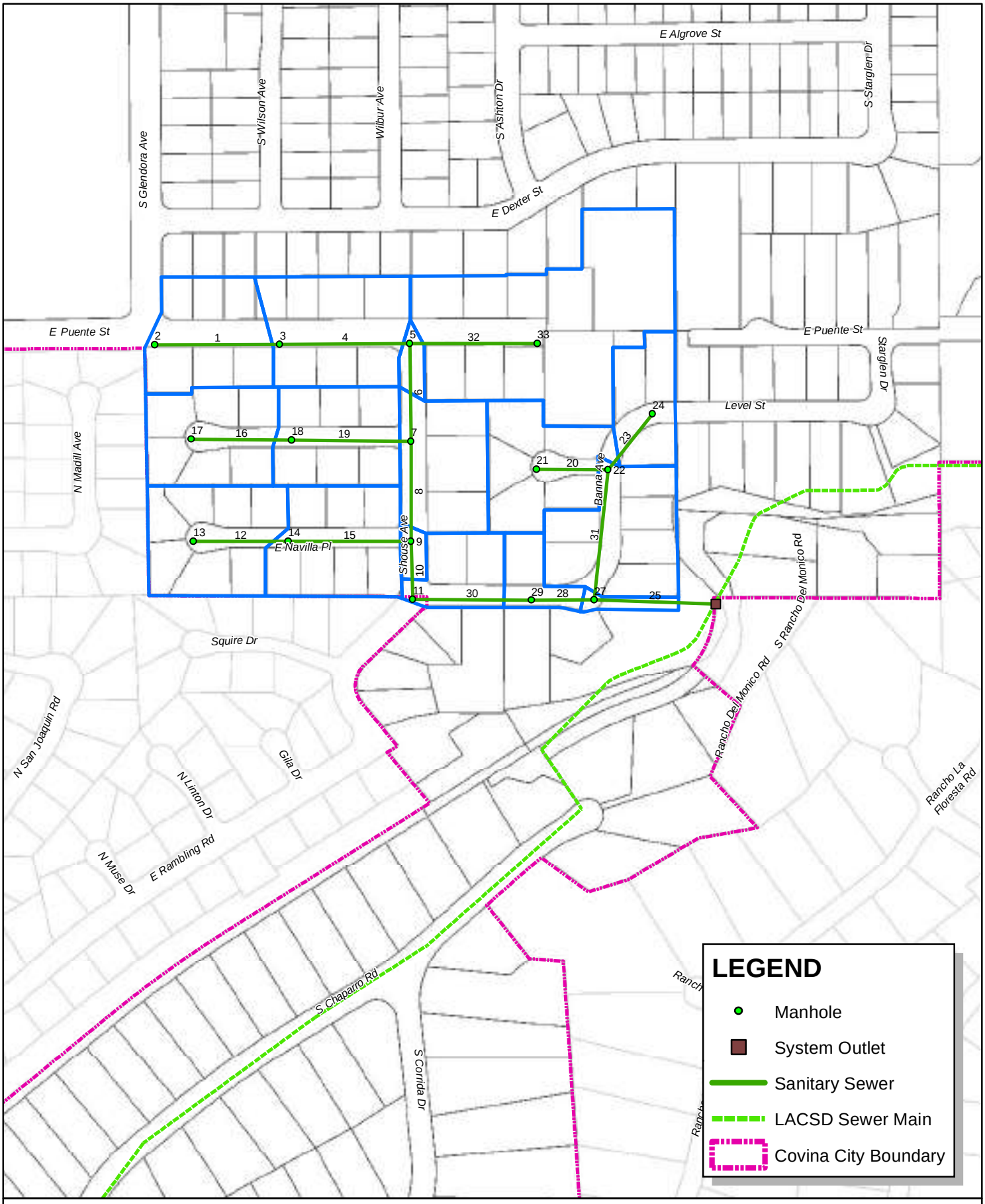
WILLDAN

Area 89 Output

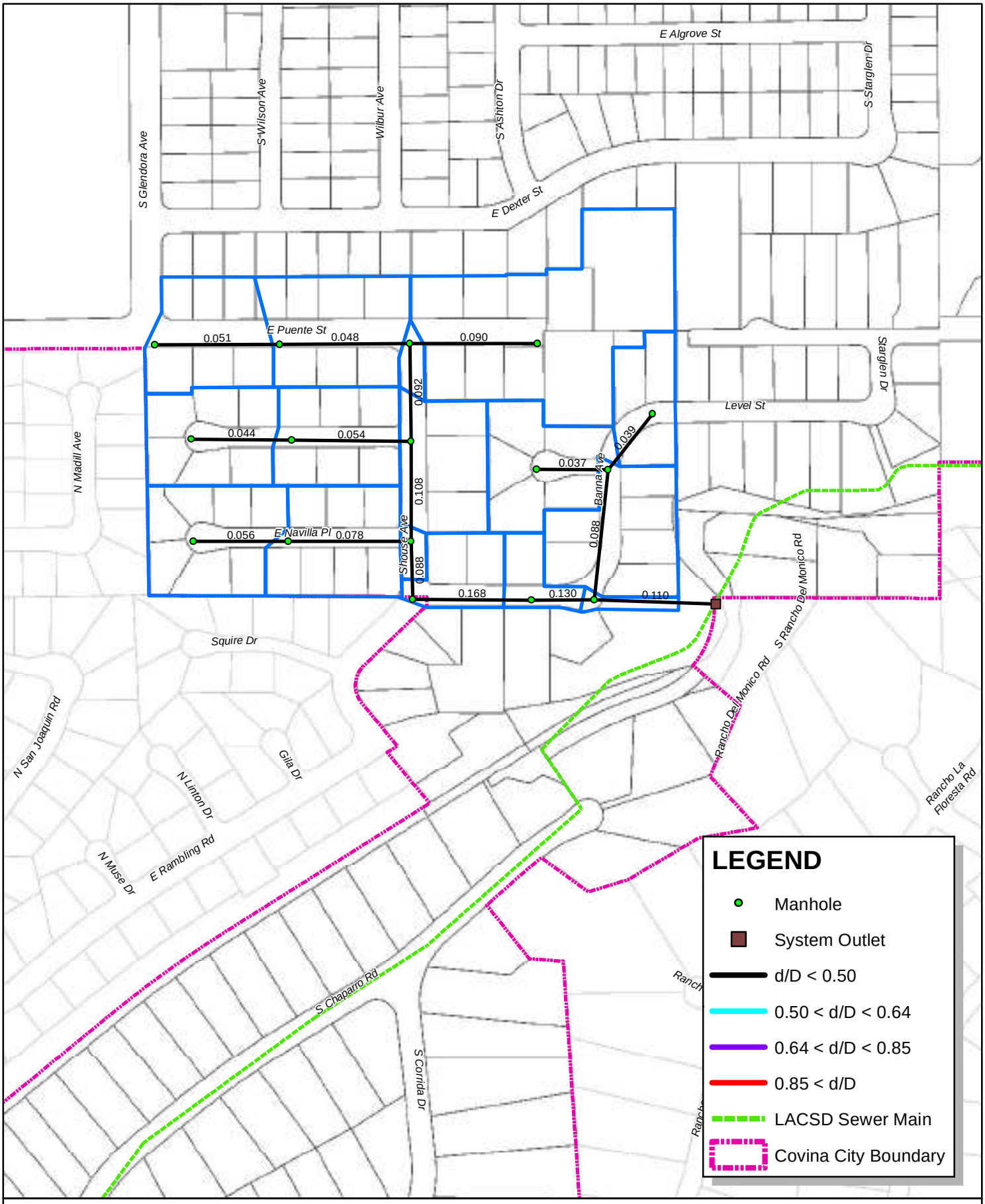
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	208.257	0.039	3.570	0.071	2.853	2.813	0.640	1.928	1.889
2	10	11	9	8.000	301.812	0.018	1.666	0.071	1.329	1.311	0.640	0.899	0.880
3	12	13	3	8.000	221.981	0.007	0.775	0.060	0.694	0.687	0.640	0.469	0.462
4	4	5	3	8.000	201.672	0.032	1.256	0.127	0.694	0.662	0.640	0.469	0.437
5	6	7	5	8.000	83.160	0.025	1.164	0.113	0.695	0.670	0.640	0.470	0.445
6	8	9	7	8.000	87.261	0.024	0.990	0.120	0.568	0.544	0.640	0.384	0.360

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		12	0.500			
4		4	0.500			
5		6	0.500			
6		8	0.500			


Area 89 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
583
579
575
571
567
563
559
555
551
547
543
11
10
9
8
7
6
5
4
3
2
1
0.0
88.1
176.2
264.3
352.4
440.5
528.6
616.7
704.8
792.9
881.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 90



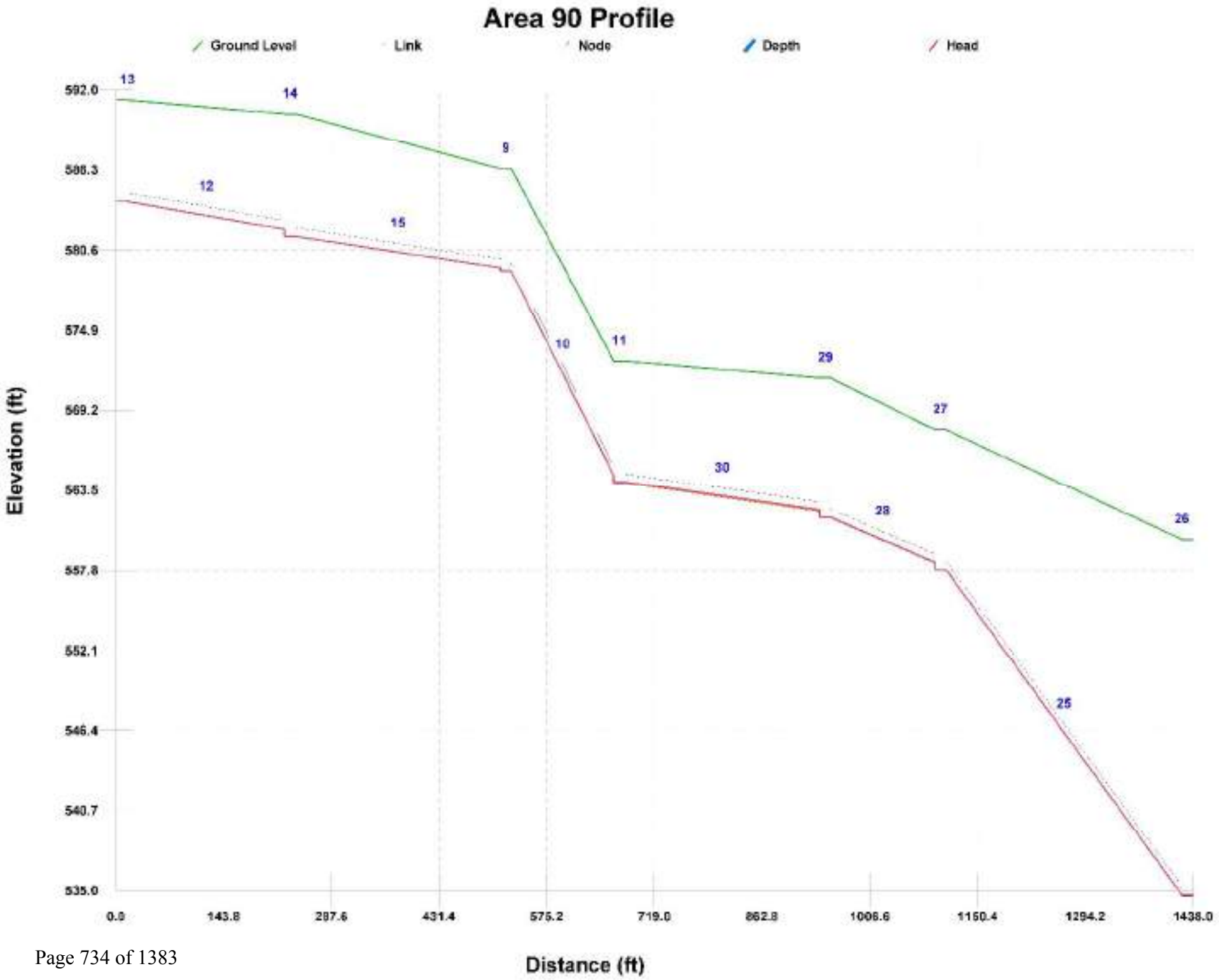
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W E
S

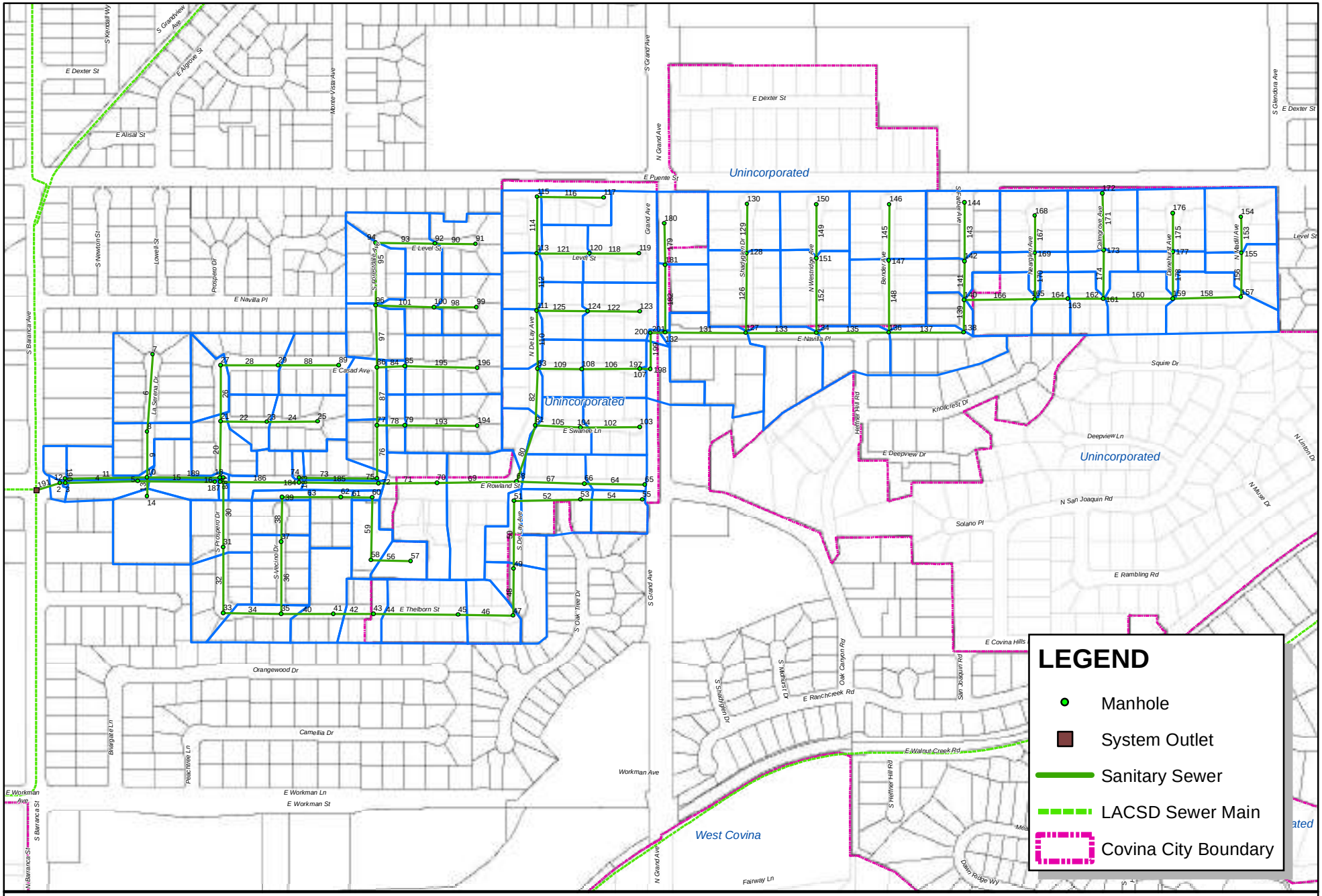
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 90

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	296.594	0.005	0.820	0.051	0.815	0.809	0.640	0.551	0.545
2	10	9	11	8.000	148.276	0.060	4.018	0.088	2.808	2.747	0.640	1.898	1.837
3	12	13	14	8.000	225.811	0.007	0.895	0.056	0.839	0.832	0.640	0.567	0.560
4	15	14	9	8.000	294.392	0.013	1.041	0.078	0.784	0.770	0.640	0.530	0.516
5	16	17	18	8.000	234.504	0.006	1.105	0.044	1.207	1.201	0.640	0.816	0.810
6	19	18	7	8.000	285.941	0.011	1.588	0.054	1.526	1.515	0.640	1.032	1.020
7	20	21	22	8.000	159.659	0.006	1.471	0.037	1.808	1.802	0.640	1.222	1.216
8	23	24	22	8.000	211.748	0.004	0.770	0.039	0.903	0.900	0.640	0.610	0.607
9	25	27	26	8.000	340.031	0.081	3.862	0.110	2.340	2.259	0.640	1.582	1.501
10	28	29	27	8.000	150.397	0.064	2.398	0.130	1.309	1.245	0.640	0.885	0.821
11	30	11	29	8.000	280.521	0.063	1.623	0.168	0.757	0.694	0.640	0.512	0.449
12	31	22	27	8.000	316.906	0.016	1.074	0.088	0.748	0.732	0.640	0.506	0.490
13	32	33	5	8.000	319.526	0.019	1.218	0.090	0.836	0.817	0.640	0.565	0.546
14	4	3	5	8.000	294.893	0.012	1.951	0.048	2.016	2.004	0.640	1.363	1.351
15	6	5	7	8.000	236.412	0.031	1.919	0.092	1.299	1.268	0.640	0.878	0.847
16	8	7	9	8.000	270.365	0.047	2.336	0.108	1.436	1.389	0.640	0.971	0.923

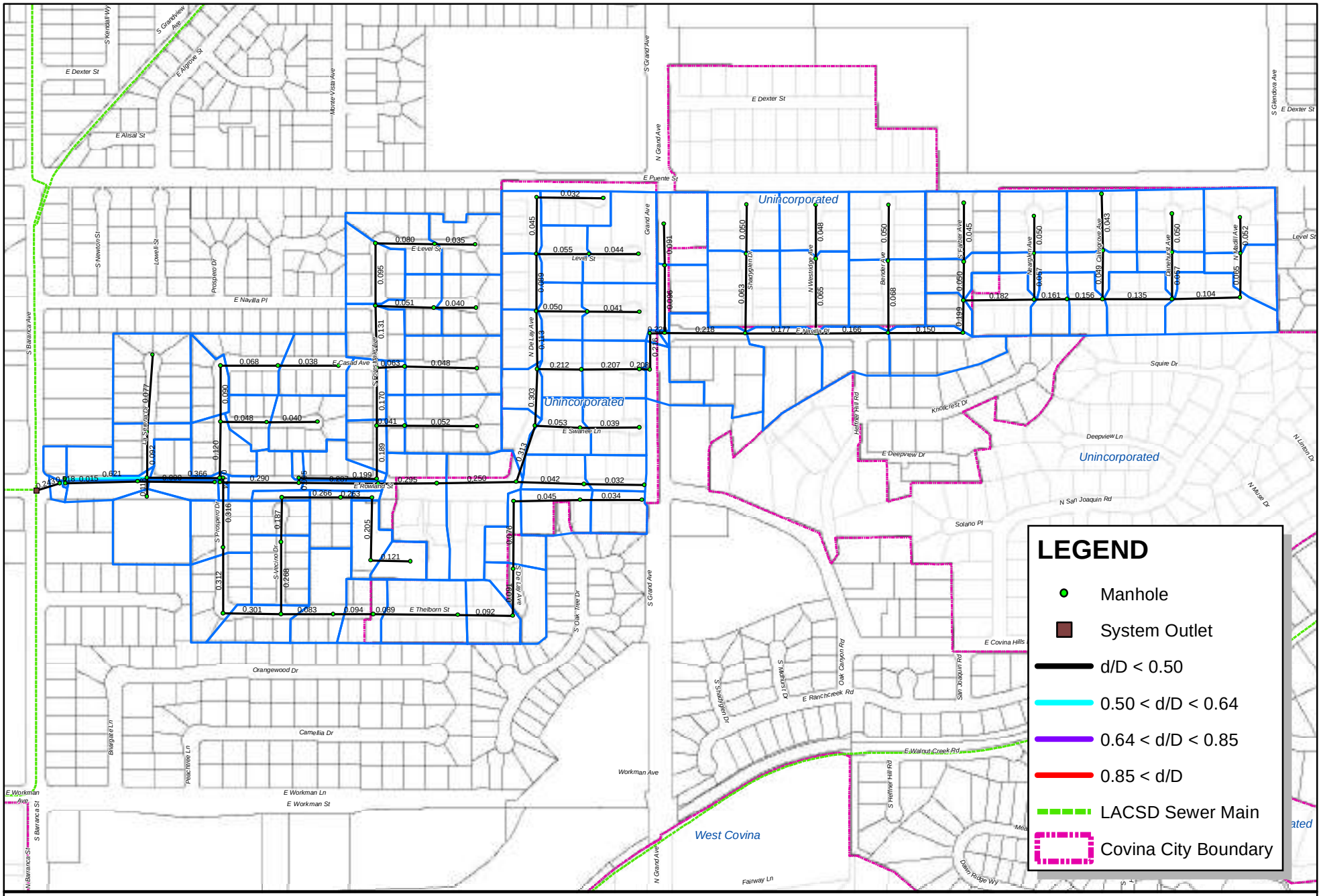
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500	0.000	0.000	0.000
3		12	0.500			
4		15	0.500			
5		16	0.500			
6		19	0.500			
7		20	0.500			
8		23	0.500			
9		25	0.500	0.000	0.000	0.000
10		28	0.500	0.000	0.000	0.000
11		30	0.500			
12		31	0.500			
13		32	0.500			
14		4	0.500			
15		6	0.500			
16		8	0.500			


Area 90 Profile
Ground Level
Link
Node
Depth
Head
13
14
9
12
15
10
11
29
27
30
28
26
25
592.0
586.3
580.6
574.9
569.2
563.5
557.8
552.1
546.4
540.7
535.0
Elevation (ft)
0.0
143.8
287.6
431.4
575.2
719.0
862.8
1006.6
1150.4
1294.2
1438.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 91

WILLDAN



CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 91

Area 91 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	44.302	0.537	2.945	0.518	0.750	0.213	0.640	0.507	-0.030
2	101	100	96	8.000	203.347	0.008	1.247	0.051	1.232	1.223	0.640	0.832	0.824
3	102	103	104	8.000	229.123	0.005	1.039	0.039	1.226	1.222	0.640	0.829	0.824
4	105	104	81	8.000	179.667	0.009	1.240	0.053	1.204	1.195	0.640	0.814	0.805
5	106	107	108	8.000	213.212	0.169	3.222	0.207	1.324	1.155	0.640	0.895	0.726
6	109	108	83	8.000	200.882	0.172	3.181	0.212	1.290	1.118	0.640	0.872	0.700
7	11	10	12	8.000	361.237	0.530	2.327	0.621	0.554	0.023	0.640	0.374	-0.156
8	110	111	83	8.000	238.145	0.029	1.321	0.113	0.788	0.759	0.640	0.533	0.504
9	112	113	111	8.000	251.258	0.018	1.158	0.089	0.804	0.786	0.640	0.543	0.526
10	114	115	113	8.000	200.978	0.005	0.895	0.045	0.963	0.958	0.640	0.651	0.646
11	116	117	115	8.000	257.031	0.003	0.820	0.032	1.110	1.107	0.640	0.750	0.747
12	118	119	120	8.000	210.311	0.007	1.255	0.044	1.378	1.371	0.640	0.931	0.925
13	121	120	113	8.000	201.363	0.010	1.348	0.055	1.271	1.261	0.640	0.859	0.849
14	122	123	124	8.000	221.051	0.005	1.036	0.041	1.178	1.173	0.640	0.796	0.791
15	125	124	111	8.000	197.783	0.008	1.263	0.050	1.262	1.253	0.640	0.853	0.845
16	126	128	127	8.000	300.815	0.014	1.500	0.063	1.303	1.290	0.640	0.881	0.867
17	129	130	128	8.000	257.404	0.006	0.896	0.050	0.897	0.891	0.640	0.607	0.601
18	13	14	10	8.000	75.458	0.025	1.082	0.118	0.628	0.603	0.640	0.424	0.399
19	131	127	132	8.000	317.860	0.134	2.379	0.218	0.949	0.815	0.640	0.641	0.507
20	133	134	127	8.000	299.749	0.110	2.627	0.177	1.185	1.075	0.640	0.801	0.691
21	135	136	134	8.000	272.440	0.090	2.382	0.166	1.119	1.029	0.640	0.757	0.666
22	137	138	136	8.000	322.370	0.072	2.208	0.150	1.105	1.033	0.640	0.747	0.675
23	139	140	138	8.000	138.669	0.066	1.342	0.199	0.564	0.498	0.640	0.382	0.315
24	141	142	140	8.000	207.579	0.009	1.367	0.050	1.367	1.358	0.640	0.924	0.915
25	143	144	142	8.000	238.801	0.006	1.146	0.045	1.241	1.235	0.640	0.839	0.833
26	145	146	147	8.000	291.774	0.007	1.151	0.050	1.160	1.153	0.640	0.784	0.777
27	148	147	136	8.000	267.014	0.015	1.433	0.068	1.176	1.162	0.640	0.795	0.780
28	149	150	151	8.000	254.537	0.006	0.904	0.048	0.928	0.923	0.640	0.627	0.622
29	15	16	5	8.000	338.355	0.000	0.000	0.000	1.313	0.000	0.640	0.887	0.000
30	152	151	134	8.000	296.523	0.013	1.341	0.065	1.138	1.125	0.640	0.769	0.756
31	153	154	155	8.000	173.733	0.006	0.913	0.052	0.897	0.891	0.640	0.606	0.600
32	156	155	157	8.000	209.117	0.010	1.061	0.065	0.898	0.888	0.640	0.607	0.597
33	158	157	159	8.000	297.368	0.017	0.902	0.104	0.567	0.550	0.640	0.383	0.366
34	160	159	161	8.000	300.025	0.030	1.062	0.135	0.567	0.537	0.640	0.383	0.353
35	162	161	163	8.000	140.966	0.040	1.158	0.156	0.565	0.525	0.640	0.382	0.342
36	164	163	165	8.000	160.285	0.043	1.184	0.161	0.566	0.523	0.640	0.383	0.340
37	166	165	140	8.000	303.110	0.056	1.277	0.182	0.566	0.511	0.640	0.383	0.327
38	167	168	169	8.000	175.688	0.006	0.895	0.050	0.897	0.891	0.640	0.606	0.600
39	17	18	19	8.000	23.836	0.166	2.155	0.272	0.757	0.591	0.640	0.512	0.346
40	170	169	165	8.000	191.076	0.008	0.974	0.057	0.896	0.888	0.640	0.606	0.598
41	171	172	173	8.000	227.566	0.006	1.091	0.043	1.210	1.205	0.640	0.818	0.812
42	174	173	161	8.000	224.317	0.008	1.197	0.049	1.218	1.210	0.640	0.823	0.815
43	175	176	177	8.000	185.751	0.006	0.898	0.050	0.897	0.891	0.640	0.606	0.600
44	178	177	159	8.000	200.119	0.008	0.976	0.057	0.896	0.888	0.640	0.606	0.598

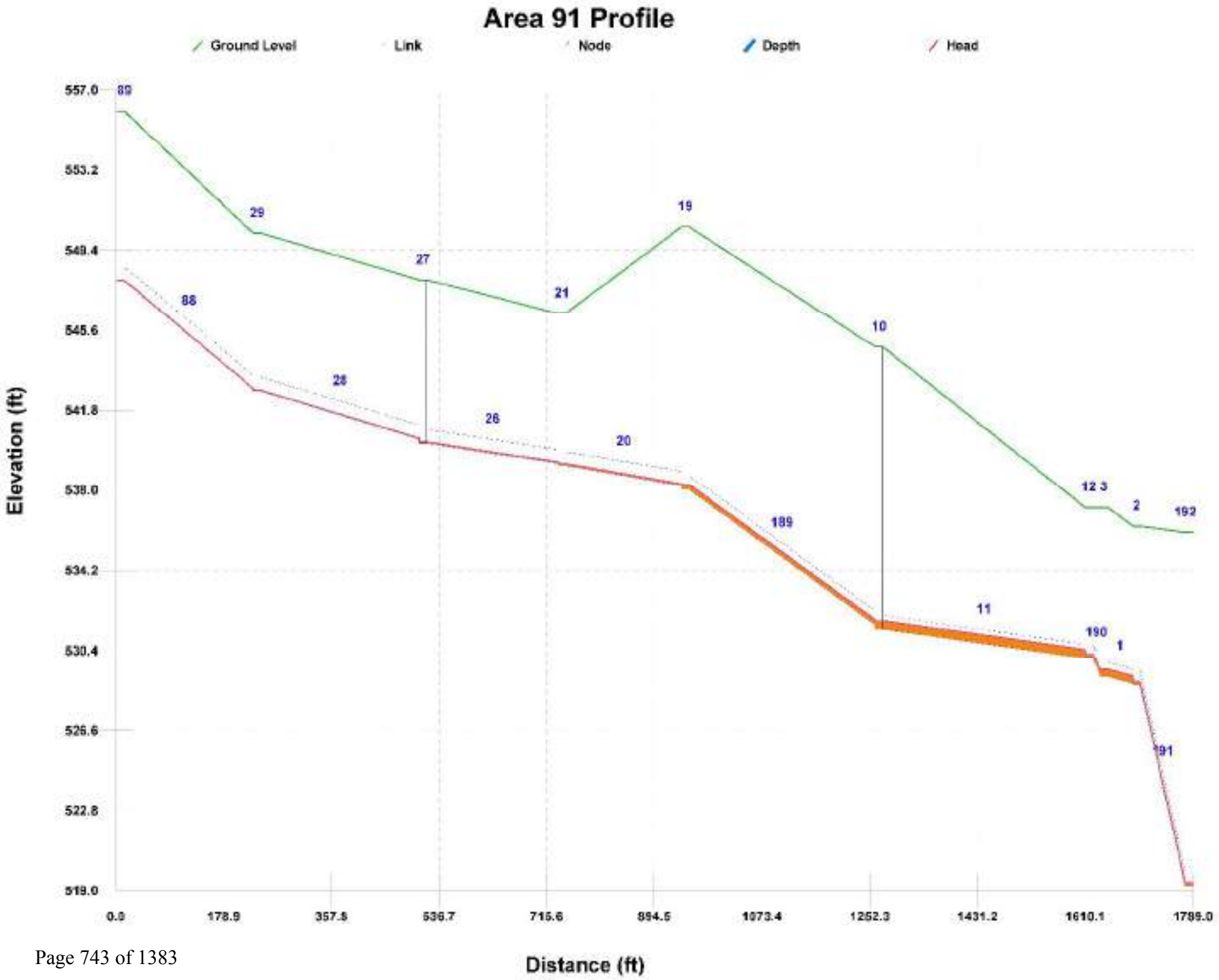
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		179	180	181	8.000	196.387	0.019	1.239	0.091	0.848	0.829	0.640	0.573	0.554
46		182	181	132	8.000	267.300	0.023	1.333	0.096	0.882	0.860	0.640	0.596	0.574
47		183	74	184	8.000	19.126	0.052	3.103	0.095	2.070	2.018	0.640	1.399	1.347
48		185	72	184	8.000	357.700	0.234	2.830	0.287	0.965	0.731	0.640	0.653	0.418
49		186	184	187	8.000	342.279	0.288	3.421	0.290	1.160	0.872	0.640	0.784	0.496
50		188	187	19	8.000	26.834	0.288	7.063	0.174	3.223	2.935	0.640	2.178	1.891
51		189	19	10	8.000	333.050	0.480	4.156	0.366	1.244	0.764	0.640	0.841	0.361
52		190	12	3	8.000	13.897	0.536	6.269	0.294	2.110	1.573	0.640	1.426	0.890
53		191	2	192	8.000	81.423	0.537	8.194	0.243	3.069	2.532	0.640	2.075	1.538
54		193	194	79	8.000	287.251	0.008	1.178	0.052	1.161	1.153	0.640	0.785	0.777
55		195	196	85	8.000	291.355	0.008	1.308	0.048	1.344	1.336	0.640	0.908	0.900
56		197	198	107	8.000	75.301	0.164	3.107	0.208	1.273	1.110	0.640	0.861	0.697
57		199	200	198	8.000	149.380	0.157	2.825	0.216	1.134	0.977	0.640	0.766	0.610
58		20	21	19	8.000	207.330	0.025	1.055	0.120	0.607	0.582	0.640	0.410	0.385
59		201	132	200	8.000	82.540	0.157	2.596	0.229	1.006	0.849	0.640	0.680	0.523
60		22	23	21	8.000	188.639	0.008	1.348	0.048	1.389	1.381	0.640	0.939	0.930
61		24	25	23	8.000	195.930	0.006	1.177	0.040	1.358	1.353	0.640	0.918	0.912
62		26	27	21	8.000	235.042	0.013	0.831	0.090	0.573	0.560	0.640	0.387	0.374
63		28	29	27	8.000	283.128	0.010	0.976	0.068	0.801	0.791	0.640	0.541	0.531
64		30	31	18	8.000	350.334	0.166	1.751	0.316	0.567	0.401	0.640	0.383	0.217
65		32	33	31	8.000	245.581	0.161	1.731	0.312	0.563	0.402	0.640	0.381	0.220
66		34	35	33	8.000	256.633	0.156	1.765	0.301	0.587	0.431	0.640	0.397	0.241
67		36	37	35	8.000	235.795	0.120	1.597	0.268	0.566	0.446	0.640	0.382	0.262
68		38	39	37	8.000	261.185	0.115	2.546	0.187	1.113	0.999	0.640	0.753	0.638
69		4	5	3	8.000	320.354	0.001	0.557	0.015	1.214	1.214	0.640	0.821	0.820
70		40	41	35	8.000	241.393	0.033	2.352	0.083	1.700	1.667	0.640	1.149	1.116
71		42	43	41	8.000	251.738	0.027	1.612	0.094	1.076	1.049	0.640	0.727	0.701
72		44	45	43	8.000	267.467	0.024	1.545	0.089	1.074	1.050	0.640	0.726	0.702
73		46	47	45	8.000	273.578	0.017	1.025	0.092	0.694	0.677	0.640	0.469	0.452
74		48	49	47	8.000	232.644	0.013	0.827	0.091	0.567	0.554	0.640	0.383	0.370
75		50	51	49	8.000	257.520	0.009	0.738	0.076	0.567	0.558	0.640	0.383	0.374
76		52	53	51	8.000	287.799	0.006	1.114	0.045	1.202	1.196	0.640	0.813	0.807
77		54	55	53	8.000	281.587	0.003	0.814	0.034	1.062	1.059	0.640	0.718	0.715
78		56	57	58	8.000	140.955	0.049	2.032	0.121	1.160	1.111	0.640	0.784	0.735
79		59	58	60	8.000	266.655	0.111	2.162	0.205	0.895	0.784	0.640	0.605	0.494
80		6	7	8	8.000	271.149	0.010	0.809	0.077	0.613	0.603	0.640	0.415	0.405
81		61	60	62	8.000	172.431	0.111	1.514	0.263	0.542	0.431	0.640	0.366	0.255
82		63	62	39	8.000	288.753	0.115	1.541	0.266	0.548	0.433	0.640	0.370	0.256
83		64	65	66	8.000	262.711	0.002	0.747	0.032	1.011	1.008	0.640	0.683	0.681
84		67	66	68	8.000	289.357	0.005	0.989	0.042	1.118	1.113	0.640	0.755	0.751
85		69	68	70	8.000	342.740	0.226	3.300	0.250	1.215	0.989	0.640	0.821	0.596
86		71	70	72	8.000	229.073	0.234	2.721	0.295	0.914	0.679	0.640	0.617	0.383
87		73	75	74	8.000	330.746	0.051	1.045	0.199	0.441	0.389	0.640	0.298	0.246
88		76	77	75	8.000	204.005	0.049	1.062	0.189	0.461	0.412	0.640	0.312	0.263

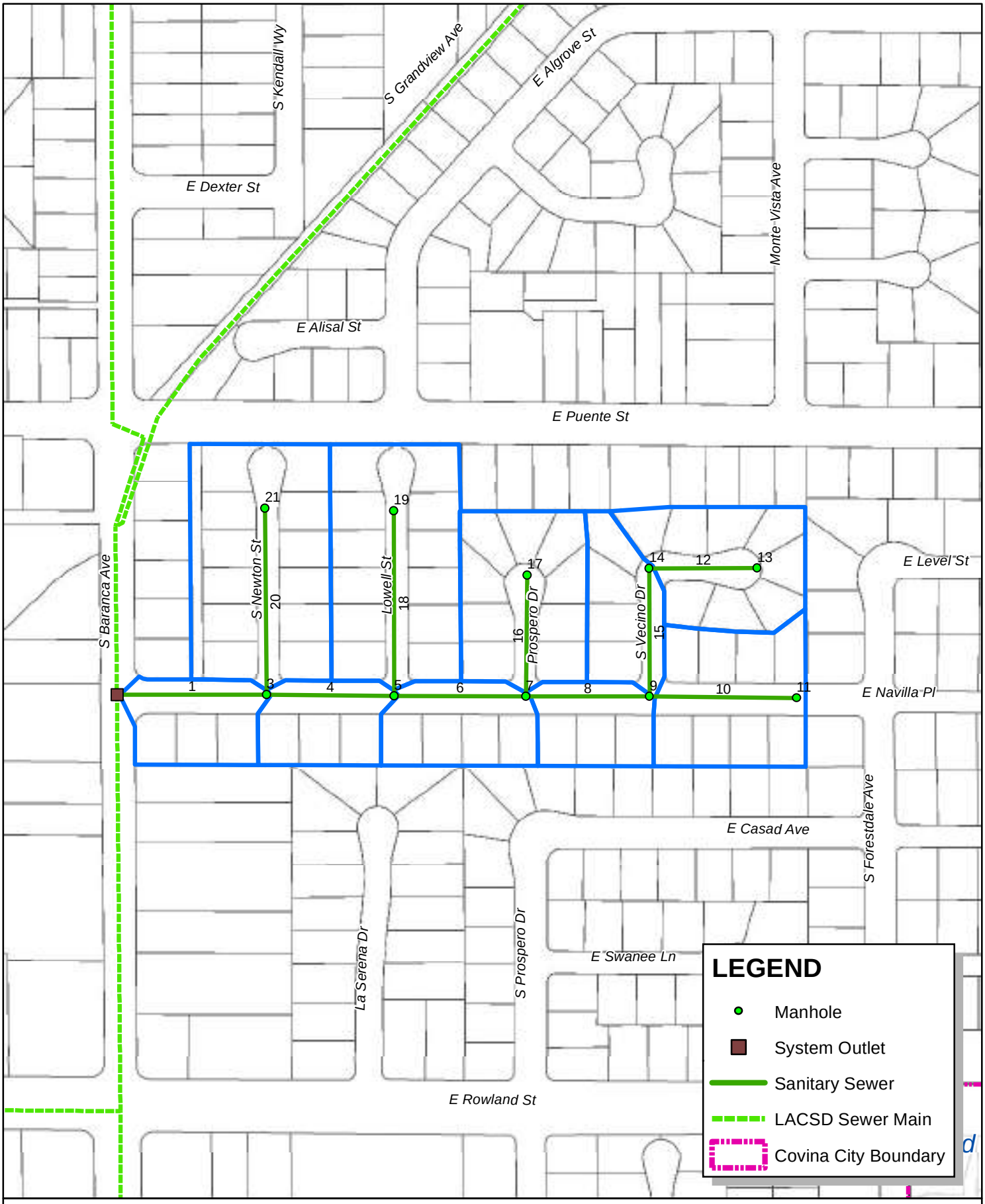
		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
89		78	79	77	8.000	100.450	0.010	1.946	0.041	2.219	2.210	0.640	1.500	1.491
90		80	81	68	8.000	245.014	0.213	2.276	0.313	0.740	0.527	0.640	0.500	0.288
91		82	83	81	8.000	252.741	0.202	2.271	0.303	0.752	0.550	0.640	0.508	0.306
92		84	85	86	8.000	96.346	0.009	0.959	0.063	0.827	0.818	0.640	0.559	0.550
93		87	86	77	8.000	230.821	0.037	0.946	0.170	0.437	0.400	0.640	0.296	0.258
94		88	89	29	8.000	230.350	0.005	1.117	0.038	1.340	1.335	0.640	0.906	0.901
95		9	8	10	8.000	204.854	0.014	0.837	0.092	0.567	0.554	0.640	0.383	0.370
96		90	91	92	8.000	142.125	0.005	1.410	0.035	1.784	1.778	0.640	1.206	1.200
97		93	92	94	8.000	203.347	0.010	0.766	0.080	0.569	0.559	0.640	0.385	0.375
98		95	94	96	8.000	266.502	0.014	0.851	0.095	0.565	0.551	0.640	0.382	0.368
99		97	96	86	8.000	255.751	0.026	0.978	0.131	0.532	0.505	0.640	0.359	0.333
100		98	99	100	8.000	184.354	0.005	1.126	0.040	1.309	1.303	0.640	0.885	0.879

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	1	0.500	0.000	0.000	0.000
2	101	0.500			
3	102	0.500			
4	105	0.500			
5	106	0.500	0.000	0.000	0.000
6	109	0.500	0.000	0.000	0.000
7	11	0.500	0.000	0.000	0.000
8	110	0.500			
9	112	0.500			
10	114	0.500			
11	116	0.500			
12	118	0.500			
13	121	0.500			
14	122	0.500			
15	125	0.500			
16	126	0.500			
17	129	0.500			
18	13	0.500			
19	131	0.500	0.000	0.000	0.000
20	133	0.500	0.000	0.000	0.000
21	135	0.500	0.000	0.000	0.000
22	137	0.500	0.000	0.000	0.000
23	139	0.500			
24	141	0.500			
25	143	0.500			
26	145	0.500			
27	148	0.500			
28	149	0.500			
29	15	0.500	0.000	0.000	0.000
30	152	0.500			
31	153	0.500			
32	156	0.500			
33	158	0.500			
34	160	0.500			
35	162	0.500			
36	164	0.500			
37	166	0.500			
38	167	0.500			
39	17	0.500	0.000	0.000	0.000
40	170	0.500			
41	171	0.500			
42	174	0.500			
43	175	0.500			
44	178	0.500			

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45	179	0.500			
46	182	0.500			
47	183	0.500	0.000	0.000	0.000
48	185	0.500	0.000	0.000	0.000
49	186	0.500	0.000	0.000	0.000
50	188	0.500	0.000	0.000	0.000
51	189	0.500	0.000	0.000	0.000
52	190	0.500	0.000	0.000	0.000
53	191	0.500	0.000	0.000	0.000
54	193	0.500			
55	195	0.500			
56	197	0.500	0.000	0.000	0.000
57	199	0.500	0.000	0.000	0.000
58	20	0.500			
59	201	0.500	0.000	0.000	0.000
60	22	0.500			
61	24	0.500			
62	26	0.500			
63	28	0.500			
64	30	0.500			
65	32	0.500			
66	34	0.500			
67	36	0.500			
68	38	0.500	0.000	0.000	0.000
69	4	0.500			
70	40	0.500	0.000	0.000	0.000
71	42	0.500			
72	44	0.500			
73	46	0.500			
74	48	0.500			
75	50	0.500			
76	52	0.500			
77	54	0.500			
78	56	0.500	0.000	0.000	0.000
79	59	0.500	0.000	0.000	0.000
80	6	0.500			
81	61	0.500			
82	63	0.500			
83	64	0.500			
84	67	0.500			
85	69	0.500	0.000	0.000	0.000
86	71	0.500	0.000	0.000	0.000
87	73	0.500			
88	76	0.500			

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
89		78	0.500			
90		80	0.500	0.000	0.000	0.000
91		82	0.500	0.000	0.000	0.000
92		84	0.500			
93		87	0.500			
94		88	0.500			
95		9	0.500			
96		90	0.500			
97		93	0.500			
98		95	0.500			
99		97	0.500			
100		98	0.500			

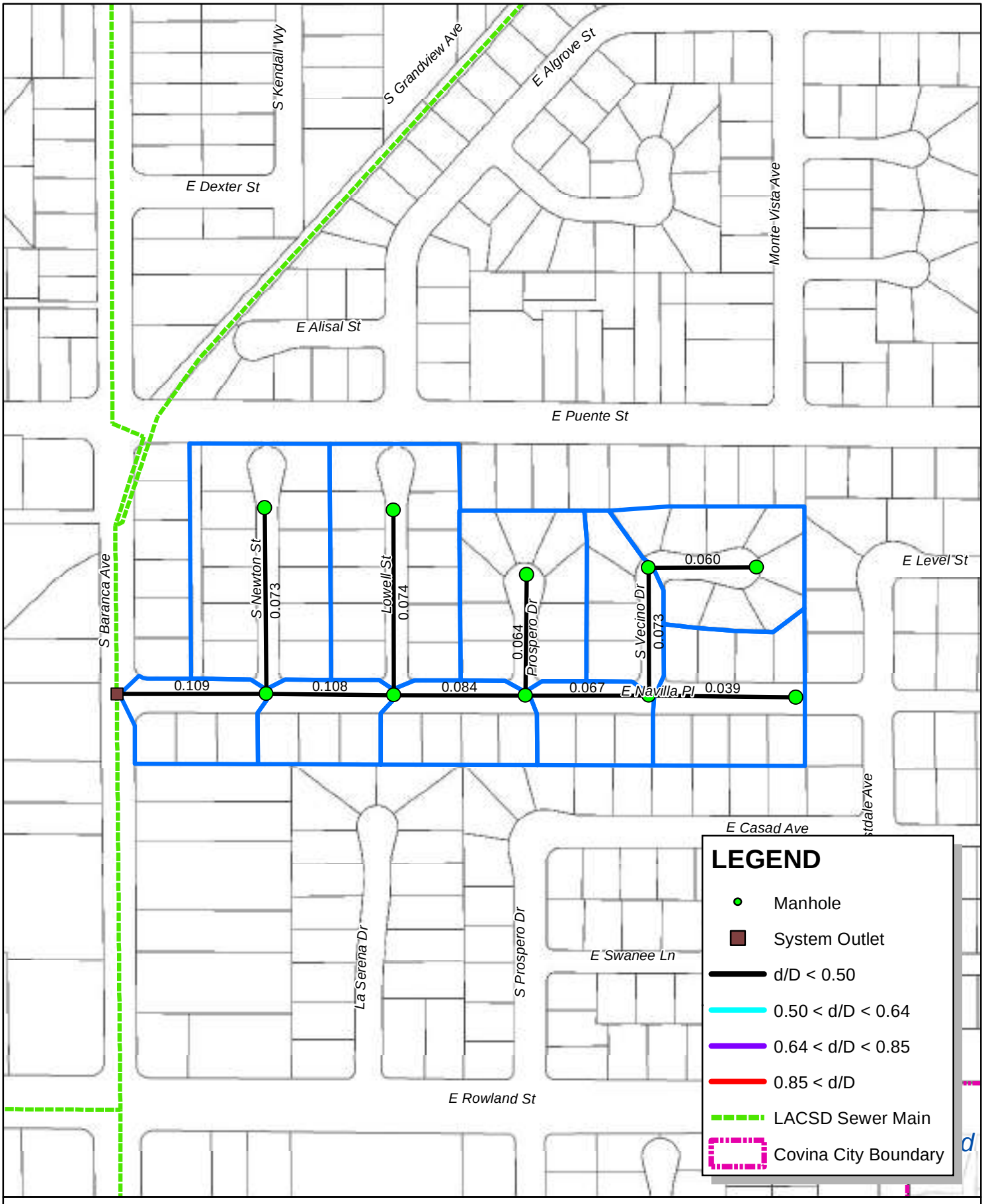

Area 91 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
557.0
553.2
549.4
545.6
541.8
538.0
534.2
530.4
526.6
522.8
519.0
0.0
178.9
357.8
536.7
715.6
894.5
1073.4
1252.3
1431.2
1610.1
1789.0
Distance (ft)
89
29
27
21
19
10
12 3
2
192
88
28
26
20
189
11
190
1
191



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 92

WILLDAN



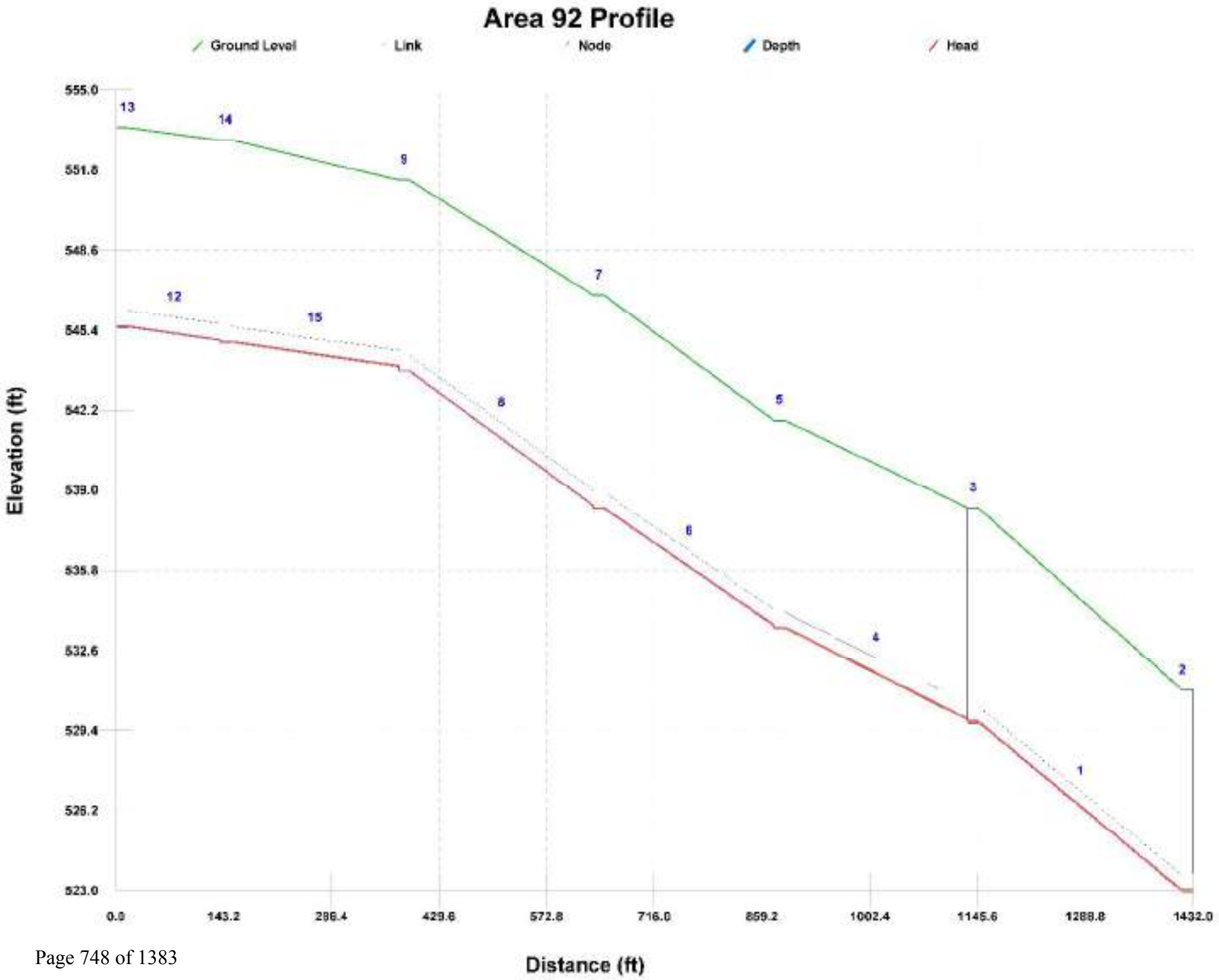
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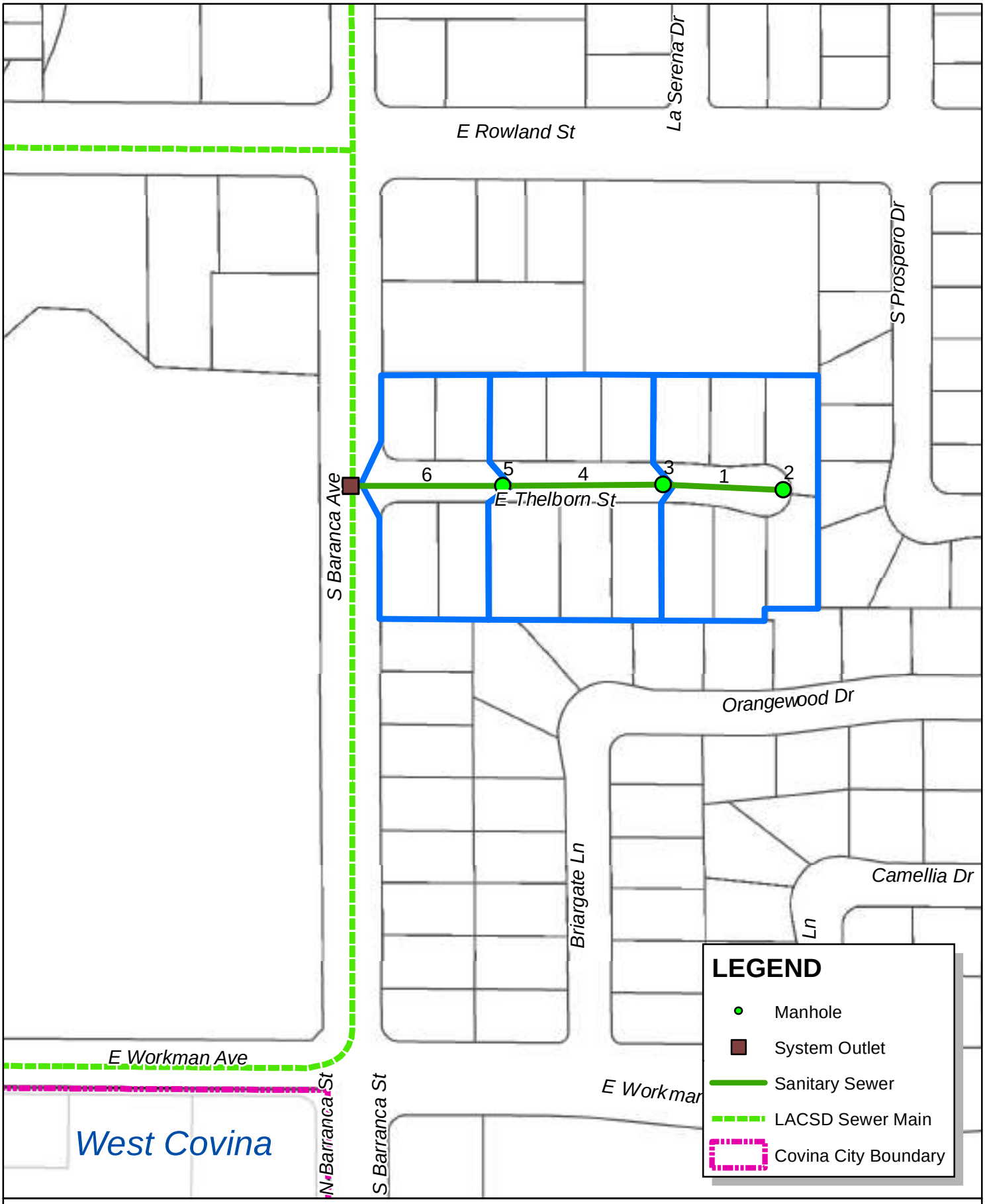
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 92

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	292.066	0.046	2.232	0.109	1.365	1.319	0.640	0.922	0.877
2	10	11	9	8.000	264.547	0.005	1.165	0.039	1.367	1.361	0.640	0.924	0.918
3	12	13	14	8.000	131.733	0.005	0.635	0.060	0.568	0.563	0.640	0.384	0.379
4	15	14	9	8.000	240.460	0.008	0.718	0.073	0.566	0.558	0.640	0.383	0.375
5	16	17	7	8.000	219.664	0.006	0.661	0.064	0.567	0.561	0.640	0.383	0.377
6	18	19	5	8.000	410.739	0.008	0.725	0.074	0.566	0.558	0.640	0.383	0.374
7	20	21	3	8.000	394.372	0.008	0.723	0.073	0.567	0.559	0.640	0.383	0.375
8	4	5	3	8.000	261.893	0.035	1.729	0.108	1.061	1.026	0.640	0.717	0.682
9	6	7	5	8.000	242.814	0.025	1.733	0.084	1.243	1.218	0.640	0.840	0.816
10	8	9	7	8.000	263.611	0.016	1.542	0.067	1.282	1.266	0.640	0.866	0.851

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		12	0.500			
4		15	0.500			
5		16	0.500			
6		18	0.500			
7		20	0.500			
8		4	0.500			
9		6	0.500			
10		8	0.500			

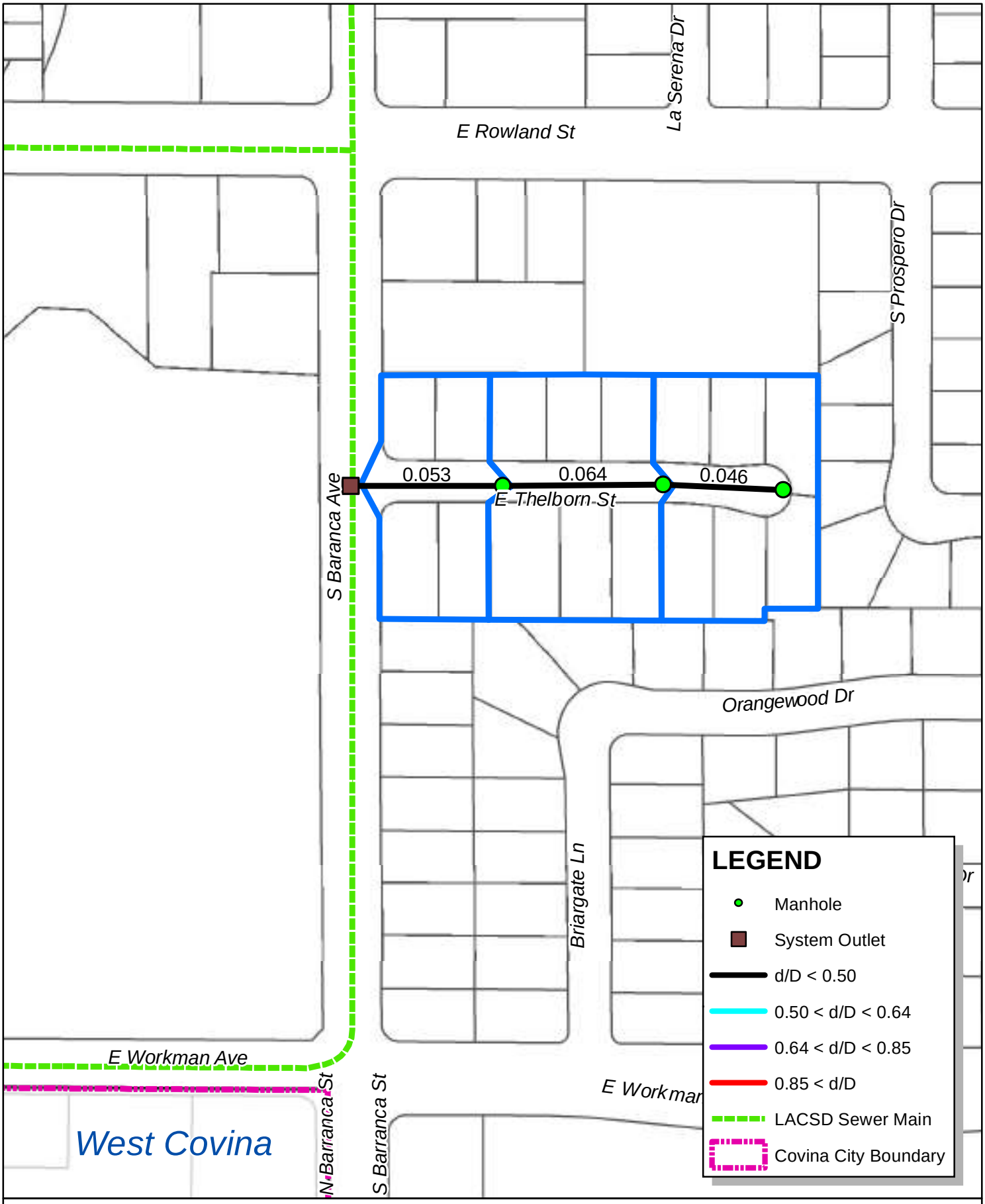

Area 92 Profile
Ground Level
Link
Node
Depth
Head
555.0
551.8
548.6
545.4
542.2
539.0
535.8
532.6
529.4
526.2
523.0
Elevation (ft)
0.0
143.2
286.4
429.6
572.8
716.0
859.2
1002.4
1145.6
1288.8
1432.0
Distance (ft)
13
14
9
7
5
3
2
12
15
8
6
4
1



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 93

WILLDAN



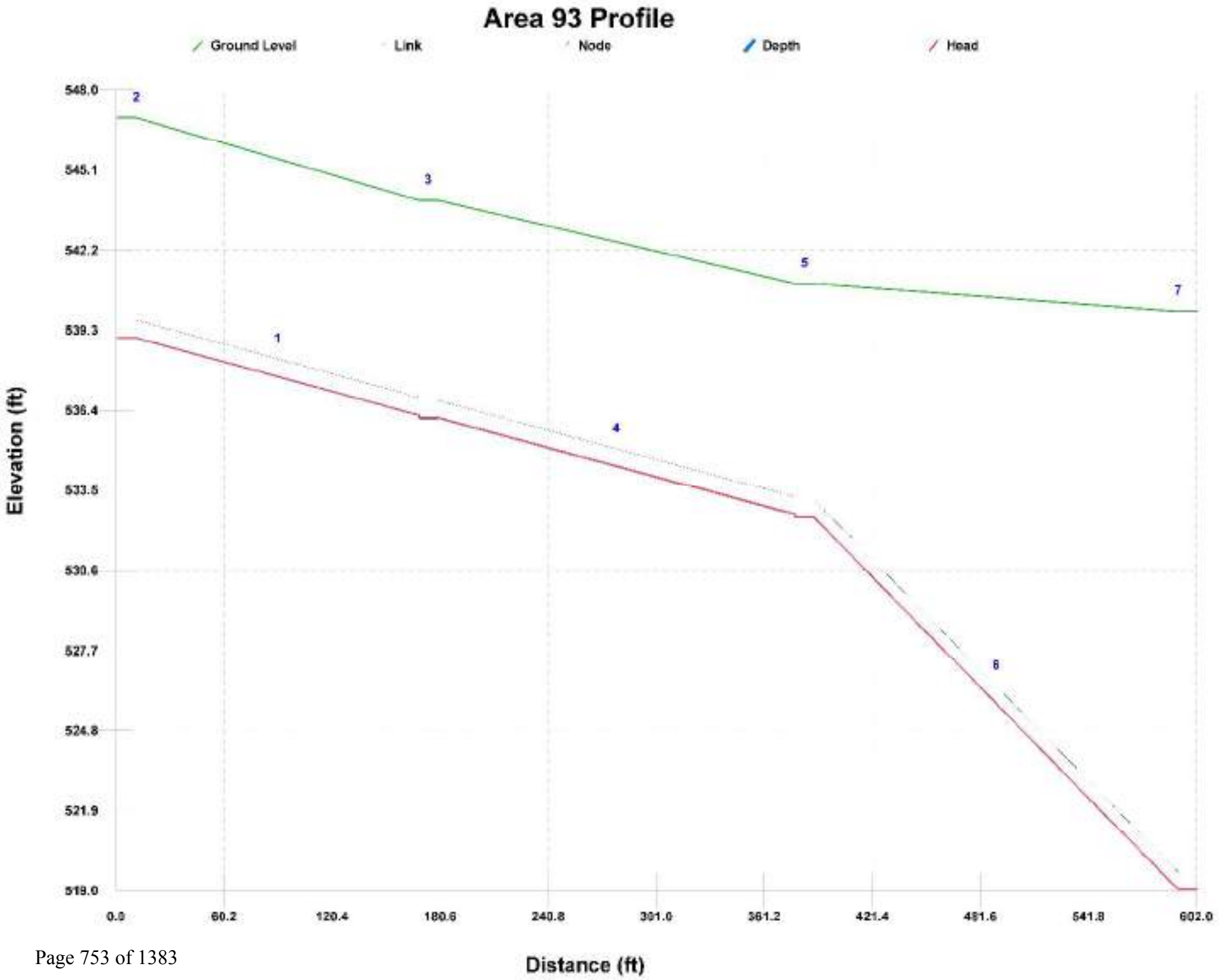
N
W E
S

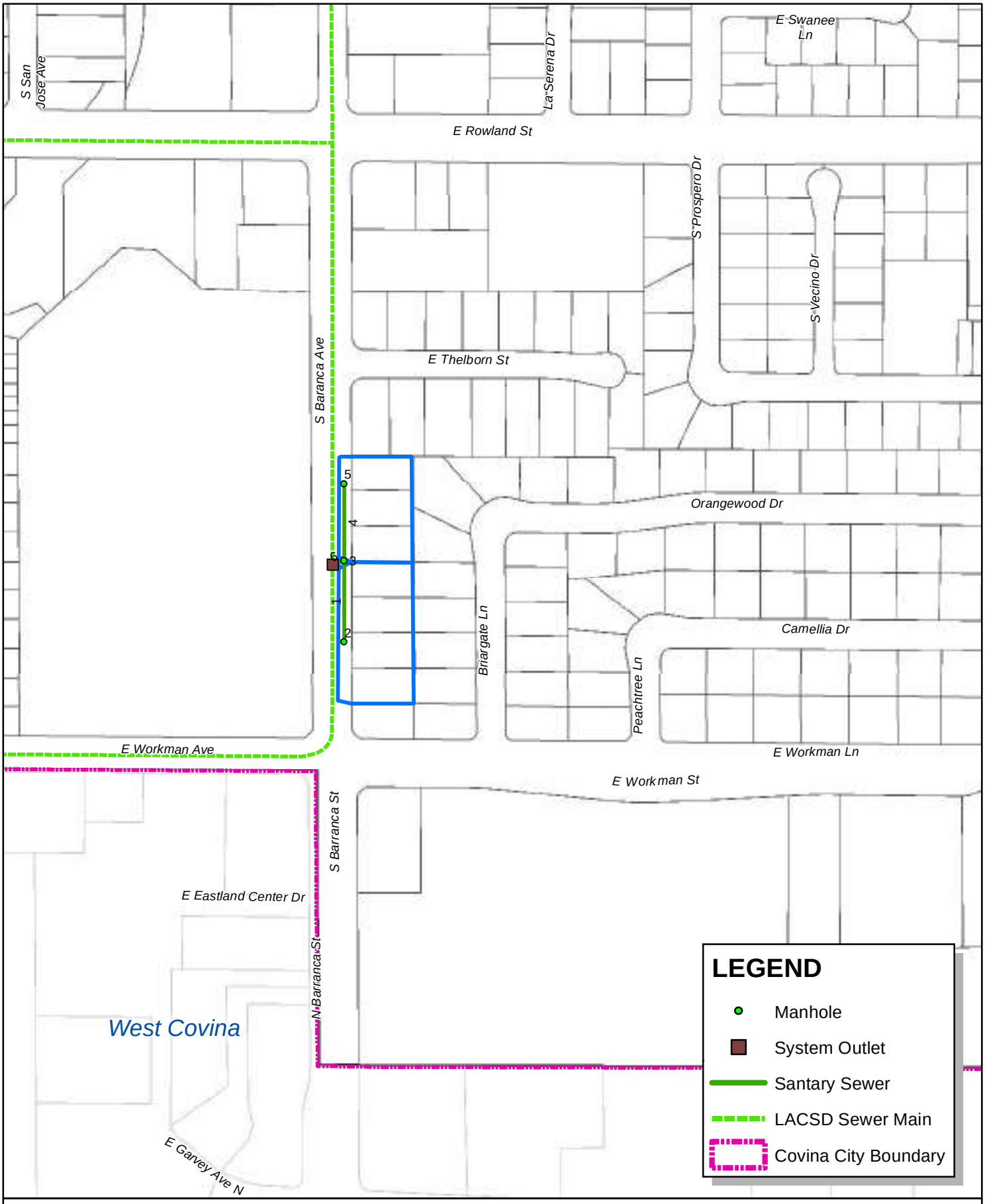
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 93

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	169.710	0.006	1.077	0.046	1.149	1.143	0.640	0.777	0.771
2		4	3	5	8.000	214.314	0.013	1.337	0.064	1.147	1.134	0.640	0.775	0.763
3		6	5	7	8.000	218.666	0.017	2.310	0.053	2.226	2.210	0.640	1.505	1.488

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			

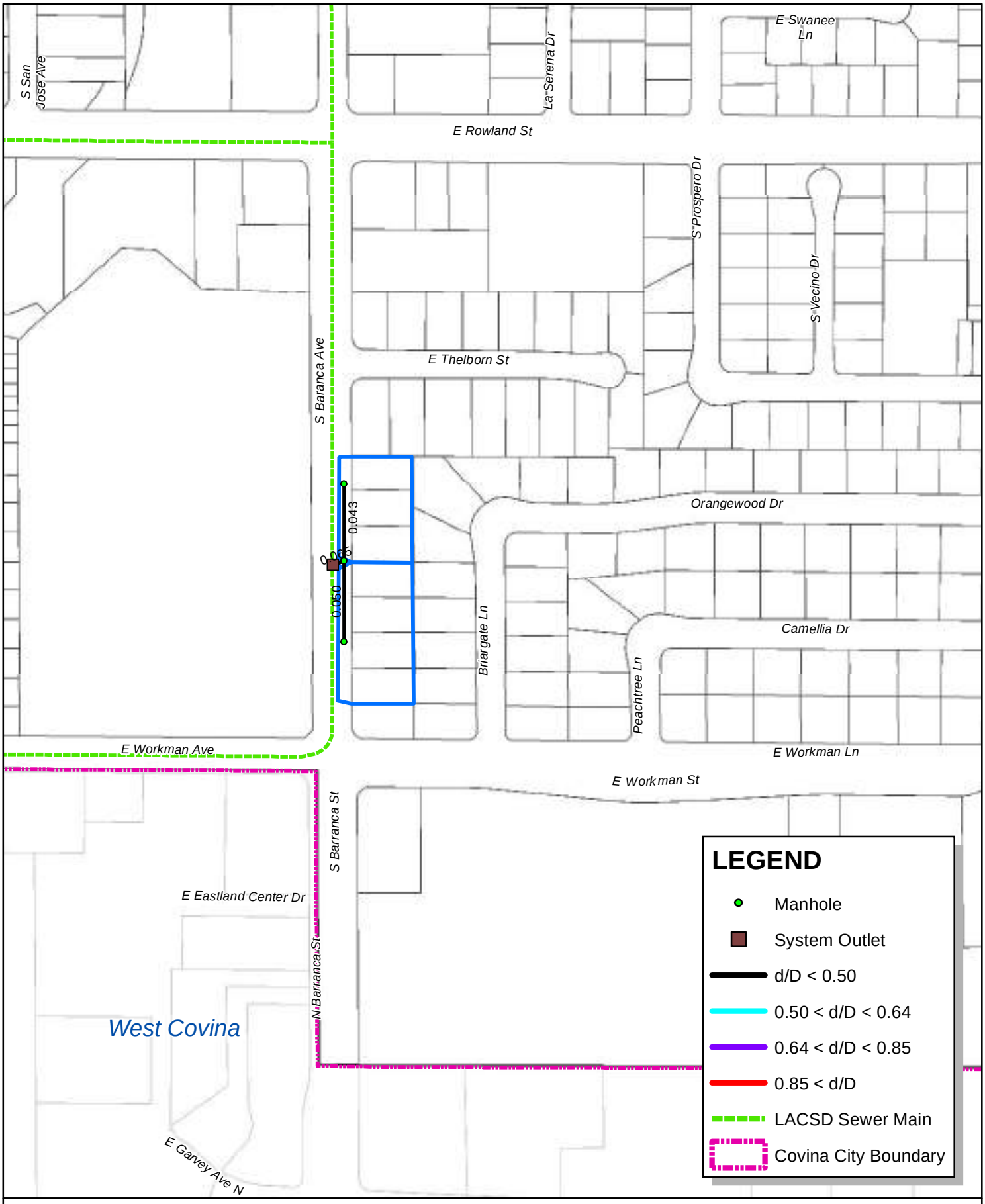

Area 93 Profile
Ground Level
Link
Node
Depth
Head
548.0
545.1
542.2
539.3
536.4
533.5
530.6
527.7
524.8
521.9
519.0
Elevation (ft)
0.0
60.2
120.4
180.6
240.8
301.0
361.2
421.4
481.6
541.8
602.0
Distance (ft)
1
2
3
4
5
6
7



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 94

WILLDAN



N
W E
S

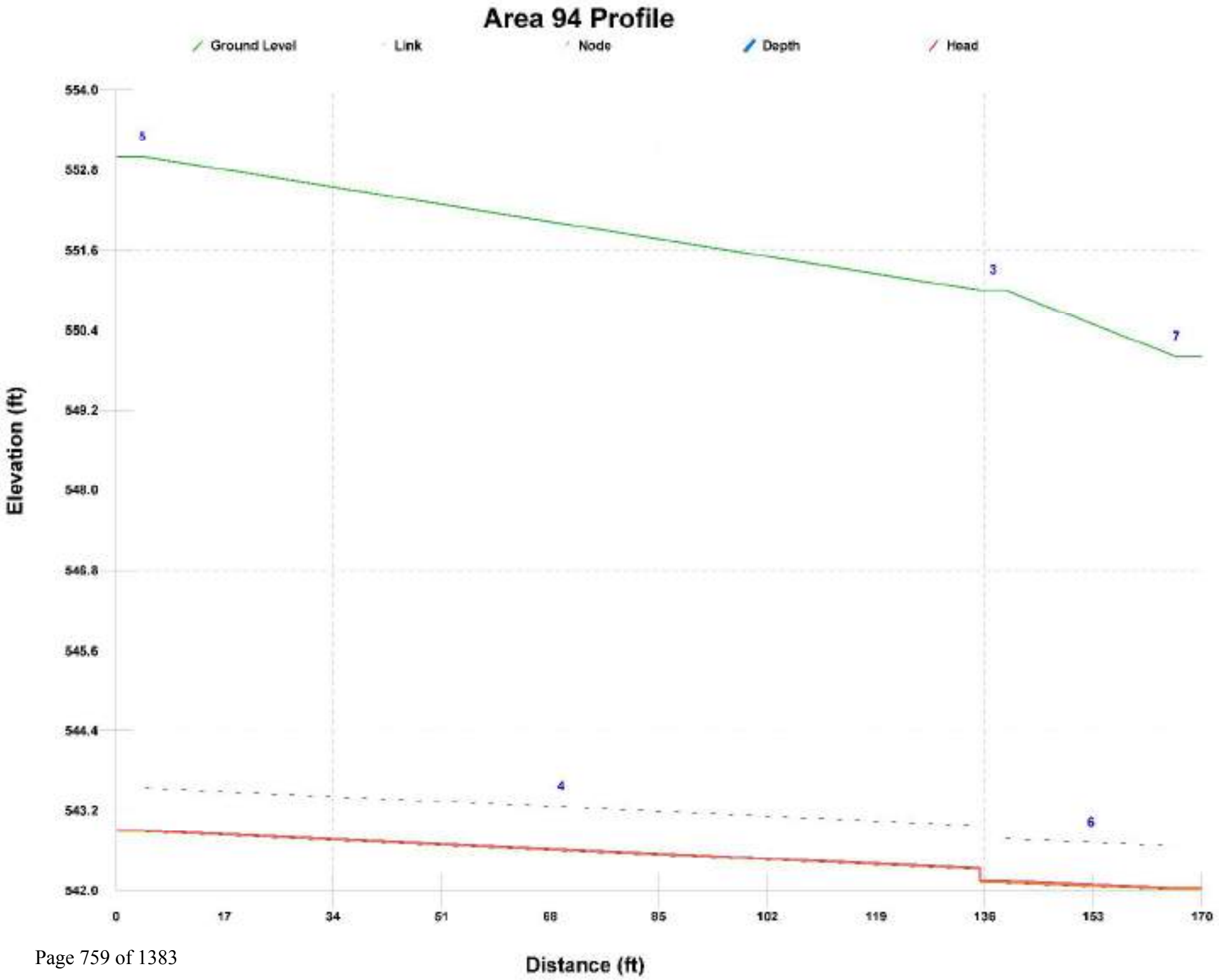
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 94

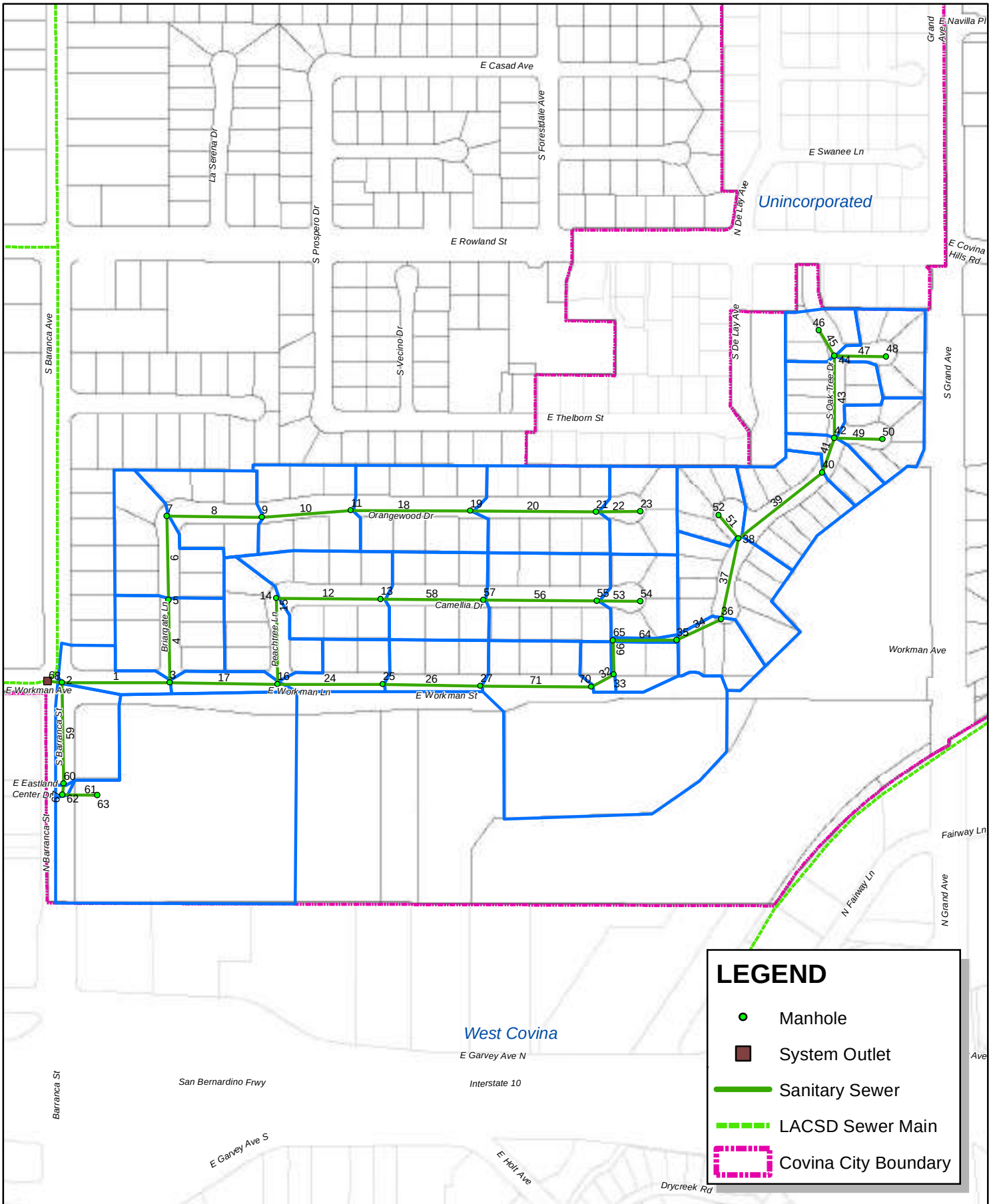
WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	175.534	0.004	0.562	0.050	0.567	0.563	0.640	0.383	0.379
2	4	5	3	8.000	141.199	0.003	0.514	0.043	0.567	0.564	0.640	0.383	0.381
3	6	3	7	8.000	28.774	0.006	0.656	0.065	0.554	0.548	0.640	0.375	0.368

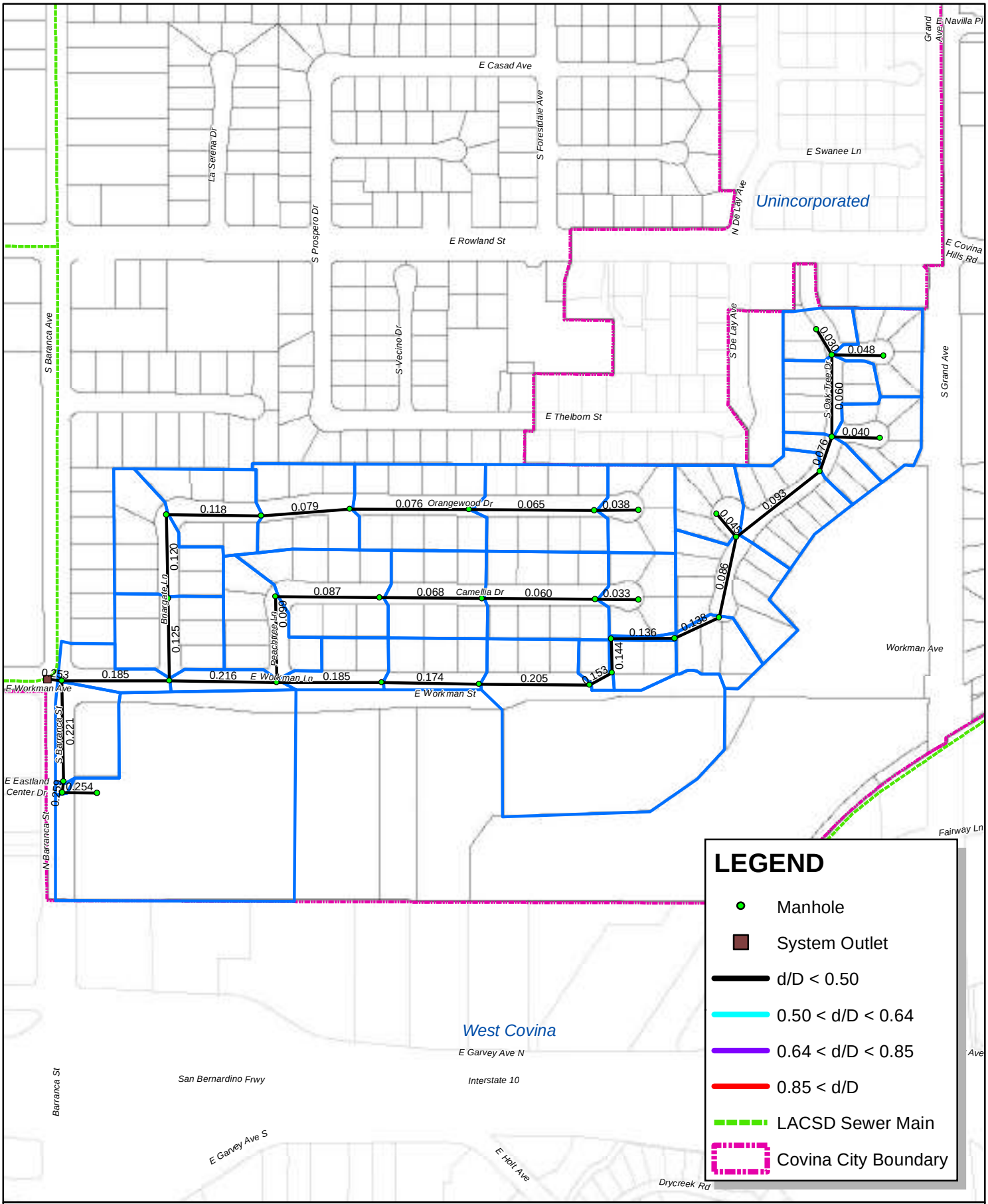
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)	Parallel d/D Ratio
1	1	0.500							
2	4	0.500							
3	6	0.500							

		ID	Parallel Cost ($)
1		1	
2		4	
3		6	


Area 94 Profile
Ground Level
Link
Node
Depth
Head
554.0
552.8
551.6
550.4
549.2
548.0
546.8
545.6
544.4
543.2
542.0
Elevation (ft)
5
3
7
4
6
0
17
34
51
68
85
102
119
136
153
170
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 95

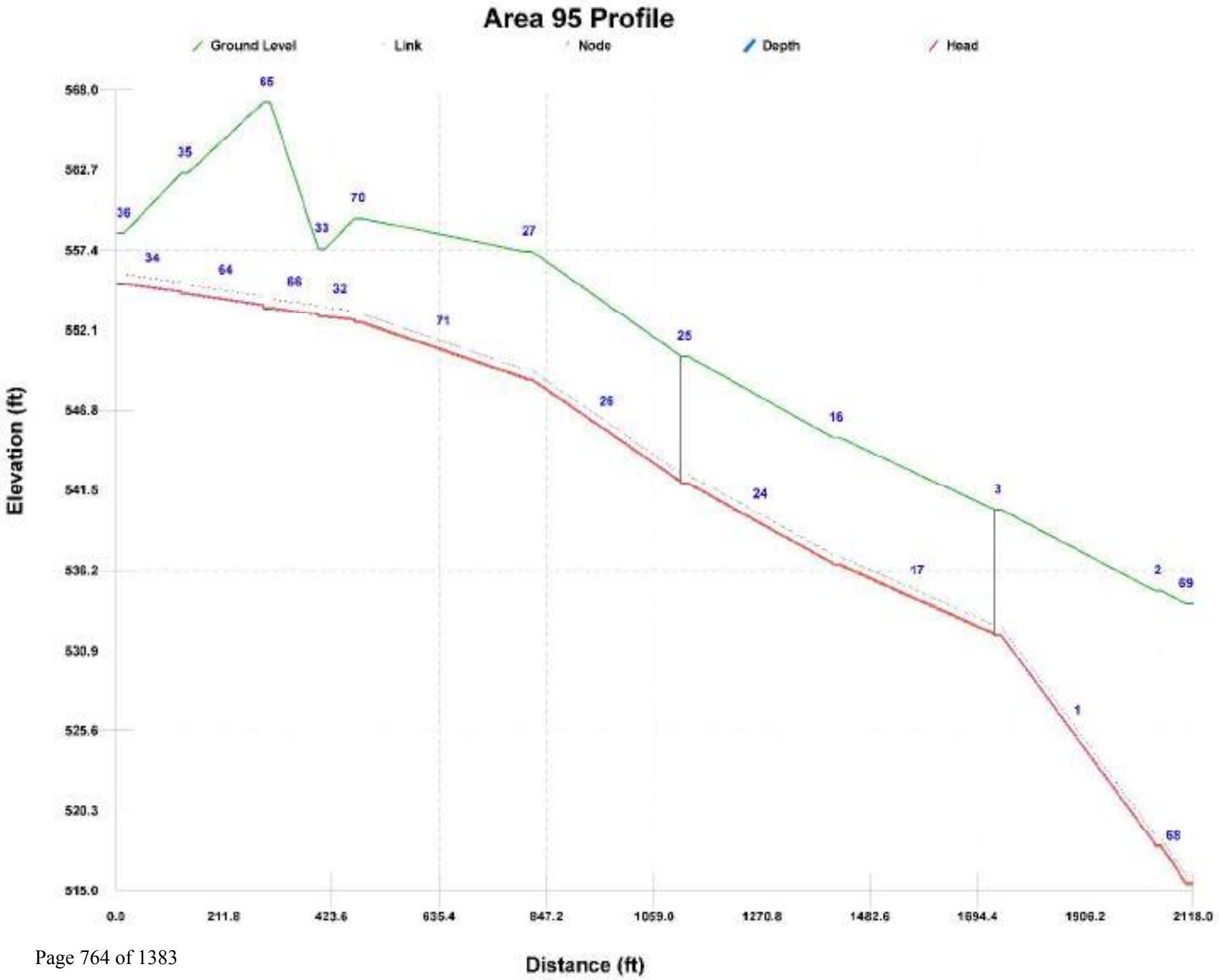


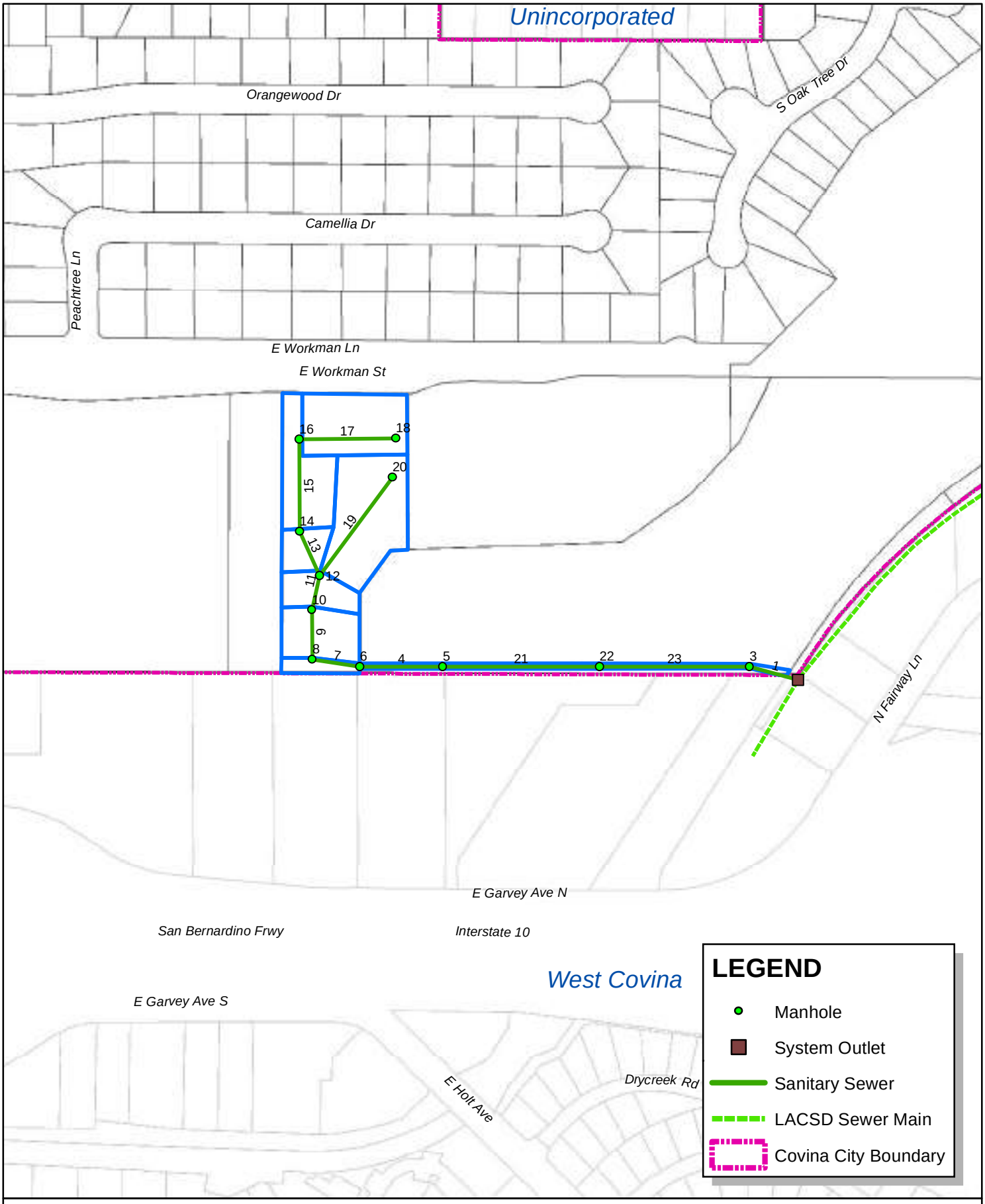
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 95

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	324.150	0.186	4.195	0.185	1.847	1.660	0.640	1.248	1.062
2	10	11	9	8.000	310.799	0.023	1.809	0.079	1.355	1.331	0.640	0.916	0.892
3	12	13	14	8.000	304.189	0.022	1.504	0.087	1.057	1.035	0.640	0.714	0.692
4	15	14	16	8.000	238.536	0.027	1.499	0.099	0.969	0.942	0.640	0.655	0.628
5	17	16	3	8.000	327.743	0.146	2.638	0.216	1.058	0.912	0.640	0.715	0.569
6	18	19	11	8.000	352.990	0.018	1.461	0.076	1.119	1.101	0.640	0.756	0.738
7	20	21	19	8.000	368.449	0.011	1.134	0.065	0.965	0.954	0.640	0.652	0.641
8	22	23	21	8.000	119.810	0.004	0.968	0.038	1.164	1.160	0.640	0.787	0.782
9	24	25	16	8.000	306.888	0.119	2.682	0.185	1.179	1.060	0.640	0.797	0.678
10	26	27	25	8.000	314.387	0.118	2.878	0.174	1.311	1.194	0.640	0.886	0.769
11	32	33	70	8.000	62.166	0.035	1.053	0.153	0.521	0.485	0.640	0.352	0.317
12	34	36	35	8.000	121.601	0.033	1.123	0.138	0.592	0.559	0.640	0.400	0.367
13	37	38	36	8.000	213.252	0.029	2.006	0.086	1.417	1.388	0.640	0.958	0.928
14	39	40	38	8.000	350.555	0.020	1.204	0.093	0.810	0.790	0.640	0.547	0.527
15	4	5	3	8.000	242.959	0.039	1.547	0.125	0.864	0.825	0.640	0.584	0.545
16	41	42	40	8.000	115.851	0.015	1.201	0.076	0.920	0.905	0.640	0.622	0.607
17	43	44	42	8.000	249.290	0.009	1.083	0.060	0.968	0.959	0.640	0.655	0.645
18	45	46	44	8.000	89.570	0.002	0.668	0.030	0.937	0.935	0.640	0.634	0.632
19	47	48	44	8.000	153.886	0.004	0.571	0.048	0.587	0.583	0.640	0.397	0.393
20	49	50	42	8.000	136.789	0.003	0.713	0.040	0.825	0.822	0.640	0.558	0.555
21	51	52	38	8.000	70.065	0.003	0.541	0.045	0.586	0.583	0.640	0.396	0.393
22	53	54	55	8.000	121.393	0.004	1.122	0.033	1.484	1.480	0.640	1.003	0.999
23	56	55	57	8.000	350.264	0.011	1.246	0.060	1.116	1.105	0.640	0.754	0.744
24	58	57	13	8.000	310.187	0.016	1.537	0.068	1.263	1.247	0.640	0.854	0.838
25	59	60	2	8.000	338.802	0.186	3.239	0.221	1.282	1.096	0.640	0.866	0.681
26	6	7	5	8.000	240.912	0.034	1.430	0.120	0.823	0.789	0.640	0.556	0.522
27	61	63	62	8.000	90.047	0.171	2.453	0.254	0.896	0.725	0.640	0.606	0.434
28	64	35	65	8.000	159.532	0.033	1.156	0.136	0.615	0.582	0.640	0.415	0.383
29	66	65	33	8.000	101.974	0.035	1.121	0.144	0.575	0.541	0.640	0.389	0.354
30	67	62	60	8.000	43.549	0.171	2.381	0.259	0.859	0.688	0.640	0.581	0.409
31	68	2	69	8.000	52.468	0.372	5.349	0.253	1.956	1.584	0.640	1.322	0.950
32	71	70	27	8.000	347.427	0.115	2.234	0.205	0.925	0.810	0.640	0.625	0.510
33	8	9	7	8.000	253.368	0.028	1.194	0.118	0.692	0.664	0.640	0.468	0.440

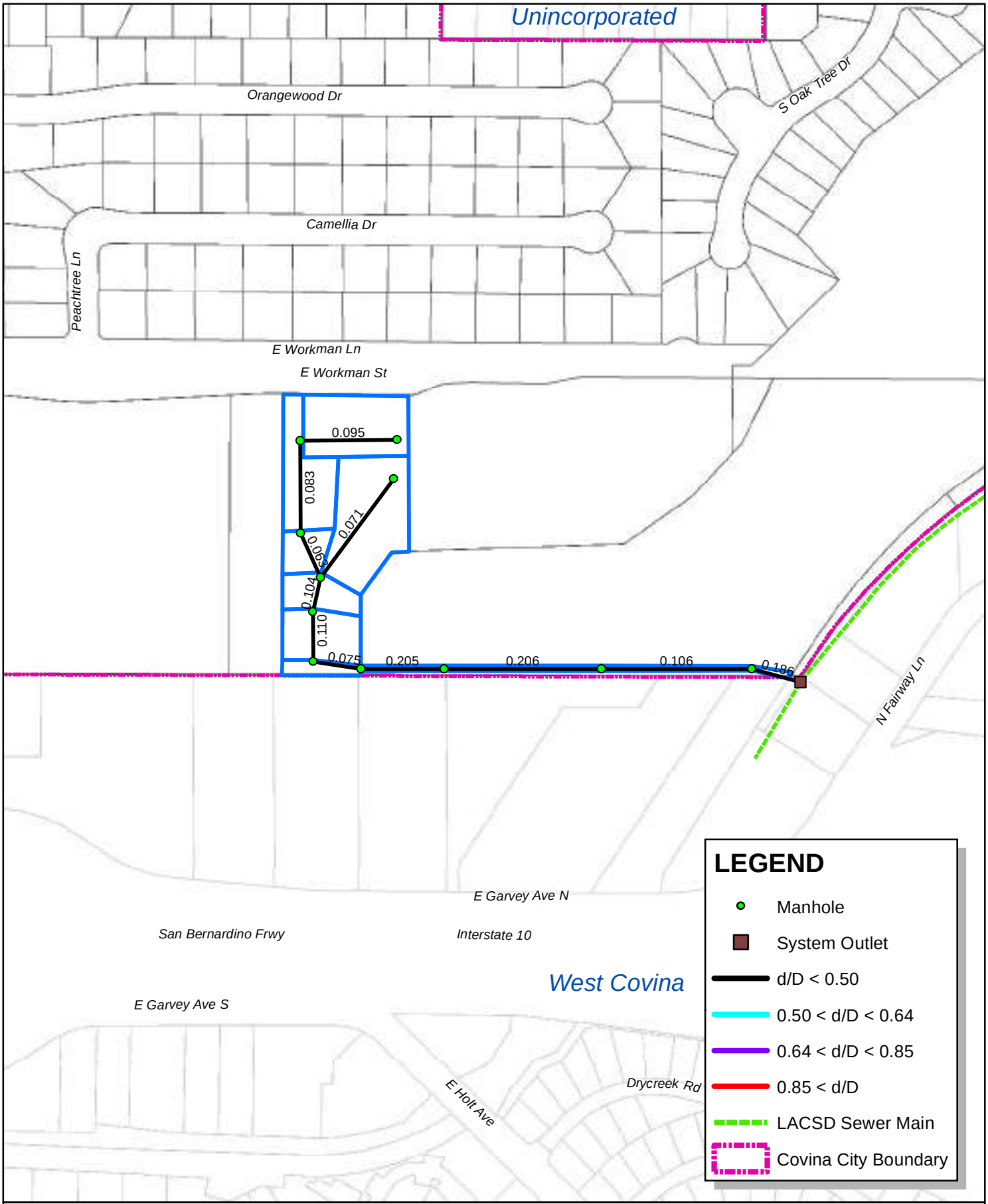
		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		12	0.500			
4		15	0.500			
5		17	0.500	0.000	0.000	0.000
6		18	0.500			
7		20	0.500			
8		22	0.500			
9		24	0.500	0.000	0.000	0.000
10		26	0.500	0.000	0.000	0.000
11		32	0.500			
12		34	0.500			
13		37	0.500	0.000	0.000	0.000
14		39	0.500			
15		4	0.500			
16		41	0.500			
17		43	0.500			
18		45	0.500			
19		47	0.500			
20		49	0.500			
21		51	0.500			
22		53	0.500			
23		56	0.500			
24		58	0.500			
25		59	0.500	0.000	0.000	0.000
26		6	0.500			
27		61	0.500	0.000	0.000	0.000
28		64	0.500			
29		66	0.500			
30		67	0.500	0.000	0.000	0.000
31		68	0.500	0.000	0.000	0.000
32		71	0.500	0.000	0.000	0.000
33		8	0.500			


Area 95 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
568.0
562.7
557.4
552.1
546.8
541.5
536.2
530.9
525.6
520.3
515.0
0.0
211.8
423.6
635.4
847.2
1059.0
1270.8
1482.6
1694.4
1906.2
2118.0
Distance (ft)
65
35
36
33
70
27
34
64
66
32
71
25
26
16
24
3
17
2
69
1
68



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 97

WILLDAN



N
W E
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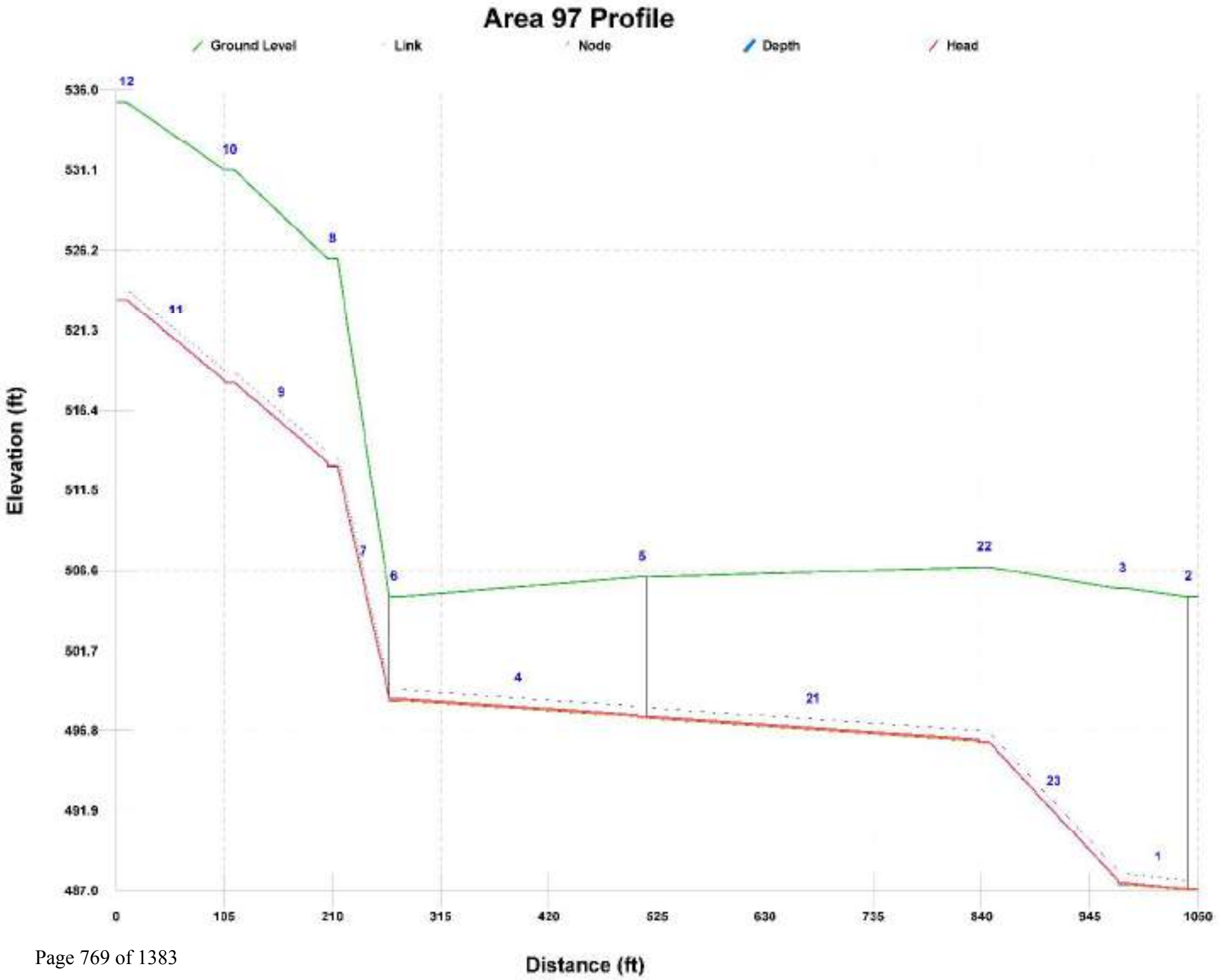
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 97

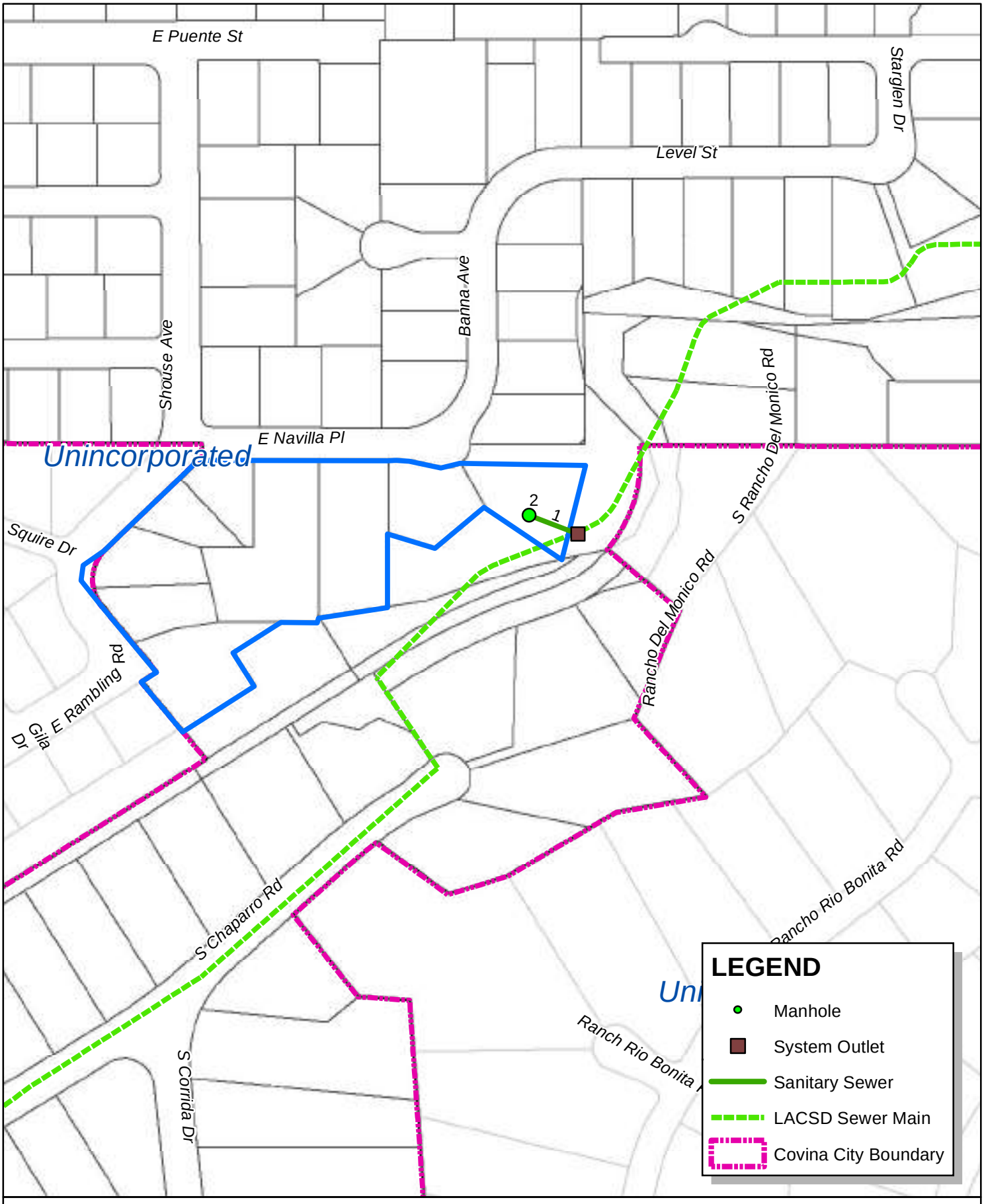
WILLDAN

Area 97 Output

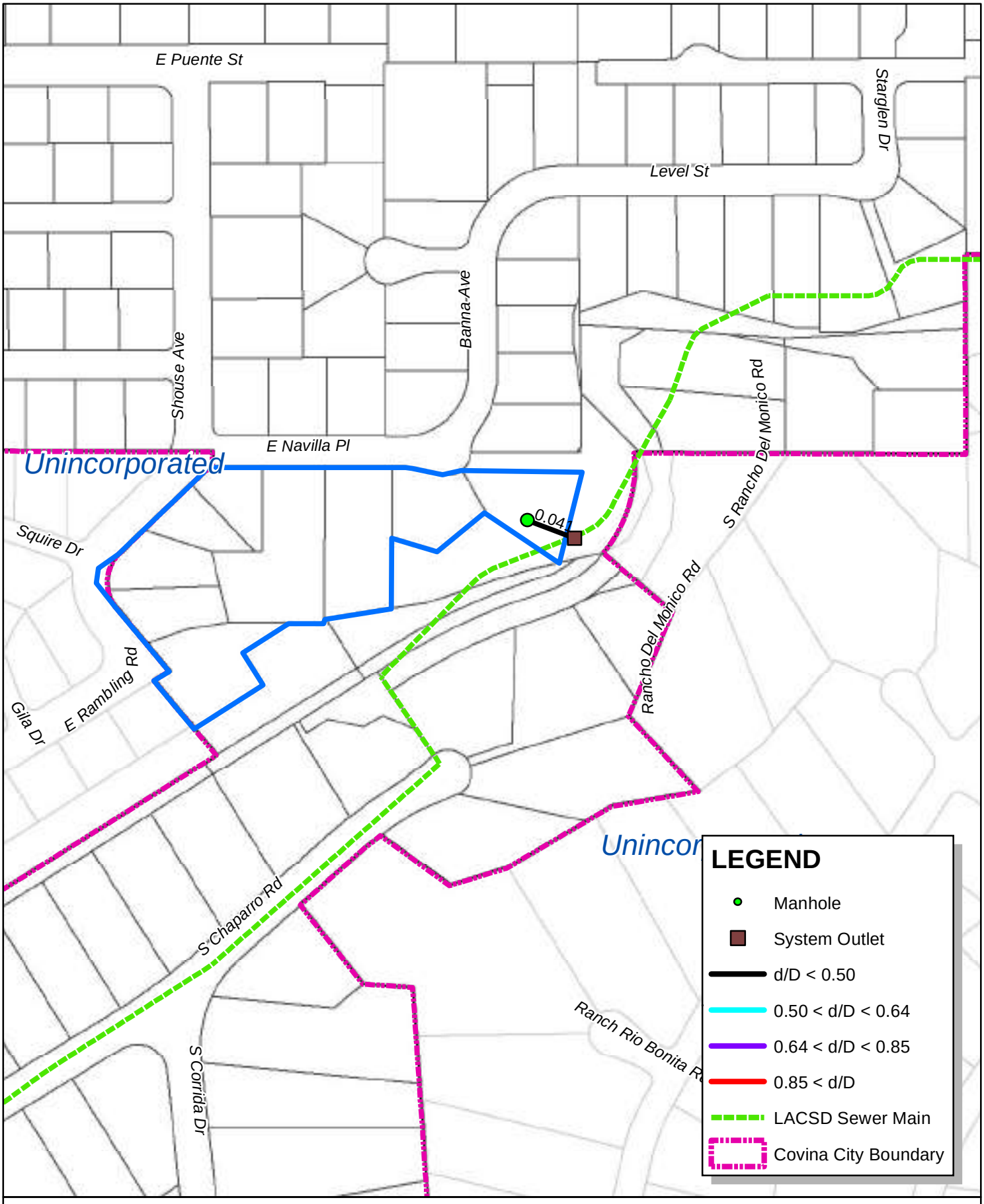
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	63.330	0.071	1.585	0.186	0.694	0.623	0.640	0.469	0.398
2	11	12	10	8.000	103.000	0.061	3.145	0.104	1.971	1.910	0.640	1.332	1.271
3	13	14	12	8.000	80.110	0.029	3.088	0.063	2.659	2.630	0.640	1.797	1.768
4	15	16	14	8.000	198.200	0.026	1.853	0.083	1.341	1.316	0.640	0.907	0.881
5	17	18	16	8.000	173.330	0.017	1.041	0.095	0.694	0.677	0.640	0.469	0.452
6	19	20	12	8.000	168.000	0.027	2.503	0.071	2.004	1.977	0.640	1.355	1.327
7	21	5	22	8.000	347.500	0.071	1.372	0.206	0.567	0.496	0.640	0.383	0.312
8	23	22	3	8.000	135.200	0.071	3.613	0.106	2.246	2.175	0.640	1.518	1.447
9	4	6	5	8.000	248.923	0.071	1.372	0.205	0.568	0.498	0.640	0.384	0.313
10	7	8	6	8.000	56.000	0.070	5.862	0.075	4.516	4.446	0.640	3.053	2.982
11	9	10	8	8.000	97.998	0.068	3.298	0.110	2.004	1.936	0.640	1.355	1.286

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		11	0.500	0.000	0.000	0.000
3		13	0.500	0.000	0.000	0.000
4		15	0.500			
5		17	0.500			
6		19	0.500	0.000	0.000	0.000
7		21	0.500			
8		23	0.500	0.000	0.000	0.000
9		4	0.500			
10		7	0.500	0.000	0.000	0.000
11		9	0.500			


Area 97 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
536.0
531.1
526.2
521.3
516.4
511.5
506.6
501.7
496.8
491.9
487.0
0
105
210
315
420
525
630
735
840
945
1050
Distance (ft)
12
10
8
11
9
7
6
5
22
3
2
4
21
23
1



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 98



N
W E
S

CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 98

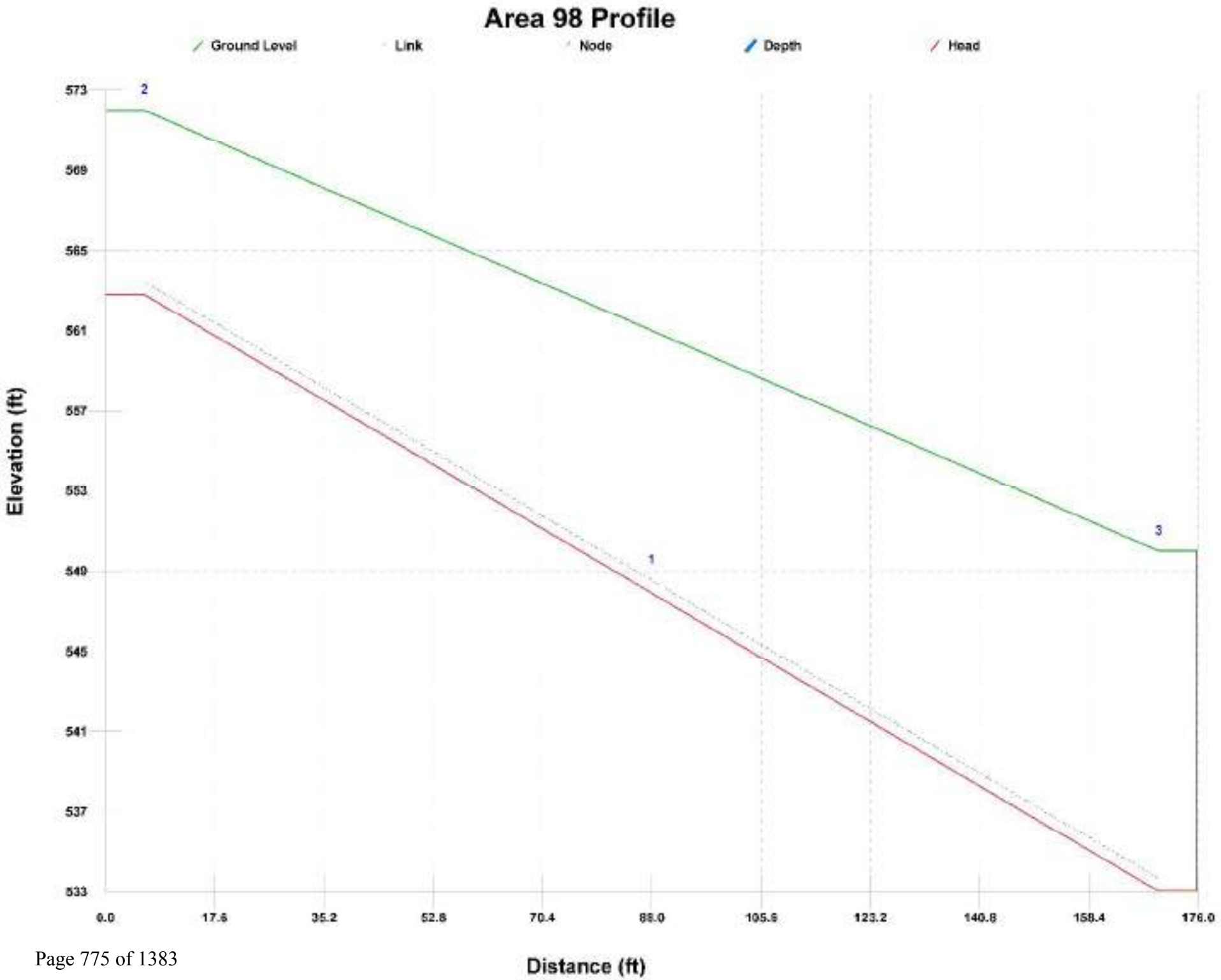
WILLDAN

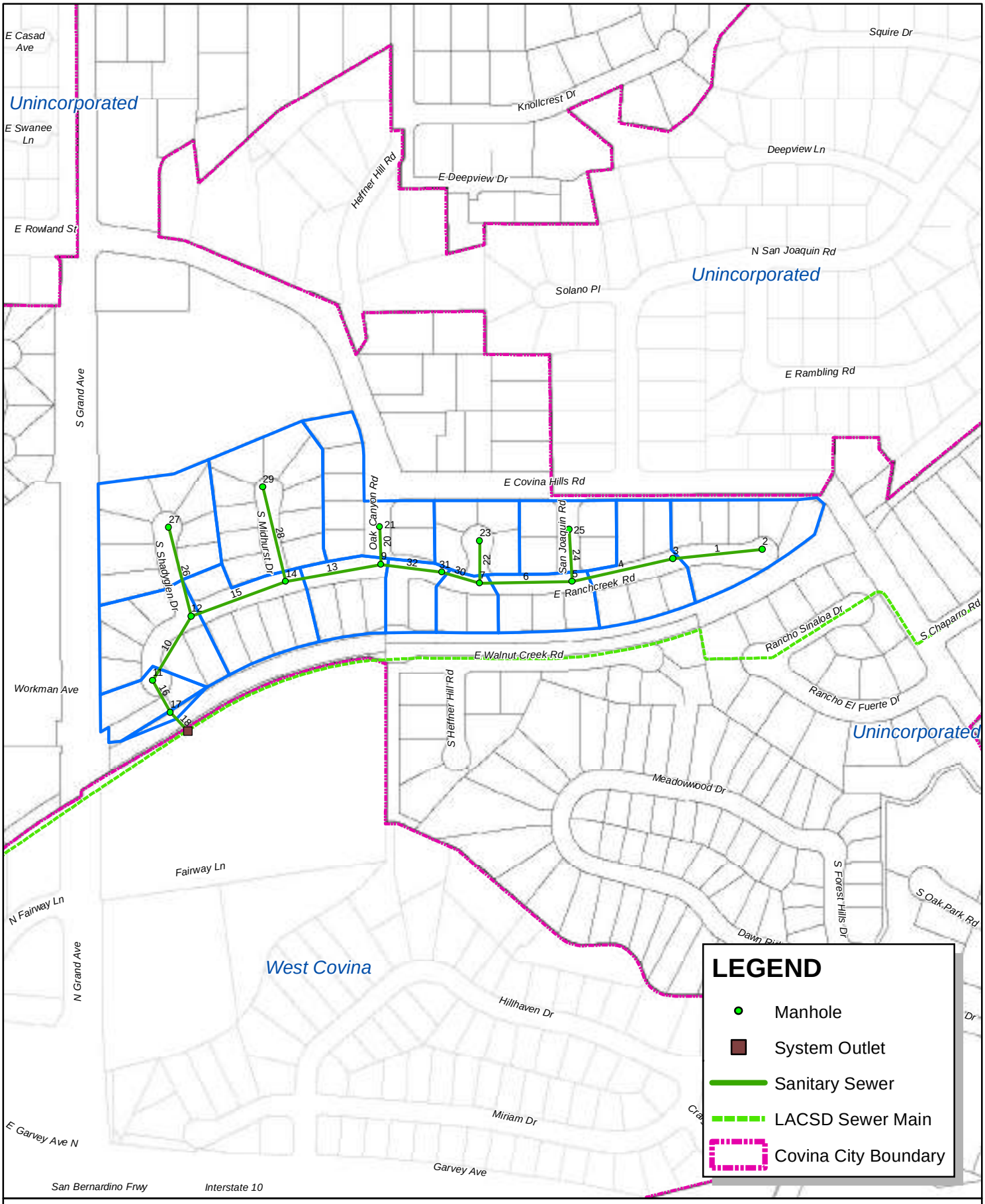
Area 98 Output

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	178.182	0.016	3.224	0.041	3.663	3.648	0.640	2.476	2.460

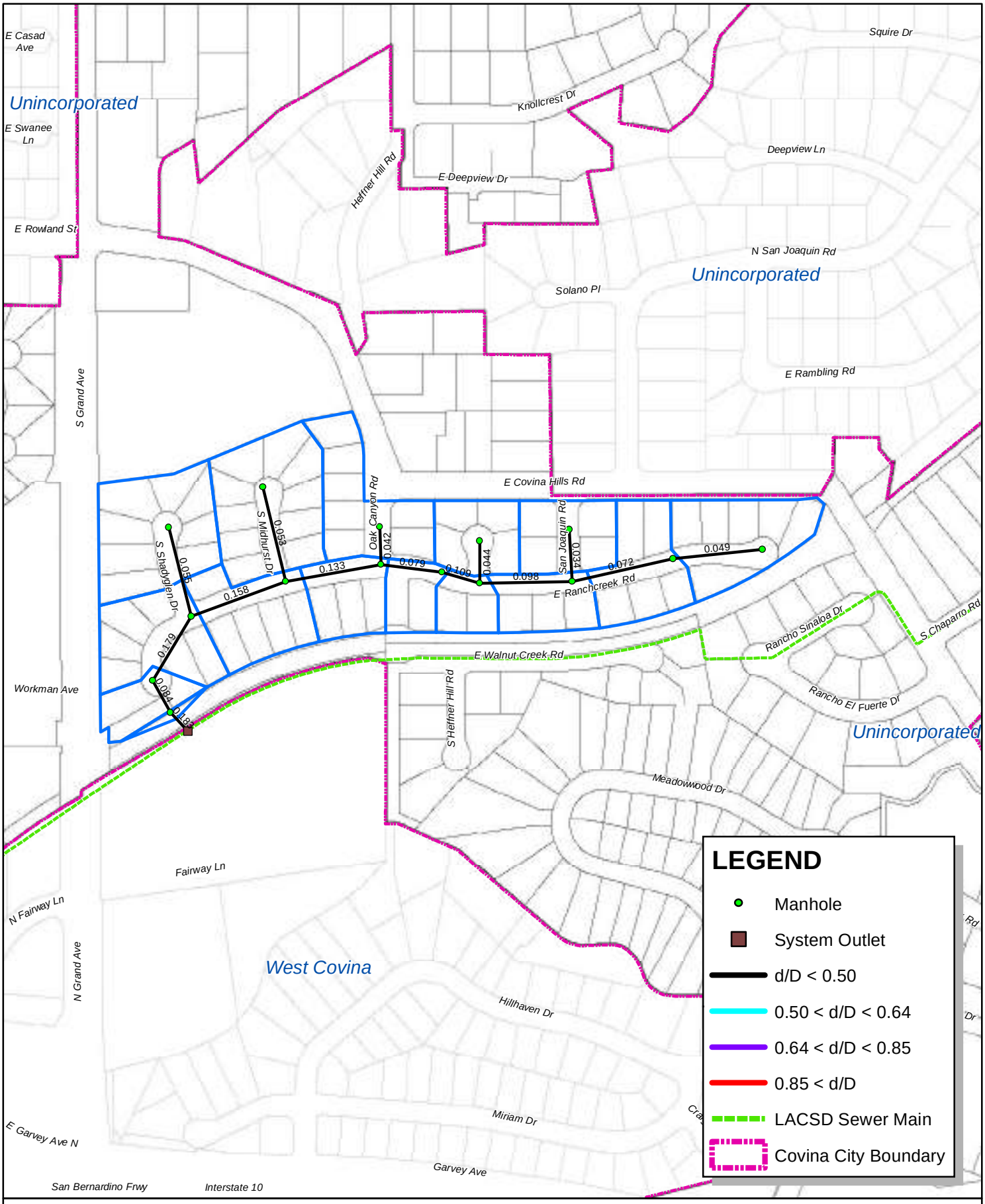
	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio	Replacement Cost ($)	Parallel Diameter/Depth (in)	Parallel Velocity (ft/s)	Parallel d/D Ratio
1	1	0.500							

		ID	Parallel Cost ($)
1		1	


Area 98 Profile
Ground Level
Link
Node
Depth
Head
573
569
565
561
557
553
549
545
541
537
533
Elevation (ft)
2
1
3
0.0
17.6
35.2
52.8
70.4
88.0
105.6
123.2
140.8
158.4
176.0
Distance (ft)



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 99

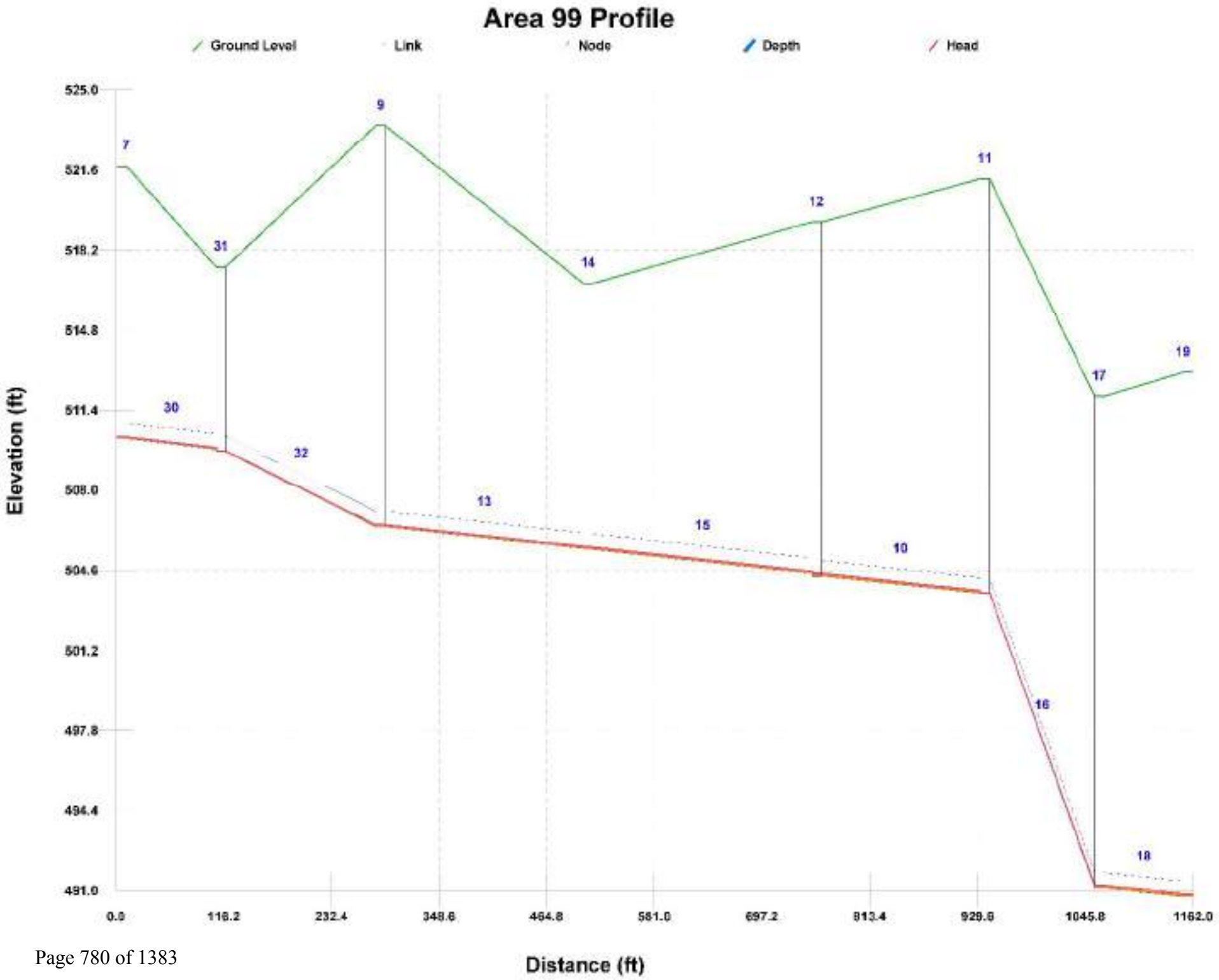


CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 99

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	234.800	0.005	0.835	0.049	0.852	0.846	0.640	0.576	0.570
2	10	12	11	8.000	185.000	0.054	1.263	0.179	0.567	0.513	0.640	0.383	0.330
3	13	9	14	8.000	230.000	0.029	1.053	0.133	0.567	0.538	0.640	0.383	0.354
4	15	14	12	8.000	254.000	0.041	1.171	0.158	0.568	0.527	0.640	0.384	0.343
5	16	11	17	8.000	122.509	0.056	3.977	0.084	2.863	2.807	0.640	1.935	1.879
6	18	17	19	8.000	91.983	0.056	1.284	0.183	0.568	0.512	0.640	0.384	0.328
7	20	21	9	8.000	125.000	0.005	1.064	0.042	1.192	1.186	0.640	0.806	0.800
8	22	23	7	8.000	110.608	0.003	0.578	0.044	0.632	0.629	0.640	0.427	0.424
9	24	25	5	8.000	138.000	0.003	0.915	0.034	1.192	1.188	0.640	0.806	0.802
10	26	27	12	8.000	255.000	0.008	0.994	0.055	0.934	0.927	0.640	0.631	0.624
11	28	29	14	8.000	234.807	0.008	1.110	0.053	1.069	1.061	0.640	0.723	0.715
12	30	7	31	8.000	104.505	0.020	0.975	0.109	0.595	0.575	0.640	0.402	0.382
13	32	31	9	8.000	174.408	0.021	1.629	0.079	1.214	1.193	0.640	0.821	0.799
14	4	3	5	8.000	288.400	0.010	0.858	0.072	0.680	0.670	0.640	0.460	0.450
15	6	5	7	8.000	258.692	0.015	0.868	0.098	0.566	0.550	0.640	0.382	0.367

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		10	0.500			
3		13	0.500			
4		15	0.500			
5		16	0.500	0.000	0.000	0.000
6		18	0.500			
7		20	0.500			
8		22	0.500			
9		24	0.500			
10		26	0.500			
11		28	0.500			
12		30	0.500			
13		32	0.500			
14		4	0.500			
15		6	0.500			

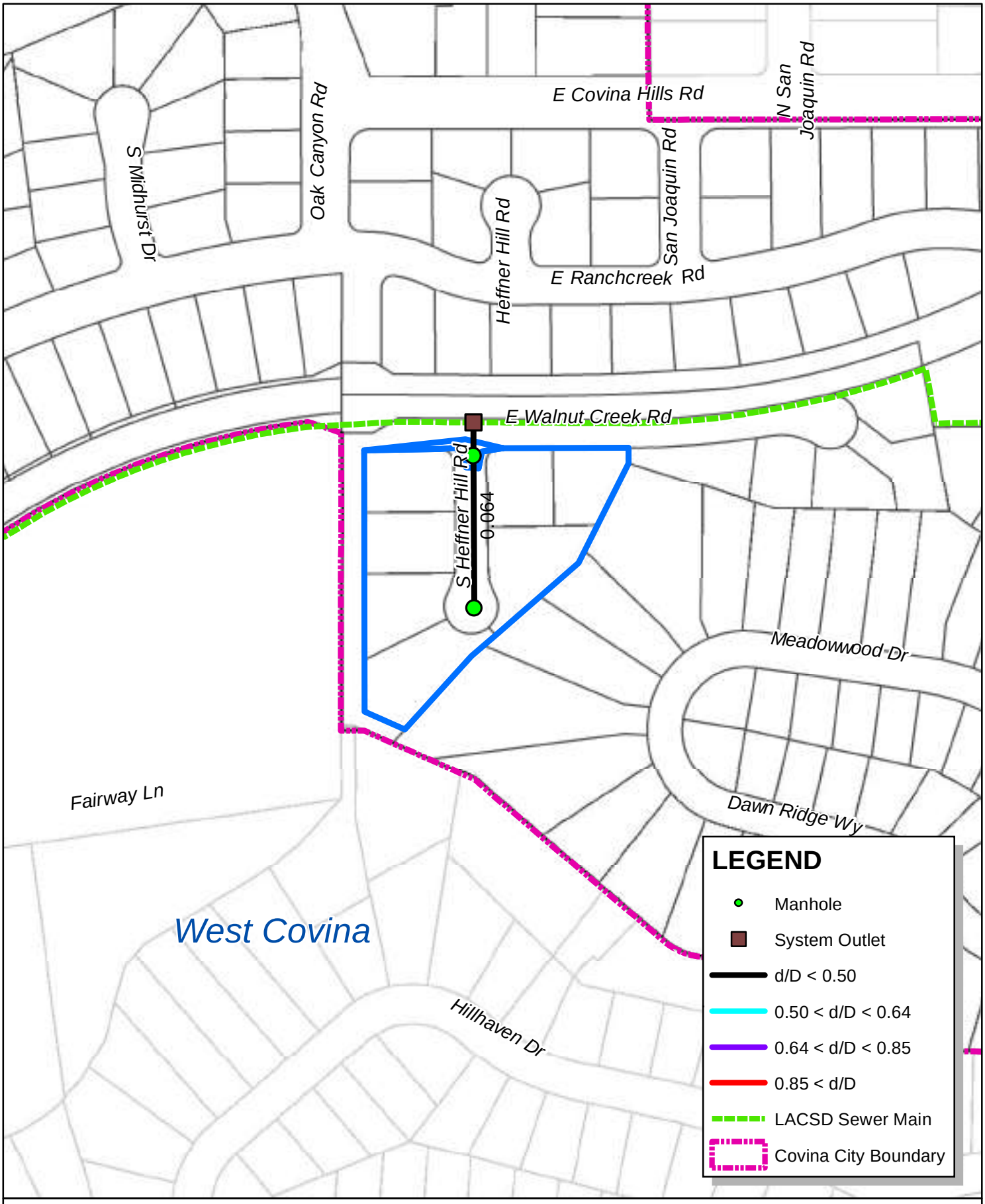

Area 99 Profile
Ground Level
Link
Node
Depth
Head
525.0
521.6
518.2
514.8
511.4
508.0
504.6
501.2
497.8
494.4
491.0
Elevation (ft)
0.0
116.2
232.4
348.6
464.8
581.0
697.2
813.4
929.6
1045.8
1162.0
Distance (ft)
7
9
31
14
12
11
17
19
30
32
13
15
10
16
18



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 100

WILLDAN



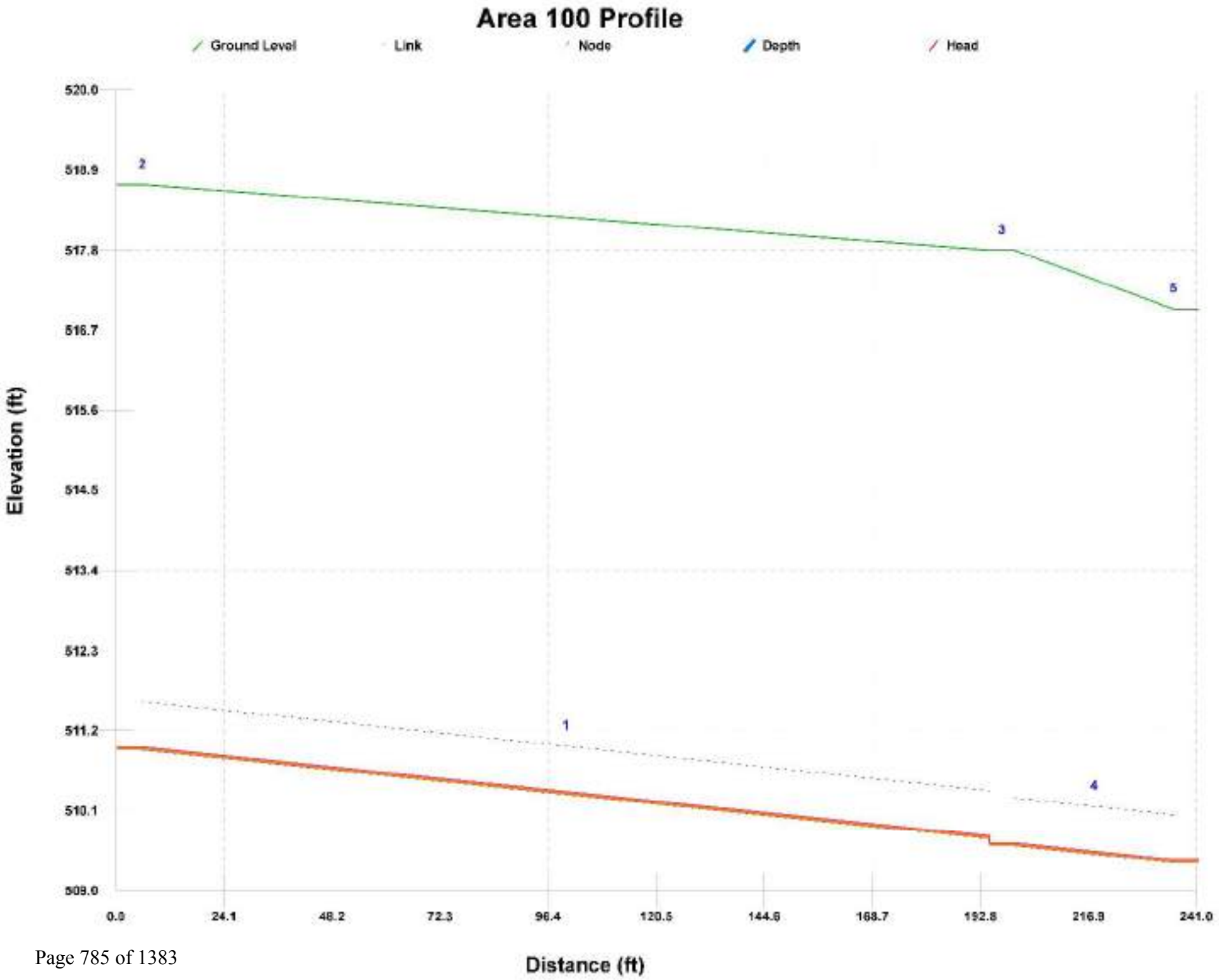
N
W E
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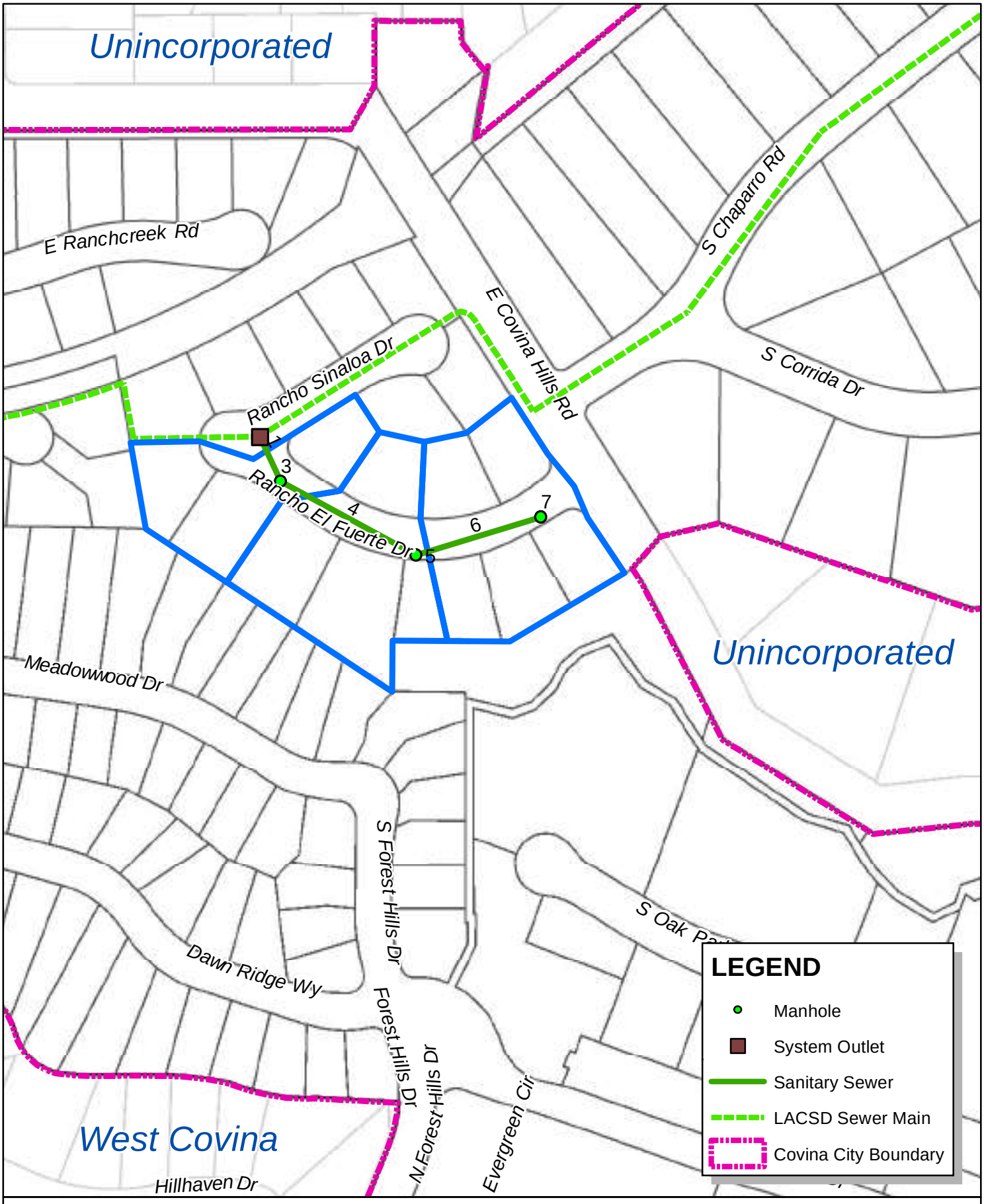
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 100

WILLDAN

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1		1	2	3	8.000	203.330	0.008	0.810	0.064	0.694	0.687	0.640	0.469	0.462
2		4	3	5	8.000	38.084	0.008	0.812	0.064	0.697	0.689	0.640	0.471	0.463

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			

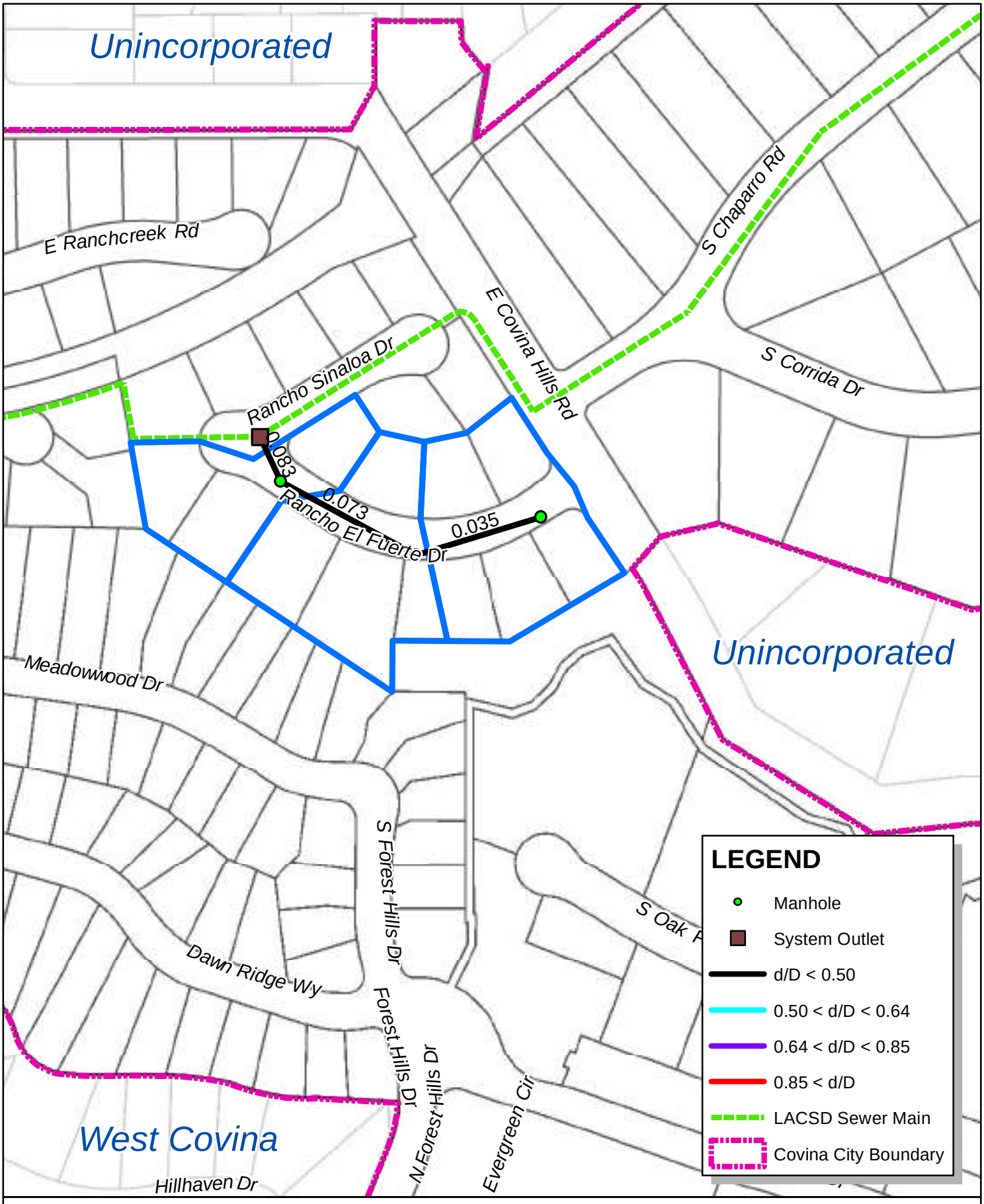

Area 100 Profile
Ground Level
Link
Node
Depth
Head
520.0
518.9
517.8
516.7
515.6
514.5
513.4
512.3
511.2
510.1
509.0
Elevation (ft)
0.0
24.1
48.2
72.3
96.4
120.5
144.6
168.7
192.8
216.9
241.0
Distance (ft)
1
2
3
4
5



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 101

WILLDAN



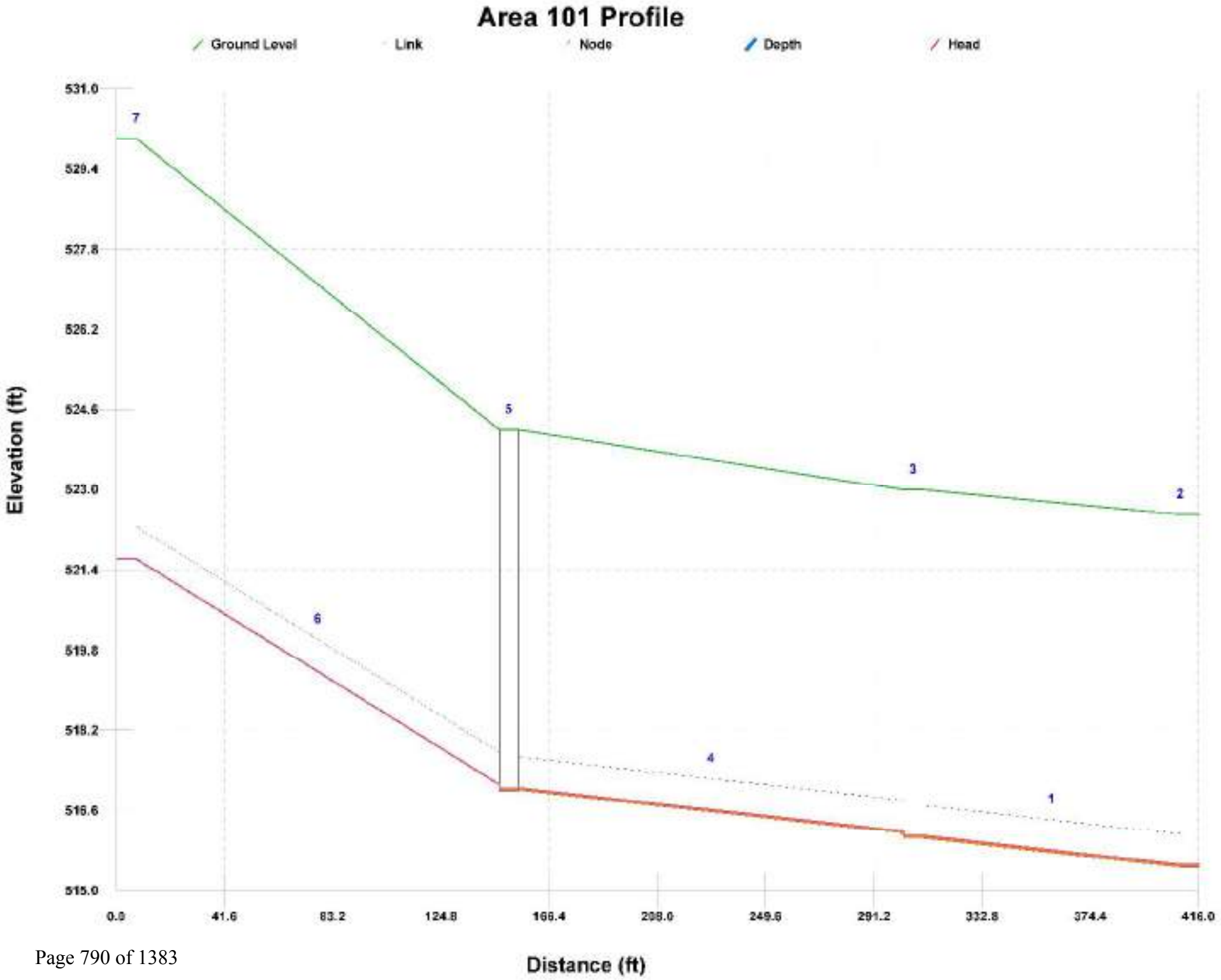
N
W E
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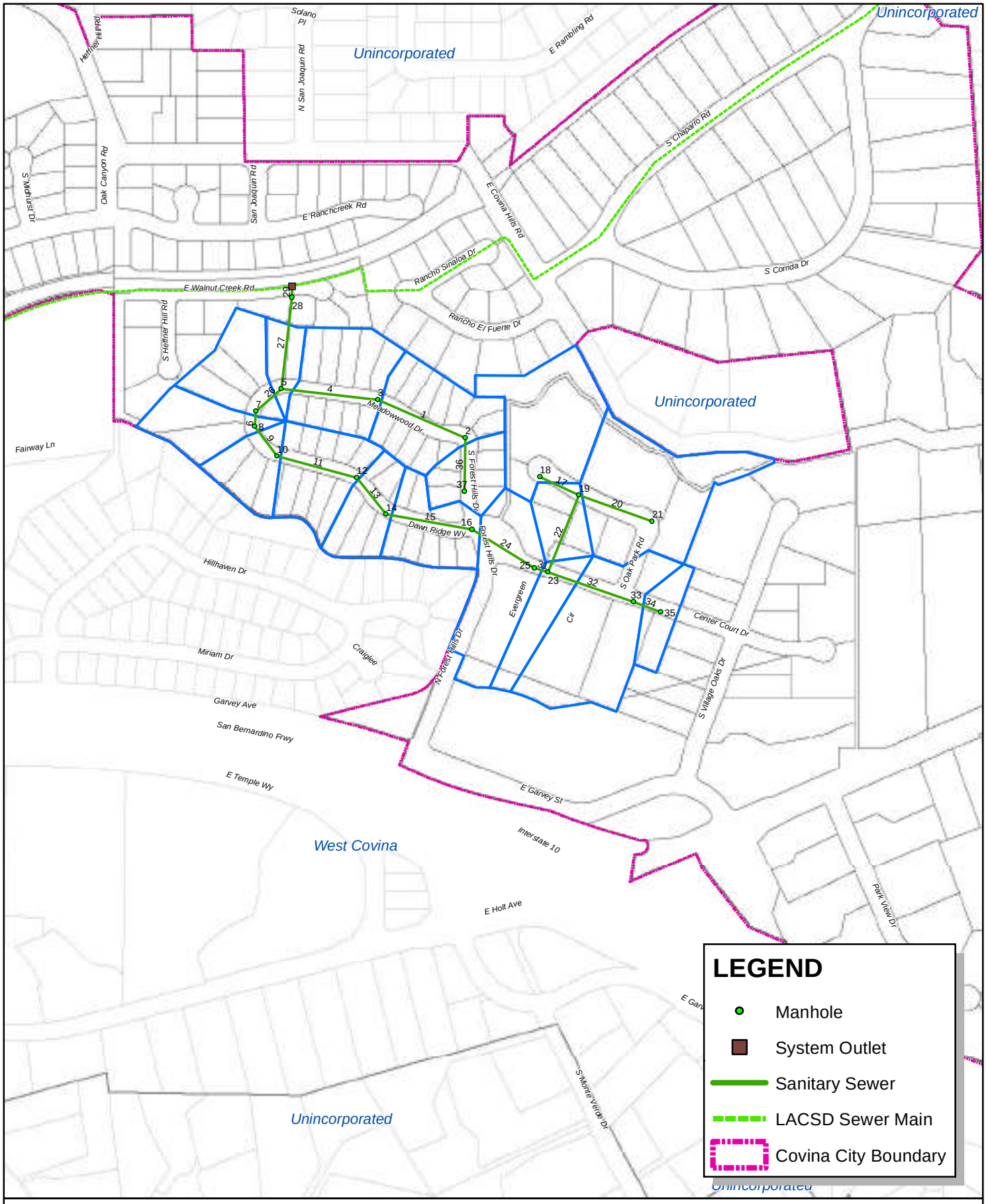
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 101

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	3	2	8.000	106.637	0.013	0.915	0.083	0.661	0.648	0.640	0.447	0.434
2	4	5	3	8.000	159.349	0.010	0.838	0.073	0.658	0.649	0.640	0.445	0.435
3	6	7	5	8.000	150.263	0.005	1.231	0.035	1.551	1.546	0.640	1.048	1.044

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		4	0.500			
3		6	0.500			

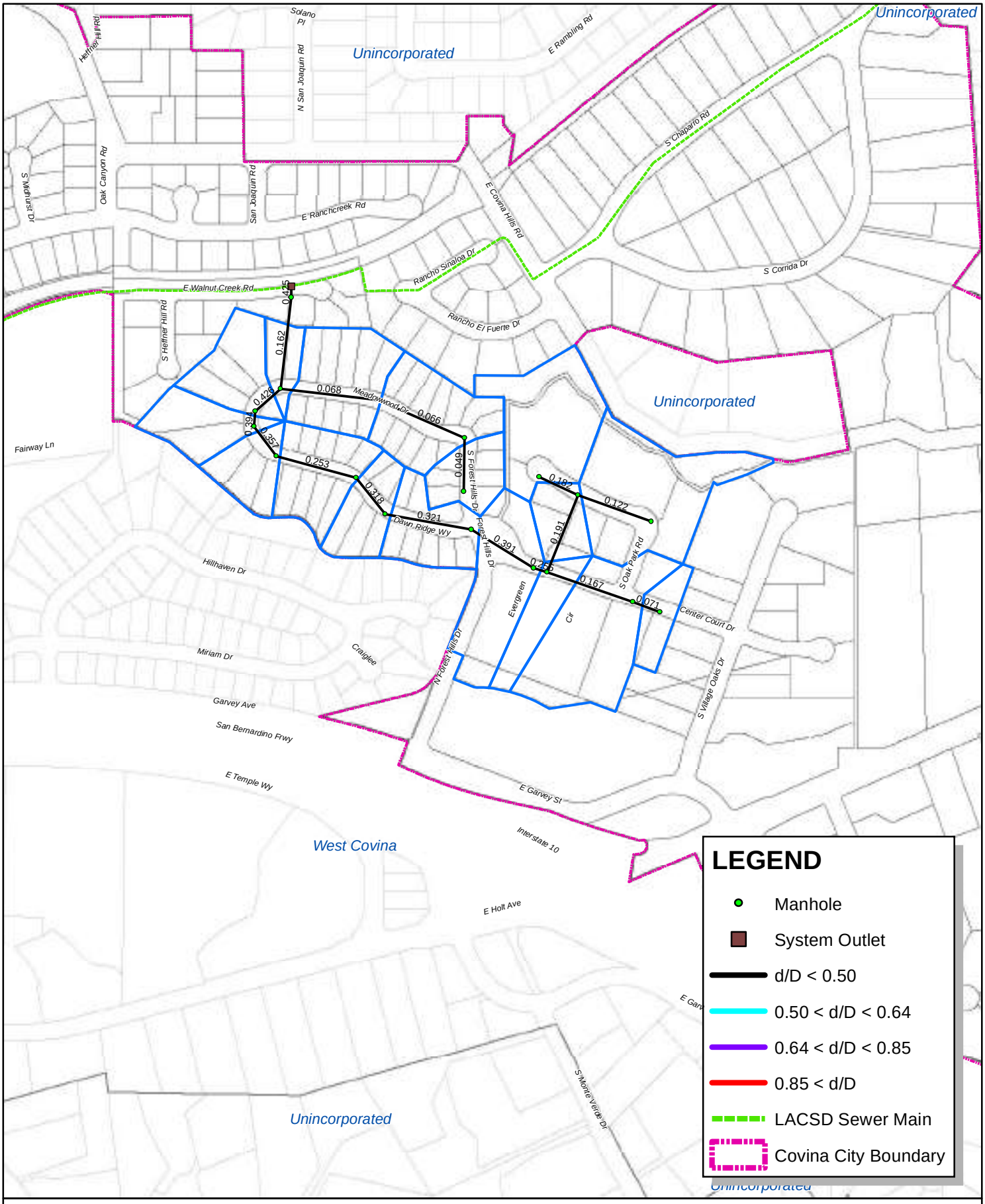

Area 101 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
531.0
529.4
527.8
526.2
524.6
523.0
521.4
519.8
518.2
516.6
515.0
0.0
41.6
83.2
124.8
166.4
208.0
249.6
291.2
332.8
374.4
416.0
Distance (ft)
7
5
3
2
6
4
1



N
W E
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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 102

WILLDAN



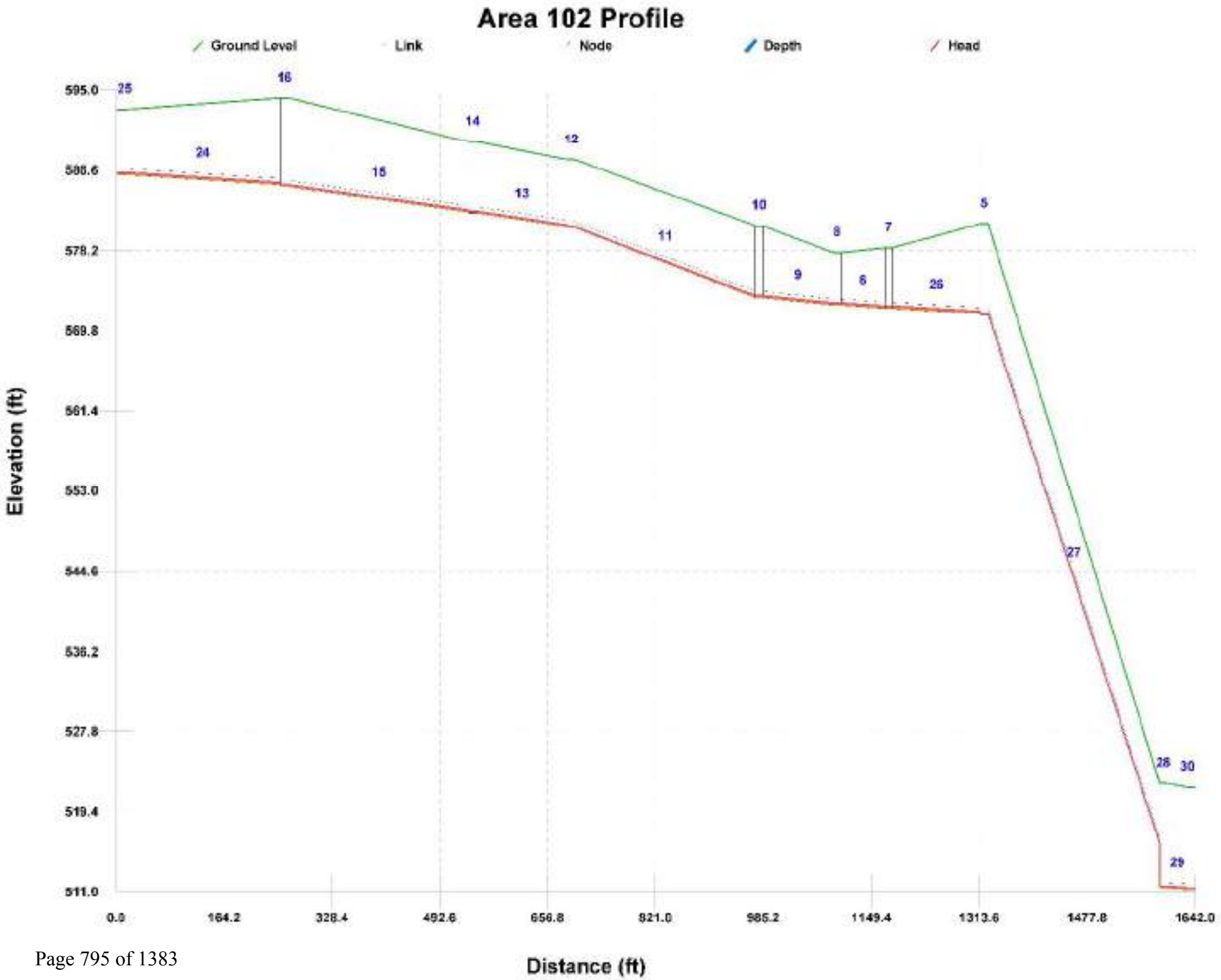
N
W E
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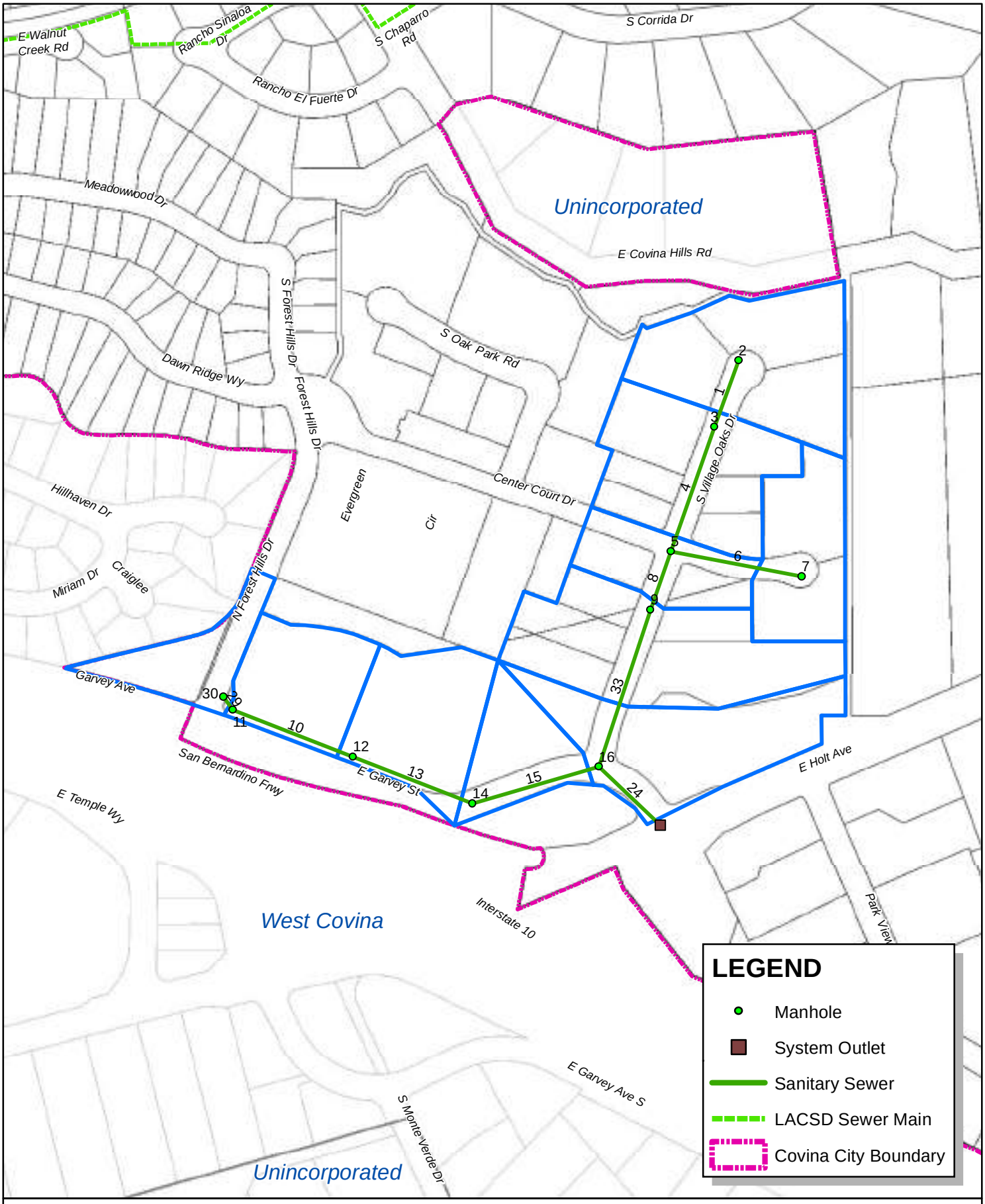
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 102

WILLDAN

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	316.688	0.012	1.173	0.066	0.980	0.969	0.640	0.663	0.651
2	11	12	10	8.000	295.920	0.267	3.850	0.253	1.409	1.141	0.640	0.952	0.685
3	13	14	12	8.000	148.697	0.261	2.735	0.318	0.882	0.621	0.640	0.596	0.335
4	15	16	14	8.000	295.897	0.256	2.650	0.321	0.850	0.593	0.640	0.574	0.318
5	17	18	19	8.000	155.050	0.055	1.255	0.182	0.558	0.503	0.640	0.377	0.322
6	20	21	19	8.000	264.431	0.058	2.384	0.122	1.357	1.299	0.640	0.917	0.859
7	22	19	23	8.000	284.493	0.127	2.728	0.191	1.177	1.051	0.640	0.796	0.669
8	24	25	16	8.000	255.802	0.252	1.992	0.391	0.577	0.325	0.640	0.390	0.138
9	26	7	5	8.000	144.127	0.283	1.994	0.426	0.554	0.271	0.640	0.374	0.092
10	27	5	28	8.000	286.133	0.305	8.287	0.162	3.947	3.642	0.640	2.668	2.363
11	29	28	30	8.000	33.586	0.305	2.156	0.425	0.599	0.294	0.640	0.405	0.100
12	31	23	25	8.000	48.495	0.225	3.216	0.255	1.173	0.947	0.640	0.793	0.567
13	32	33	23	8.000	339.706	0.085	2.206	0.167	1.033	0.948	0.640	0.698	0.613
14	34	35	33	8.000	81.698	0.014	1.268	0.071	1.011	0.997	0.640	0.684	0.669
15	36	37	2	8.000	196.998	0.004	0.555	0.049	0.564	0.560	0.640	0.381	0.378
16	4	3	5	8.000	311.047	0.020	1.933	0.068	1.594	1.574	0.640	1.077	1.058
17	6	8	7	8.000	71.967	0.277	2.167	0.394	0.625	0.348	0.640	0.422	0.146
18	9	10	8	8.000	115.665	0.272	2.428	0.357	0.736	0.464	0.640	0.497	0.226

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500			
2		11	0.500	0.000	0.000	0.000
3		13	0.500	0.000	0.000	0.000
4		15	0.500	0.000	0.000	0.000
5		17	0.500			
6		20	0.500	0.000	0.000	0.000
7		22	0.500	0.000	0.000	0.000
8		24	0.500			
9		26	0.500			
10		27	0.500	0.000	0.000	0.000
11		29	0.500	0.000	0.000	0.000
12		31	0.500	0.000	0.000	0.000
13		32	0.500	0.000	0.000	0.000
14		34	0.500			
15		36	0.500			
16		4	0.500			
17		6	0.500	0.000	0.000	0.000
18		9	0.500			

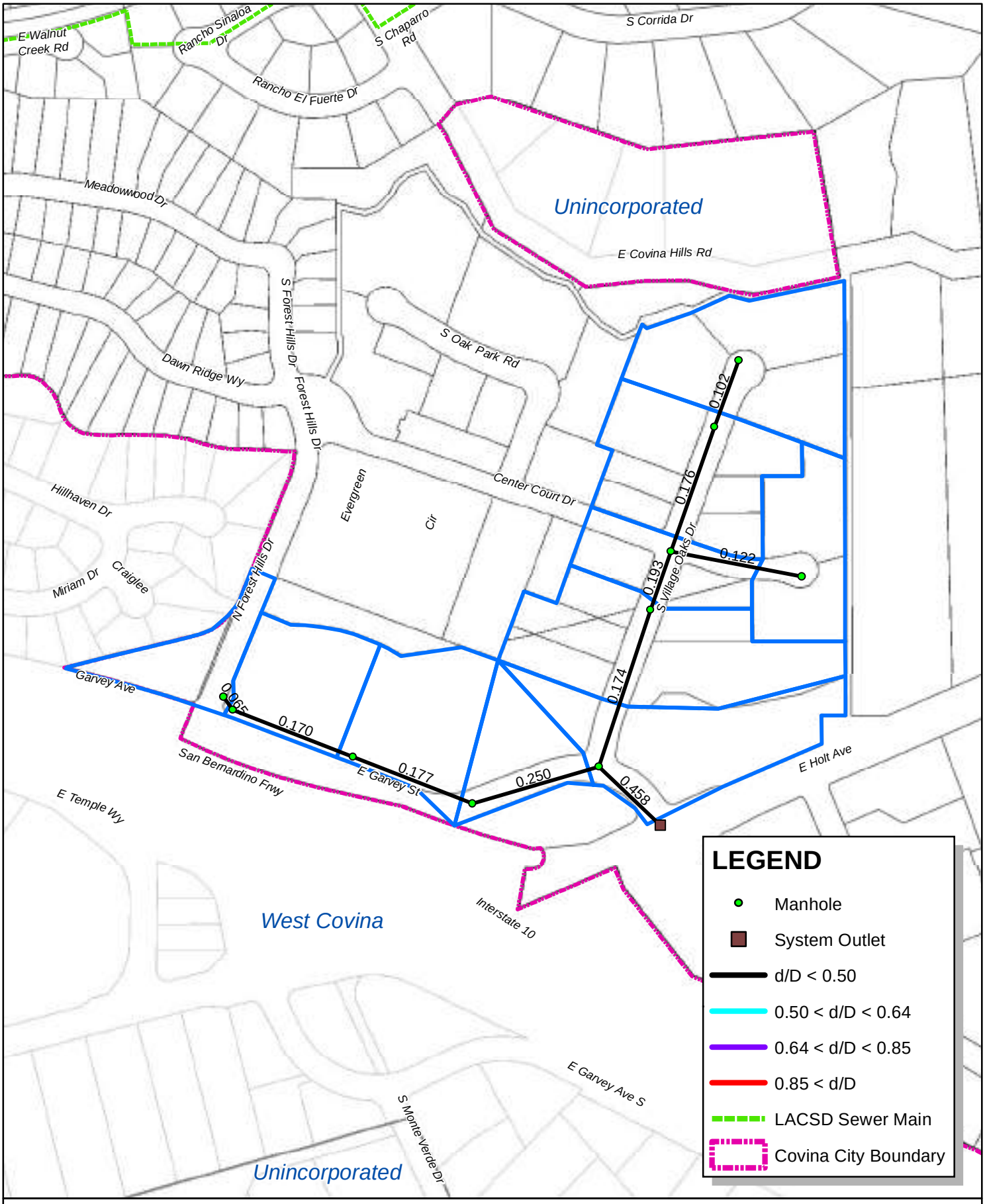

Area 102 Profile
Ground Level
Link
Node
Depth
Head
595.0
586.6
578.2
569.8
561.4
553.0
544.6
536.2
527.8
519.4
511.0
Elevation (ft)
0.0
164.2
328.4
492.6
656.8
821.0
985.2
1149.4
1313.6
1477.8
1642.0
Distance (ft)
25
16
14
12
24
15
13
10
8
7
5
11
9
6
26
27
28
30
29



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CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 104

WILLDAN



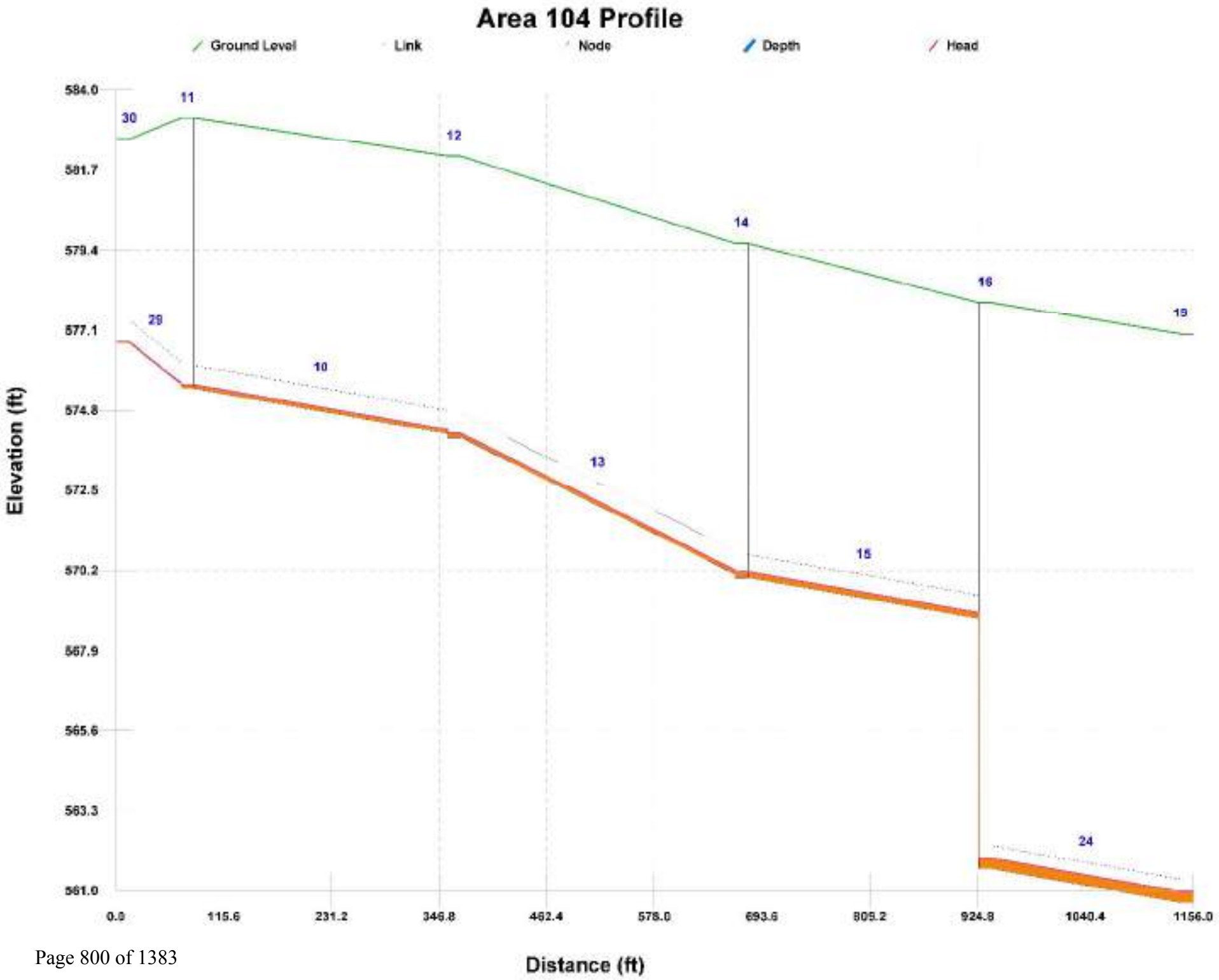
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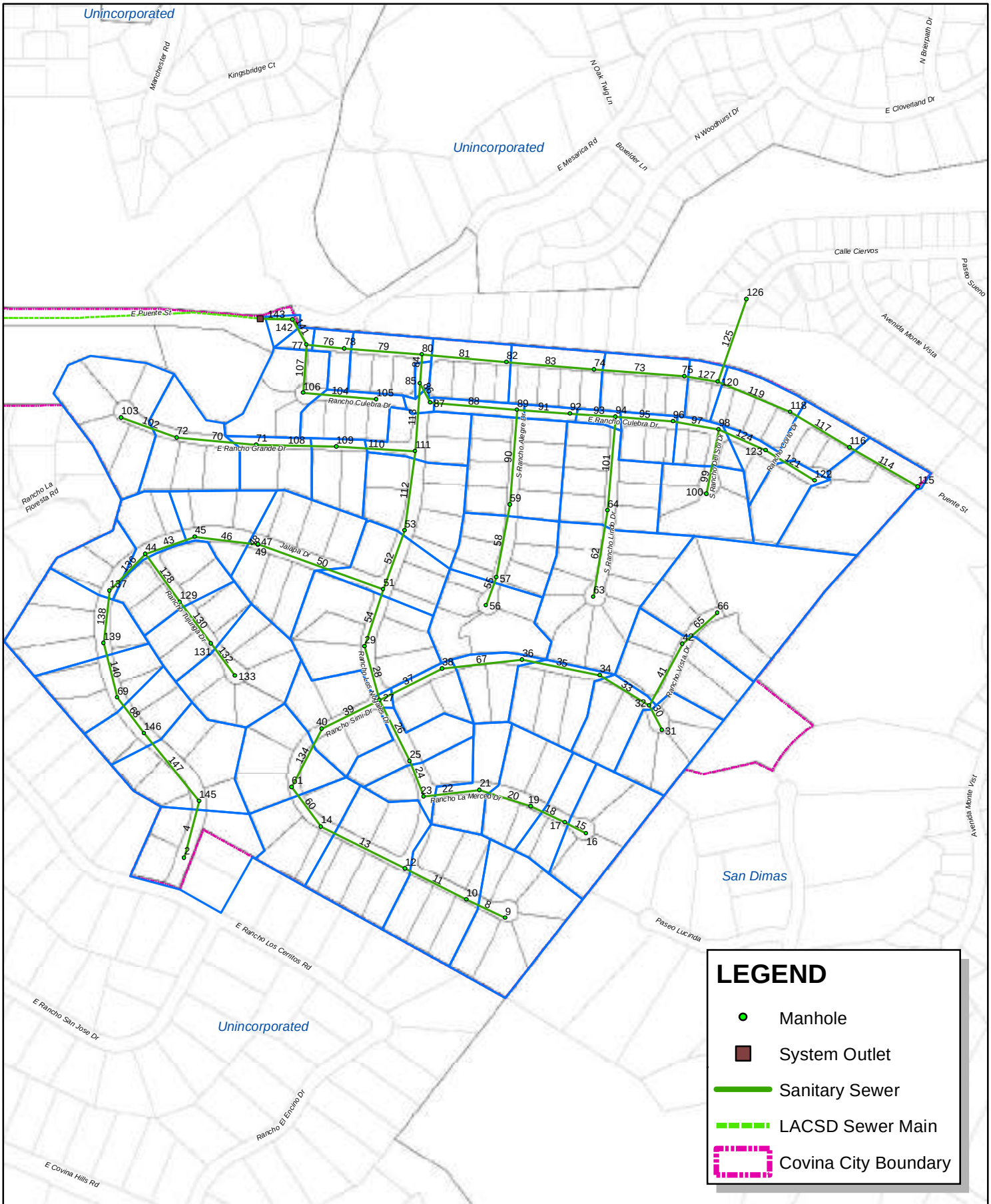
CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 104

WILLDAN

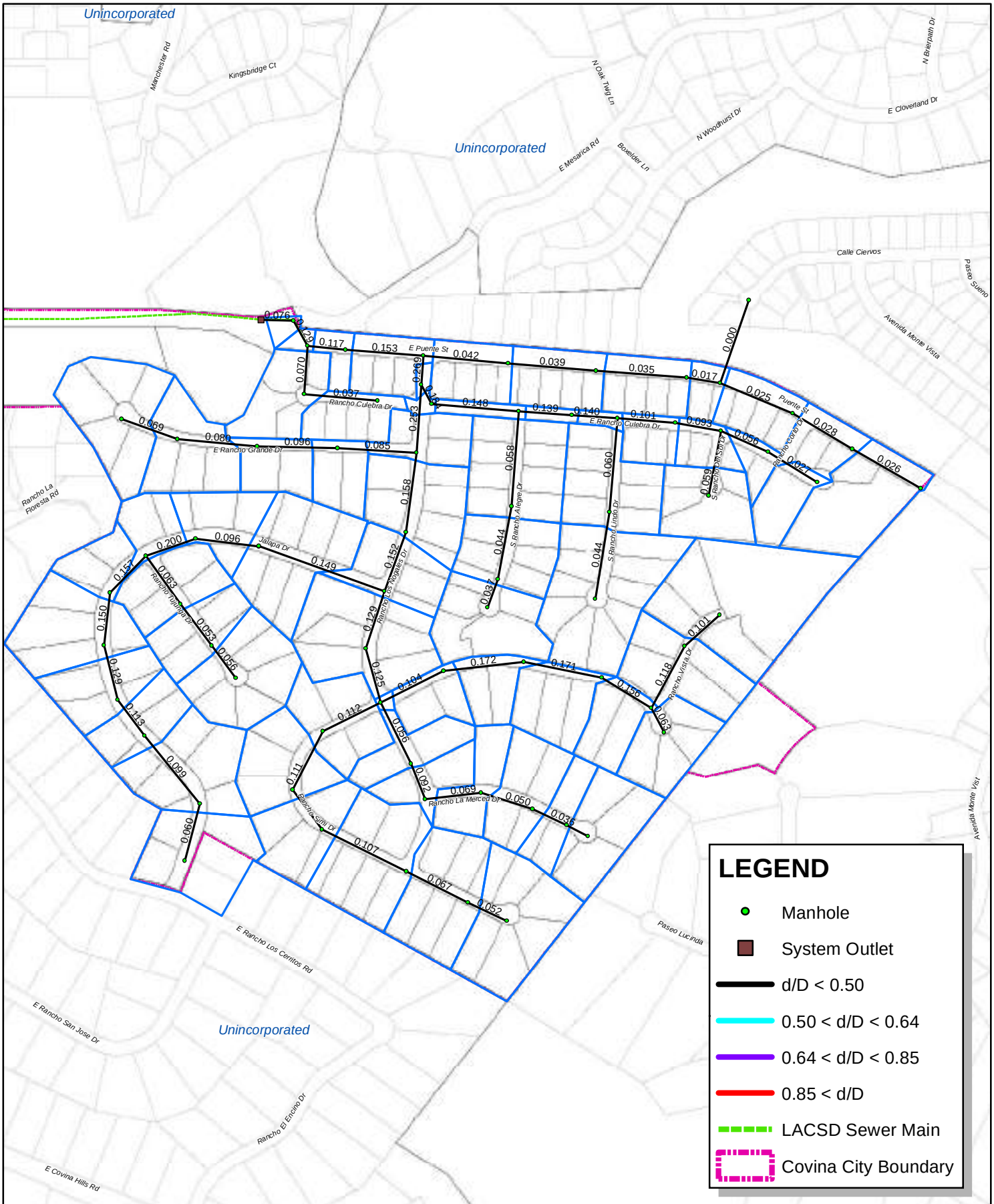
	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	1	2	3	8.000	192.756	0.057	3.040	0.102	1.932	1.875	0.640	1.306	1.249
2	10	11	12	8.000	293.261	0.050	1.282	0.170	0.594	0.544	0.640	0.402	0.352
3	13	12	14	8.000	317.512	0.093	2.213	0.177	0.998	0.906	0.640	0.675	0.582
4	15	14	16	8.000	267.238	0.110	1.610	0.250	0.593	0.483	0.640	0.401	0.291
5	24	16	19	8.000	218.223	0.346	2.216	0.458	0.594	0.249	0.640	0.402	0.056
6	29	30	11	8.000	60.023	0.014	1.497	0.065	1.267	1.253	0.640	0.857	0.842
7	33	9	16	8.000	340.550	0.219	5.387	0.174	2.458	2.239	0.640	1.662	1.442
8	4	3	5	8.000	283.232	0.106	2.572	0.176	1.167	1.061	0.640	0.789	0.682
9	6	7	5	8.000	371.519	0.034	1.413	0.122	0.803	0.768	0.640	0.543	0.508
10	8	5	9	8.000	132.773	0.156	3.284	0.193	1.407	1.251	0.640	0.951	0.795

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1		1	0.500	0.000	0.000	0.000
2		10	0.500			
3		13	0.500	0.000	0.000	0.000
4		15	0.500			
5		24	0.500	0.000	0.000	0.000
6		29	0.500			
7		33	0.500	0.000	0.000	0.000
8		4	0.500	0.000	0.000	0.000
9		6	0.500			
10		8	0.500			


Area 104 Profile
Ground Level
Link
Node
Depth
Head
584.0
581.7
579.4
577.1
574.8
572.5
570.2
567.9
565.6
563.3
561.0
Elevation (ft)
0.0
115.6
231.2
346.8
462.4
578.0
693.6
809.2
924.8
1040.4
1156.0
Distance (ft)
30
11
12
14
16
19
29
10
13
15
24



CITY OF COVINA
SEWER MASTER PLAN
INFOSEWER LINKS AND NODES
AREA 105



LEGEND

- Manhole
- System Outlet
- d/D < 0.50
- 0.50 < d/D < 0.64
- 0.64 < d/D < 0.85
- 0.85 < d/D
- LACSD Sewer Main
- Covina City Boundary

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CITY OF COVINA
SEWER MASTER PLAN
DEPTH OF FLOW TO PIPE DIAMETER RATIO (d/D)
AREA 105

WILLDAN

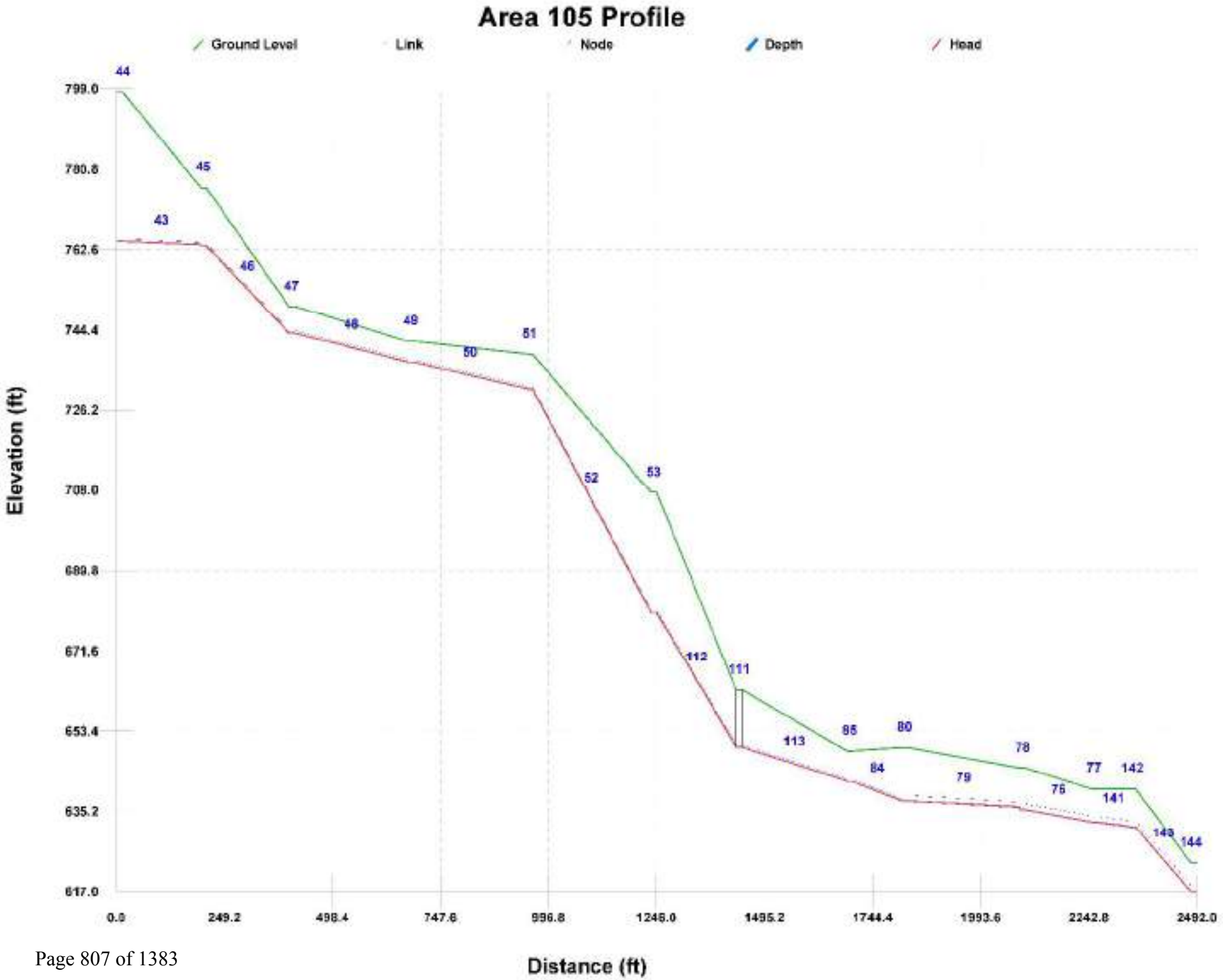
Area 105 Output

	ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
1	101	64	94	8.000	329.129	0.026	3.107	0.060	2.779	2.753	0.640	1.879	1.852
2	102	103	72	8.000	222.760	0.012	1.114	0.069	0.911	0.899	0.640	0.616	0.604
3	104	105	106	8.000	326.445	0.004	0.961	0.037	1.181	1.177	0.640	0.798	0.794
4	107	106	77	8.000	184.795	0.011	1.004	0.070	0.810	0.799	0.640	0.548	0.537
5	108	71	109	8.000	282.348	0.024	1.398	0.096	0.921	0.897	0.640	0.622	0.598
6	11	10	12	8.000	196.804	0.024	2.322	0.067	1.924	1.900	0.640	1.301	1.277
7	110	109	111	8.000	325.852	0.028	1.954	0.085	1.390	1.362	0.640	0.940	0.912
8	112	53	111	8.000	200.195	0.257	7.242	0.158	3.501	3.244	0.640	2.367	2.109
9	113	111	85	8.000	260.127	0.289	4.176	0.253	1.530	1.241	0.640	1.034	0.745
10	114	115	116	15.000	281.154	0.010	1.182	0.026	7.986	7.976	0.750	4.379	4.369
11	117	116	118	15.000	285.774	0.012	1.236	0.028	7.875	7.863	0.750	4.318	4.306
12	119	118	120	15.000	266.784	0.016	1.858	0.025	12.599	12.584	0.750	6.908	6.893
13	121	122	123	8.000	224.053	0.004	1.472	0.027	2.207	2.203	0.640	1.492	1.488
14	124	123	98	8.000	163.874	0.005	0.681	0.056	0.638	0.633	0.640	0.431	0.426
15	125	126	120	8.000	451.446	0.000	0.000	0.000	0.898	0.000	0.640	0.607	0.000
16	127	120	75	21.000	143.409	0.017	1.963	0.017	34.621	34.604	0.750	34.621	34.604
17	128	129	44	8.000	221.364	0.023	2.526	0.063	2.194	2.171	0.640	1.483	1.460
18	13	12	14	8.000	289.800	0.035	1.719	0.107	1.060	1.025	0.640	0.716	0.682
19	130	131	129	8.000	224.950	0.016	2.277	0.053	2.196	2.179	0.640	1.484	1.468
20	132	133	131	8.000	113.458	0.011	1.360	0.056	1.265	1.254	0.640	0.855	0.844
21	134	61	40	8.000	264.189	0.050	2.324	0.111	1.397	1.348	0.640	0.944	0.895
22	136	137	44	8.000	192.939	0.041	1.164	0.157	0.566	0.525	0.640	0.383	0.342
23	138	139	137	8.000	268.166	0.037	1.133	0.150	0.566	0.529	0.640	0.383	0.345
24	140	69	139	8.000	220.309	0.027	1.032	0.129	0.566	0.539	0.640	0.383	0.356
25	141	77	142	18.000	80.991	0.404	3.035	0.129	10.402	9.998	0.750	10.402	9.998
26	143	142	144	18.000	138.519	0.404	6.554	0.076	31.309	30.904	0.750	31.309	30.904
27	147	145	146	8.000	280.974	0.016	0.872	0.099	0.566	0.550	0.640	0.382	0.367
28	15	16	17	8.000	86.260	0.009	2.241	0.036	2.815	2.806	0.640	1.903	1.894
29	18	17	19	8.000	82.548	0.013	3.258	0.036	4.079	4.066	0.640	2.757	2.744
30	20	19	21	8.000	209.173	0.020	3.069	0.050	3.082	3.062	0.640	2.083	2.063
31	22	21	23	8.000	239.744	0.025	2.350	0.069	1.913	1.888	0.640	1.293	1.268
32	24	23	25	8.000	236.565	0.028	1.772	0.092	1.203	1.174	0.640	0.813	0.784
33	26	25	27	8.000	163.642	0.033	4.294	0.056	4.026	3.993	0.640	2.721	2.688
34	28	27	29	8.000	206.404	0.145	5.798	0.125	3.251	3.106	0.640	2.198	2.052
35	30	31	32	8.000	88.003	0.007	0.774	0.063	0.669	0.662	0.640	0.452	0.445
36	33	32	34	8.000	203.834	0.042	1.212	0.156	0.592	0.550	0.640	0.400	0.358
37	35	34	36	8.000	298.539	0.048	1.221	0.171	0.563	0.515	0.640	0.381	0.333
38	37	38	27	8.000	243.340	0.055	2.898	0.104	1.825	1.770	0.640	1.234	1.178
39	39	40	27	8.000	218.114	0.057	2.670	0.112	1.603	1.546	0.640	1.084	1.027
40	4	2	145	8.000	247.148	0.005	0.638	0.060	0.570	0.565	0.640	0.385	0.380
41	41	42	32	8.000	247.947	0.030	1.297	0.118	0.753	0.723	0.640	0.509	0.479
42	43	44	45	8.000	191.974	0.067	1.351	0.200	0.568	0.501	0.640	0.384	0.317
43	46	45	47	8.000	206.026	0.072	4.216	0.096	2.781	2.709	0.640	1.880	1.808
44	48	47	49	8.000	281.240	0.078	2.623	0.140	1.365	1.286	0.640	0.922	0.844

		ID	From ID	To ID	Diameter (in)	Length (ft)	Existing Flow (cfs)	Existing Velocity (ft/s)	d/D Ratio	Analysis Flow (cfs)	Analysis Excess (cfs)	Analysis d/D Ratio	Design Flow (cfs)	Design Excess (cfs)
45		50	49	51	8.000	280.045	0.084	2.598	0.149	1.305	1.221	0.640	0.882	0.798
46		52	51	53	8.000	298.233	0.248	7.437	0.152	3.691	3.443	0.640	2.495	2.247
47		54	29	51	8.000	247.309	0.158	5.991	0.129	3.282	3.124	0.640	2.219	2.060
48		55	56	57	8.000	127.747	0.009	2.220	0.037	2.715	2.705	0.640	1.835	1.826
49		58	57	59	8.000	299.779	0.017	3.118	0.044	3.413	3.396	0.640	2.307	2.290
50		60	14	61	8.000	257.871	0.042	1.974	0.111	1.189	1.147	0.640	0.804	0.762
51		62	63	64	8.000	319.007	0.017	3.128	0.044	3.408	3.391	0.640	2.304	2.287
52		65	66	42	8.000	153.433	0.021	1.151	0.101	0.738	0.717	0.640	0.499	0.478
53		67	36	38	8.000	335.889	0.052	1.295	0.172	0.595	0.543	0.640	0.402	0.350
54		68	146	69	8.000	228.100	0.021	0.951	0.113	0.566	0.545	0.640	0.383	0.362
55		70	72	71	8.000	251.200	0.020	1.538	0.080	1.142	1.122	0.640	0.772	0.752
56		73	75	74	21.000	324.903	0.021	0.786	0.035	8.430	8.409	0.750	8.430	8.409
57		76	78	77	18.000	162.410	0.393	3.389	0.117	12.314	11.921	0.750	12.314	11.921
58		79	80	78	18.000	279.254	0.392	2.287	0.153	7.039	6.647	0.750	7.039	6.647
59		8	9	10	8.000	214.504	0.013	1.883	0.052	1.850	1.837	0.640	1.251	1.238
60		81	82	80	21.000	314.153	0.029	0.847	0.042	8.133	8.104	0.750	8.133	8.104
61		83	74	82	21.000	330.124	0.025	0.807	0.039	8.053	8.027	0.750	8.053	8.027
62		84	85	80	8.000	121.981	0.360	4.760	0.269	1.683	1.323	0.640	1.137	0.777
63		86	87	85	8.000	73.995	0.071	1.604	0.184	0.707	0.636	0.640	0.478	0.407
64		88	89	87	8.000	326.311	0.071	2.193	0.148	1.103	1.032	0.640	0.745	0.674
65		90	59	89	8.000	320.748	0.027	3.407	0.058	3.127	3.099	0.640	2.114	2.086
66		91	92	89	8.000	175.502	0.044	1.488	0.139	0.780	0.737	0.640	0.527	0.484
67		93	94	92	8.000	192.251	0.044	1.467	0.140	0.765	0.721	0.640	0.517	0.473
68		95	96	94	8.000	231.614	0.017	0.929	0.101	0.595	0.578	0.640	0.402	0.385
69		97	98	96	8.000	143.121	0.015	0.902	0.093	0.609	0.594	0.640	0.411	0.397
70		99	100	98	8.000	193.027	0.007	0.907	0.059	0.824	0.816	0.640	0.557	0.549

	ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
1	101	0.500	0.000	0.000	0.000
2	102	0.500			
3	104	0.500			
4	107	0.500			
5	108	0.500			
6	11	0.500	0.000	0.000	0.000
7	110	0.500			
8	112	0.500	0.000	0.000	0.000
9	113	0.500	0.000	0.000	0.000
10	114	0.500			
11	117	0.500			
12	119	0.500			
13	121	0.500			
14	124	0.500			
15	125	0.500	0.000	0.000	0.000
16	127	0.750	15.000	2.065	0.025
17	128	0.500	0.000	0.000	0.000
18	13	0.500			
19	130	0.500	0.000	0.000	0.000
20	132	0.500			
21	134	0.500	0.000	0.000	0.000
22	136	0.500			
23	138	0.500			
24	140	0.500			
25	141	0.750	0.000	0.000	0.000
26	143	0.750	0.000	0.000	0.000
27	147	0.500			
28	15	0.500	0.000	0.000	0.000
29	18	0.500	0.000	0.000	0.000
30	20	0.500	0.000	0.000	0.000
31	22	0.500	0.000	0.000	0.000
32	24	0.500			
33	26	0.500	0.000	0.000	0.000
34	28	0.500	0.000	0.000	0.000
35	30	0.500			
36	33	0.500			
37	35	0.500			
38	37	0.500	0.000	0.000	0.000
39	39	0.500	0.000	0.000	0.000
40	4	0.500			
41	41	0.500			
42	43	0.500			
43	46	0.500	0.000	0.000	0.000
44	48	0.500	0.000	0.000	0.000

		ID	Design d/D Ratio	Replacement Diameter/Depth (in)	Replacement Velocity (ft/s)	Replacement d/D Ratio
45		50	0.500	0.000	0.000	0.000
46		52	0.500	0.000	0.000	0.000
47		54	0.500	0.000	0.000	0.000
48		55	0.500	0.000	0.000	0.000
49		58	0.500	0.000	0.000	0.000
50		60	0.500			
51		62	0.500	0.000	0.000	0.000
52		65	0.500			
53		67	0.500			
54		68	0.500			
55		70	0.500			
56		73	0.750			
57		76	0.750	0.000	0.000	0.000
58		79	0.750	21.000	2.242	0.126
59		8	0.500			
60		81	0.750			
61		83	0.750			
62		84	0.500	0.000	0.000	0.000
63		86	0.500			
64		88	0.500	0.000	0.000	0.000
65		90	0.500	0.000	0.000	0.000
66		91	0.500			
67		93	0.500			
68		95	0.500			
69		97	0.500			
70		99	0.500			


Area 105 Profile
Ground Level
Link
Node
Depth
Head
Elevation (ft)
799.0
780.8
762.6
744.4
726.2
708.0
689.8
671.6
653.4
635.2
617.0
0.0
249.2
498.4
747.6
996.8
1246.0
1495.2
1744.4
1993.6
2242.8
2492.0
Distance (ft)
44
45
43
46
47
48
49
50
51
52
53
112
111
113
85
80
84
79
78
75
77
142
141
143
144

POLICIES FOR MANAGING AVAILABLE SEWER CAPACITY

INTRODUCTION

In 2019, the City serves the wastewater disposal needs of approximately 47,796 people. The community sewers receive and convey approximately 7.3 mgd (million gallons per day) of wastewater to regional CSD trunk sewers and wastewater treatment plants and some is also delivered through the adjacent City of West Covina sewer system.

The purpose of this document is to describe the policies and practices followed by the City in tracking and determining the remaining available capacity within its sanitary sewer system. Tracking (monitoring) is necessary because of the significant lead time required for accomplishing such improvements as sewer rehabilitation or facility expansion without overloading sewage facilities. The objective is to enable the City to:

- Become more aware of how the sewer facilities are performing in order to take steps necessary to avoid (prevent) a SSO or nuisance problem due to operations.

- Provide all local decision makers with information needed to make informed decisions about the capacity of the wastewater system and its ability to accommodate new or increased connections.

- Make commitments for new or upsized connections with confidence that there is adequate capacity to serve additional demand as well as existing customers.

- Determine when the issuance of additional building/connection permits must be curtailed until sewer facility improvements are completed so that facilities are maintained in compliance with discharge permit criteria.

- Have more lead time to plan and arrange financing for needed sewer system upgrades.

LEGAL MANDATE TO MANAGE WASTEWATER ALLOCATIONS

Local sewering entities have a crucial role in providing safe and adequate wastewater systems and high quality operational performance. These local entities face many challenges to maintain and operate their systems in compliance with Federal and State laws and regulations. Cost continues to increase to keep these increasingly complex facilities operating properly, and the ability to raise rates to keep pace with costs is also regulated and challenging.

Perhaps most challenging is the need to manage the allocation of flow for new or expanding customer discharges in conformance with local land use, water and sewage plans, and the

NPDES and local permit limits. The agency responsible for issuing building/development approvals and permits must ensure adequate capacity is or will be reasonably available without impairing water quality or threatening public health and safety.

ACTIONS TO BE TAKEN TO MANAGE AVAILABLE SEWER CAPACITY

Sewering entities are expected to manage their wastewater collection system capacities responsibly and to ensure the systems function within design capacity. In order to accomplish these expectations, it is necessary to implement a planning and engineering tool used to monitor the relationship between sewer facility capacity and population/economic growth while complying with statutes and regulations relative to discharges. Such tool could be a Municipal Sewage Capacity Plan/Report (MSCP/R).

A MSRCP/R would contain information on sewage system capacity including demand created by both existing and proposed development. To ensure accuracy of such report will require the City to: monitor flows, track existing capacity utilization, evaluate the need for additional capacity, identify deficiencies, take proactive corrective steps to maintain system capacity, and to undertake orderly and timely funding and planning of projects to maintain or improve the system capacity. These actions for a successful monitoring and reporting tool will be accomplished through the application of the following policies:

1. Develop a perpetual 10-year capital improvement program that:

    a. Includes pro-active sanitary sewer system improvements to correct and prevent system failures and overflows,

    b. Provides sewer capacity in a timely manner to accommodate system expansion, redevelopment and rehabilitation,

    c. Incorporates monitoring, inspecting and demand findings compiled during routine operation and management of the system,

    d. Maintains level of service standards that are desired and acceptable to the community and regulators,

    e. Addresses current and reasonably anticipated regulatory requirements.

2. Actively manage the sanitary sewer conveyance system through a data collection and analysis process that determines wastewater usage by development type, projects future demand, and identifies inflow/infiltration deficiencies.

3. Issue development approvals based upon available capacity of the sanitary sewer system.

4. Implement work process and data management systems improvements for sewer service management, operation, and maintenance that comply with WDR regulations and result in more effective and efficient sewer service.

5. Abate storm water inflow and groundwater infiltration to maintain capacity for sewer service and minimize service costs.

6. Expand the production and annual average use of recycled water to reduce the cost and environmental risk of effluent disposal and reduce reliance upon potable water sources.

7. Implement a complete asset management program for sustaining the sewer infrastructure through optimized service levels, managed risks, and minimized life-cycle costs of asset ownership.

8. Develop and distribute program information (documents) that defines and communicates policies, procedures, responsibilities and performance measures for work process improvements and encourages all system users to respect and comply with the community wastewater collection system program.

City of Covina
Sewer Division - Monthly Report
Operation and Maintenance Program Totals
Public Works

FISCAL YEAR 2023-2024

SEWER - METRICS	QUANTITY
Main Lines Cleaned	1,920,185
Service Laterals Cleaned	0
Hot Spots Cleaned	136,956
Total LF:	2,057,141
Pump Station	
Cleaned	4
Daily	208
Maintenance	4
Total:	216
Manholes Inspected & Cleaned	2,670
Work Orders Generated	22
Spot Repairs Completed	0
Total:	2,692
Staff Training	
Webinars	3
Tailgate	52
Workshops	2
Total:	57
REHAB/REPLACEMENT - FUTURE CIP PROJECTS	
Miles of pipe on PM program **Total:**	0

Spill Data (August 2021 - August 2024)

Year	Spill No.	Spill Category	Date	Location	Estimated Volume (gal)	Estimared Recovered Volume (gal)	Spill Cause
2022	1	3	1/19/2022	671-703 E. Edna Place	300	300	Grease

City of Covina

Sewer System Management Plan
Change Log

Date	SSMP Element/Section	Description of Change/Revision Made	Change Authorized by
7/15/2025	Title Page	Added City WDID, SSMP Update consultant, and date updated.	Michael Flores Jr.
7/15/2025	Table of Contents	Updated section titles to reflect updated document.	Michael Flores Jr.
7/15/2025	Appendices	Updated appendix titles to reflect the 2025 update.	Michael Flores Jr.
7/15/2025	Abbreviations	Removed unused abbreviations, added newly identified abbreviations.	Michael Flores Jr.
7/15/2025	All Sections	Replaced “SSO” terminology with “spill” as applicable throughout the document to reflect the terminology of the 2022 Order.	Michael Flores Jr.
7/15/2025	All Sections	Minimum requirements section throughout the document updated to be consistent with the 2022 Order.	Michael Flores Jr.
7/15/2025	Definitions	Added definitions for “CIWQS”, and “Spill”. Revised publish date and link of Federal Register under “Waters of the United States” definition.	Michael Flores Jr.
7/15/2025	Executive Summary	Reference to 2022 Order added, frequency of audits revised to “every three years” and SSMP updates to “every six years” and added CIWQS upload/certification requirements.	Michael Flores Jr.
7/15/2025	Chapter 1 - Introduction	Removed the introduction to reconfigure the location to section 1.1 of the plan and updated the dates for the SSMP and Sewer Master Plans that were reviewed.	Michael Flores Jr.

7/15/2025	Section 1.1	Added the section per the 2022 Order, and LRO certification of continued coverage.	Michael Flores Jr.
7/15/2025	Section 1.2	Added the section per the 2022 Order with the SSMP Updated Schedule.	Michael Flores Jr.
7/15/2025	Section 1.3	Addedthe section per the 2022 Order about the city population, sewer system managed by, and added reference to stormwater diversion, service connections, and connections to LACSD.	Michael Flores Jr.
7/15/2025	Section 1.4	Updated title name.	Michael Flores Jr.
7/15/2025	Chapter 2 – Description of the Organization	Updated per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 2.1	Removed language as it was included in section 1.3, and updated the amount of positions to 7.	Michael Flores Jr.
7/15/2025	Section 2.2	Updated the authorized representative to Rafael Fajardo.	Michael Flores Jr.
7/15/2025	Section 2.3	Updated the recertification dates.	Michael Flores Jr.
7/15/2025	Subsection 2.4.2	Updated position titles.	Michael Flores Jr.
7/15/2025	Subsection 2.4.5	Updated the City's Contact Directory table with position titles, names, phone numbers and added emails.	Michael Flores Jr.
7/15/2025	Chapter 3 – Legal Authority	Updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Subsection 3.1.7	Added the section per the 2022 Order.	Michael Flores Jr.
7/15/2025	Subsection 3.1.8	Added the section per the 2022 Order and added the City's municipal code link.	Michael Flores Jr.
7/15/2025	Chapter 4 – Operation and Maintenance Program	Updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Subsection 4.1.2	Updated the CCTV dates and consistency of many hole inspections.	Michael Flores Jr.

7/15/2025	Subsection 4.1.4	Updated the sewer line cleaning schedule.	Michael Flores Jr.
7/15/2025	Subsection 4.1.6	Updated the software used to “GoGov”.	Michael Flores Jr.
7/15/2025	Subsection 4.2.1	Updated the date on the Sewer Master Plan, percent of the sewers capacity deficiencies and estimated funding. Added language of the CIP from 2019-2024 projects completed.	Michael Flores Jr.
7/15/2025	Subsection 4.2.2	Updated the CCTV inspection dates and CIP dates.	Michael Flores Jr.
7/15/2025	Subsection 4.2.3	Updated the sewer miles rehabilitated.	Michael Flores Jr.
7/15/2025	Section 4.3	Added the inventory of SO&M in Appendix E.	Michael Flores Jr.
7/15/2025	Section 4.4	Updated details of the City’s staff training.	Michael Flores Jr.
7/15/2025	Chapter 6 – Spill Emergency Response Plan	Updated program name to “Spill Emergency Response Plan”, updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 6.1	Added language as the detailed Spill Emergency Response Plan in Appendix K, annual review of the plan, gallons of spills updated, and updated the response time of spills.	Michael Flores Jr.
7/15/2025	Subsection 6.1.1	Updated the “Regulatory Agencies Notification and Time Frame” table.	Michael Flores Jr.
7/15/2025	Chapter 7 – Sewer Pipe Blockage Source Control Program	Updated program name to “Sewer Pipe Blockage Control Program”, updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 7.1	Added the language of the FOG information in the City website.	Michael Flores Jr.
7/15/2025	Section 7.4	Updated the amount of industrial waste facilities inspected.	Michael Flores Jr.
7/15/2025	Section 7.5	Added language on the “annual FOG inspections”	Michael Flores Jr.

7/15/2025	Chapter 8 – System Evaluation, Capacity Assurance, and Capital Improvement Plan	Updated program name to “System Evaluation, Capacity Assurance, and Capital Improvement Plan”, updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 8.1	Updated the hydraulic evaluation date performed.	Michael Flores Jr.
7/15/2025	Section 8.4	Added the section per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 8.5	Updated the CIP schedule dates.	Michael Flores Jr.
7/15/2025	Chapter 9 – Monitoring, Measurement, Modification Program	Updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 9.1	Updated name to “Maintenance of Information”, added the reference to Appendix “N”.	Michael Flores Jr.
7/15/2025	Section 9.2	Updated name to “Monitoring of Implementation and Program Effectiveness Evaluation”	Michael Flores Jr.
7/15/2025	Chapter 10 – SSMP Internal Audits	Updated program name to “SSMP Internal Audits”, updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 10.1	Added language per the 2022 Order of the audit requirements and retaining copies.	Michael Flores Jr.
7/15/2025	Chapter 11 – Communication Program	Updated program name to “Communication Program”, updated section and subsections per the 2022 Order.	Michael Flores Jr.
7/15/2025	Section 11.1	Added language of the City’s procedure to communicate the public spills and discharges and reference Appendix ‘K’	Michael Flores Jr.
7/15/2025	Appendix A	Replaced with State Water Resources Control Board Order No. 2022-0103-2006-	Michael Flores Jr.

		003-DWQ Statewide General WDR For Sanitary Sewer Systems.	
7/15/2025	Appendix B	Removed Appendix due to irrelevancy. Appendix is currently “Vacant”	Michael Flores Jr.
7/15/2025	Appendix C	Removed Appendix due to irrelevancy. Appendix is currently “Vacant”	Michael Flores Jr.
7/15/2025	Appendix E	Updated equipment in inventory	Michael Flores Jr.
7/15/2025	Appendix H	Updated Enhanced Monthly Sewer Maintenance Locations (Hot Spots)	Michael Flores Jr.
7/15/2025	Appendix I	Updated data included in “Operational Costs – 2020-2025 and Capital Improvement Projections – 2025-2030”.	Michael Flores Jr.
7/15/2025	Appendix K	Updated Spill Emergency Response Plan per 2022 Order and City procedures	Michael Flores Jr.
7/15/2025	Appendix N	Updated the Summary of Maintenance Productivity for FY 2023/24	Michael Flores Jr.
7/15/2025	Appendix O	Updated with spill data for period of August 2021-August 2024	Michael Flores Jr.

RESOLUTION CC 2025-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, CERTIFYING AND APPROVING THE SEWER SYSTEM MANAGEMENT PLAN

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, on May 2, 2026, the State Water Resources Control Board (SWRCB) adopted Statewide General Waste Discharge Requirements (2006 GWDR) for publicly owned sanitary sewer systems in order to minimize the occurrence of sanitary sewer spills. Under the 2006 GWDR, the City of Covina was required to develop and implement a Sewer System Management Plan (SSMP), conduct internal audits of the SSMP every two years, and update and resubmit the SSMP to the SWRCB every five years for recertification; and

WHEREAS, on December 6, 2022, the SWRCB adopted new Statewide General Waste Discharge Requirements (2022 GWDR) for publicly owned sanitary sewer systems, which replaced the 2006 GWDR. Under the 2022 GWDR, the City must update the SSMP to comply with the 2022 GWDR provisions by August 2, 2025, continue to update the SSMP every six years thereafter, and conduct internal audits of the SSMP every three years; and

WHEREAS, on January 28, 2025, the City of Covina submitted its Internal Audit of the SSMP under the 2022 GWDR; and

WHEREAS, on July 10, 2025, the City of Covina completed the first update of the SSMP required under the 2022 GWDR. In accordance with the 2022 GWDR, the City Council is required to approve the SSMP prior to is submission to the SWRCB.

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

SECTION 1. The updated SSMP is hereby approved in accordance with SWRCB Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.

SECTION 2. The Director of Public Works/City Engineer is hereby authorized to submit the updated SSMP to the SWRCB for recertification.

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 15th day of July, 2025.

City of Covina, California

BY: _____

VICTOR LINARES, 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 2025-90 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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 15, 2025
Title: Professional Services Agreement with MasterCorp Services LLC for Janitorial Services
Presented by: Ric Walczak, Chief of Police
Recommendation: Authorize the City Manager or his designee to sign an agreement with MasterCorp Services LLC to provide janitorial services for the Covina Police Department.

EXECUTIVE SUMMARY:

On July 19, 2022, City of Covina entered into an agreement with MasterCorp Commercial Services LLC for Janitorial Services at the Covina Police Department. It was a one-year agreement with additional one-year extensions as an option. The police station is a 24-7 facility where all areas see heavy traffic and utilization, thus making cleanliness an important priority. As proposed, the City Council will consider extending the agreement with MasterCorp for the continuance of services through July 19, 2026.

DISCUSSION:

The City's Police Department Headquarters is a 24-7 facility where all areas see heavy traffic and utilization, thus making cleanliness an important priority. MasterCorp Services has met the expectations of the police station and desires to continue providing services to the City. As proposed, MasterCorp Services will continue to provide janitorial services at its current rate of $4,748.20 per month.

FISCAL IMPACT:

The monthly cost is $4,748.20 per month and the agreement has a not-to-exceed amount of $60,000 to accommodate any additional work that arises throughout the year. All additional work shall first be authorized. Total cost has been budgeted in the FY 2025-2026 Police Budget in 1010 1000 52300 (Janitorial). There is no additional general fund impact.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,



Ric Walczak
Chief of Police

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated July 1~~9~~9, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and MasterCorp Commercial Services, LLC, an Arizona company ("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 for~~to~~ **Janitorial services.**

B. Contractor 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 Contractor and Contractor 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 **July 19, 2026~~3~~**, unless sooner terminated as provided in Section 14 of this Agreement. The City may, upon mutual agreement, extend the contract for two (2) additional one year terms. In no event shall the contract be extended beyond **July 19, 2028~~5~~.**

2. Compensation.

A. Compensation. As full compensation for Contractor's services provided under this Agreement, City shall pay Contractor the total flat sum of Four Thousand Seven Hundred and Forty Eight Dollars ~~Three Thousand Nine Hundred Twenty Six Dollars~~ and Twenty~~Sixty Seven~~ Cents (**$4,748.20~~3,926.67~~**) per month for a total not to exceed sum of Sixty Thousand ~~Fifty Eight Thousand Nine Hundred~~ Dollars~~ and Five Cents~~ **($60,0000~~58,900.05~~)** (the "maximum compensation"), ending on July 19, 2026~~3~~ as set forth in the Approved Fee Schedule, 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.

A. 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 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.

ATTACHMENT A

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3. Contractor's Services.

A. Scope of Services. Contractor shall perform the services described in the Scope of Services, attached as **Exhibit B**. 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 Contractor Representative shall be Angie Zavala (the "Contractor Representative"). The Contractor Representative shall directly manage Contractor's services under this Agreement. Contractor shall not change the Contractor Representative without City's prior written consent.

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

C. Standard of Performance. Contractor 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.

D. Personnel. Contractor 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 Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Contractor shall determine the means, methods, and details by which Contractor's personnel will perform the services under this Agreement. Contractor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the services and compliance with the customary professional standards**. City agrees not to recruit, hire, and/or employ any of the Contractor's employees for at least six months after the termination of this Agreement.**

E. 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.

F. 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.

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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. **City agrees to a one and a half percent (1.5%) charge per month on any outstanding amounts not paid in full within thirty days of date of invoice.**

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. City shall provide reasonable notice to Contractor to make such records available.

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. Notwithstanding the foregoing City recognizes that as professional in the janitorial services business Contractor has already created Proprietary Materials including but not limited to fliers, procedures, software, checklists, manuals, amongst others that may be used to provide the required janitorial services thus Contractor reserves the right to all such Proprietary Materials.

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.

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 services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services 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 services 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 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.

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 services 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.

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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

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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 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, 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.

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1) By Contractor. Contractor hereby agrees to indemnify and hold harmless City and its shareholders, subsidiaries, affiliated entities, officers, directors, agents, employees, representatives and members (collectively the "City Indemnitees") from and against any and all damages, losses, liabilities, causes of action, claims, lawsuits, counterclaims, judgments, demands, costs or expenses whatsoever, including without limitation attorney fees and court costs, (collectively the "Claims") that may be sustained by or recovered against any of the City Indemnitees, as the result of (i) any negligent act or omission or willful misconduct of Contractor or any of its employees, subcontractors or agents, which are directly related to the services provided by Contractor's and Contractor's obligations under this Agreement, (ii) the breach or default of any of the covenants, agreements, terms, provisions, representations or warranties contained in this Agreement by Contractor, and (iii) the violation by Contractor of any federal, state, territorial or local law, rule, ordinance or regulation.

2) By City. City hereby agrees to indemnify and hold harmless Contractor and its shareholders, subsidiaries, affiliated entities, officers, directors, agents, employees, representatives and members (collectively the "Contractor Indemnitees") from and against any and all Claims that may be sustained by or recovered against any of the Contractor Indemnitees, as the result of (i) any negligent act or omission or willful misconduct of City or any of its employees, subcontractors or agents, (ii) the breach or default of any of the covenants, agreements, terms, provisions, representations or warranties contained in this Agreement by City, and (iii) the violation by City of any federal, state, territorial or local law, rule, ordinance or regulation.

3) Taxes and Other Costs. Contractor acknowledges that Contractor is responsible for all withholding, social security, self-employment, worker's compensation, unemployment compensation and all other employment taxes generally paid by an employer or an

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employee in connection with the employees that Contractor hires to provide the Scope of Services outlined herein. Contractor will not be treated by City as an employee for federal tax purposes.

City shall in no manner and for no purpose whatsoever, be responsible for any benefits, taxes or other conditions of employment or service for MasterCorp or any persons working for MasterCorp.

4)

B. Survival of Terms. Contractor's indemnifications and obligations under this Section 10 shall extend for two (2) years after 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 Two Million Dollars ($2,000,000) 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 services 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 services 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.

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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~~ Contractor?? 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.

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. 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.

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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 services 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 services 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 **1 (one)** years. Upon reasonable notice 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 fifteen (15) 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 thirty (30) 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 services required by this Agreement.

15. Force Majeure. The Parties shall not be liable for any failure to perform their obligations under this Agreement if the Party claiming force majeure presents reasonable evidence 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 the claiming Party's reasonable control and not due to any act of its own.

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: If to Contractor:

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Attn: Raymond Navera
Covina Police Dept.

444 N. Citrus Ave.

Covina, California 91723

Lucia Nevarez

Phoenix, AZ 85021

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 the Parties under this Agreement shall impair any right, power or remedy of the Parties, 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, and **B** 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.

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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. 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.

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

29. 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.

30. 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.

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[*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: _____
Title: _____

ATTEST:

By: _____
Name: Fabian Velez~~Georgianna Nicole Alvarez~~
Title: Chief Deputy City Clerk

~~APPROVED AS TO FORM:~~

~~By: _____~~
~~Name: Candice K. Lee~~
~~Title: City Attorney~~

Contractor:

MasterCorp Commercial Services
a Limited Liability Company

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.*)

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EXHIBIT A
APPROVED FEE SCHEDULE

~~**$3,926.67**~~ **$4,748.20** per month

Additional On –Call Services:

- Machine scrub, strip and refinish VCT floors -.28psf
- Machine scrub ceramic floors - .18psf
- Shampoo clean carpet - .12psf
- Window washing
- Pressure Washing
- Power Sweeping

Note: Minimum charge of $350.00 per service

Price includes all equipment, materials, labor, insurance, 2024-25~~21-2022~~ state and federal regulatory charges to complete day/night cleaning services All window washing, VCT floor and carpet care are on- call services. All consumable products will be provided by Covina Police Dept.

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EXHIBIT B
SCOPE OF SERVICES

Janitorial Service

Monday – Friday – 8:00pm-12:00am

Saturday – 1:00pm – 9:30pm

DAILY

COMMON AREAS

1. Clean and remove smudges from entry door
2. Wipe clean all glass, wood, or metal doors and door jams.
3. Empty all trash receptacles, clean container with clean damp cloth and replace plastic liner.
4. Dust and clean all horizontal surfaces under seven (7) feet above floor.
5. Vacuum all carpeted areas.
6. Spot clean carpet area completely with dry cleaning compound.
7. Dust mop, damp mop, of all hard surface floors, machine polish as needed.
8. Clean and remove smudges and walls and wall coverings.
9. Clean, disinfect, sanitize, and polish all water fountains.
10. Wipe and clean all fire extinguisher cabinets and glasses.
11. Dust and clean all lobby and corridor signage.

OFFICE AREAS

1. Dust and clean all signage.
2. Clean and remove all fingerprints and smudges from entry doors.
3. Damp mop all non-carpeted floors.
4. Vacuum all carpeted areas.

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5. Spot clean all carpets.
6. Return all furniture to original configuration.
7. Clean and remove smudges and walls and wall coverings.
8. Remove fingerprints and smudges from light switch covers.
9. Dust and clean all horizontal surfaces under seven (7) feet above floor.
10. Empty all trash and remove from building to designated area, replace plastic liners.
11. Empty recycle containers and remove from building to appropriate recycle bins.
12. Clean, disinfect, and sanitize the break room and coffee station counters, table tops, and cabinets.

RESTROOMS AND SHOWER ROOMS/LOCKER ROOMS

1. Dust and clean restroom signage and doors.
2. Vacuum all restroom vestibules and remove mats.
3. Wet mop and disinfect tile floors, including areas under urinals and toilet bowls.
4. Clean alkaline deposits and soap spills from floor tile tile grout.
5. Clean, disinfect, and sanitize all basins, urinals and toilet bowls.
6. Clean, disinfect, and sanitize underside rims of urinals and toilet bowls.
7. Clean, disinfect, and sanitize both sides of toilet seats.
8. Empty and clean trash containers and sanitary napkin containers and replace liners.
9. Empty, clean, sanitize and polish all paper dispensers, replace liners as necessary.
10. Clean and polish all mirrors.
11. Wipe and polish all chrome, metal fixtures and door knobs.
12. Spot clean and disinfect all partitions and tile walls.
13. Fill all toilet tissue, seat covers, soap, body soap (showers), towels, and sanitary napkin dispensers.
14. Clean, disinfect, and sanitize shower walls and floors.
15. Clean, disinfect, and sanitize shower curtains and doors.
16. Wipe down benches.
17. Dust and clean all horizontal surfaces under seven (7) feet above floor.
18. Remove mildew/mold from tile/grout.

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STAIRWELLS

1. Clean and disinfect hand rail banisters.
2. Remove spider webs.
3. Clean all walls of fingerprints and smudge marks.
4. Clean and disinfect all emergency phones.
5. Dust and clean all walls, ledges, door jams, and exit signs over (7) feet above floor.

BREAK AREAS/COFFEE STATIONS

1. Sweep, mop and scrub floors (remove chairs to clean under tables.
2. Clean all vinyl chairs.
3. Clean interior and exterior of refrigerator.
4. Pour enzyme in all drains.
5. Clean all smudges from all doors, walls, and wall coverings.
6. Dust and clean all walls, ledges, door jams, and exit signs over (7) feet above floor.

LOBBY AND MAIN ENTRANCE

1. Edge clean carpet and tile areas.
2. Clean the inside and outside of all entrance windows.
3. Clean window sills and edges.
4. Thoroughly clean all lobby counters and cabinets.
5. Dust and clean all walls, ledges, door jams, and exit signs over (7) feet above floor.
6. Clean all smudges from all doors, walls, plexiglass partitions, and wall coverings.

JAIL

1. Dust all jail cells.

MONTHLY

COMMON AREAS

1. Clean all ceiling vents and grills.
2. Dust all ceiling corners and entry ways.
3. Dust and clean all baseboards.
4. Dust and clean the inside and outside of all light fixtures and covers.
5. Clean and treat all wood paneling and furniture.

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JAIL

1. Clean and sanitize all jail cells.
2. Wet mop and disinfect floors, including areas under urinals and toilet bowls.
3. Clean, disinfect, and sanitize all basins, urinals and toilet bowls.
4. Clean, disinfect, and sanitize underside rims of urinals and toilet bowls.
5. Clean, disinfect, and sanitize both sides of toilet seats.
6. Clean disinfect, and sanitize all sinks and signage
7. Dust and clean all horizontal surfaces under seven (7) feet above floor.

WEEKLY

COMMON AREAS

1. Clean and polish all entry handles, door trims and metal trim.
2. Dust and clean all walls, ledges, door jams, window sills, and exit signs over (7) feet above floor.

OFFICE AREAS

1. Vacuum all carpeted areas.
2. Dust and clean all walls, ledges, door jams, window sills, and exit signs over (7) feet above floor.
3. Vacuum and wipe vinyl furniture clean.

RESTROOMS AND SHOWER ROOMS/LOCKERS

1. Clean, disinfect and sanitize ceramic tile floors and walls.
2. Wash, disinfect and sanitize all waste containers.
3. Clean and polish all doors, door plates and hardware.
4. Pour clean water down floor drains to prevent sewer gases from escaping.
5. Dust ledges and base boards.
6. Check operation of deodorizers, restock and replace batteries as needed.
7. Scrub shower floors.
8. Clean, disinfect, and sanitize shower mats.
9. Clean interior and exterior of all lockers.
10. Dust and clean all walls, ledges, door jams, and exit signs over (7) feet above floor.
11. Dust and clean the tops of lockers

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OFFICE AREAS

1. Clean all partitions, doors, door jams, floor mats, and mirrors.
2. Dust clean or vacuum all drapes and blinds.
3. Brush and clean all vents and grills.
4. Clean all non-carpeted floors.
5. Dust and clean all light fixtures, reflectors and covers.

RESTROOMS AND SHOWER ROOMS

1. Wipe clean all ceiling lights and fixtures.
2. Machine scrub all tile floors.
3. Detail all toilet compartments and fixtures.
4. Brush and clean all vents and grills.

STAIRWELLS

1. Wipe clean all stairwell doors and door jams.
2. Dust and clean all baseboards.
3. Dust and clean the inside and outside of all light fixtures and covers.
4. Dust and clean all emergency fire equipment and plumbing.
5. Dust metal screen in stairwell and clean HVAC vents.

BREAK AREAS/COFFEE STATIONS

1. Clean and treat wood surfaces.
2. Brush and clean all vents and grills.
3. Edge vacuum all wall bottoms and corners.
4. Clean floors and wall behind the refrigerator.

STAIRWELLS

1. Clean wood steps, corners and riser seams.
2. Clean door kick plates.
3. Dust hand rails, canisters and ledges.
4. Dust and clean stairwell signage.
5. Dust and clean all horizontal surfaces under seven (7) feet above floor.

CONFERENCE/TRAINING ROOMS

1. Clean all conference room tables.
2. Clean white boards and tray (leave streak free).
3. Return furniture to original configuration.
4. Empty all trash and remove from building to designated areas, replace plastic liners.
5. Vacuum carpeted areas.
6. Remove tape and paper from walls.
7. Dust and clean all horizontal surfaces under seven (7) feet above floor.

BREAK AREAS/COFFEE STATIONS

1. Clean, wash, and disinfect break room and coffee station sinks, counter tops, and tables.
2. Empty all trash and remove from building to designated areas, replace plastic liners.
3. Return furniture to original configuration.
4. Sweep floors (remove chairs to clean under tables)
5. Dust and clean all horizontal surfaces under seven (7) feet above floor.

LOBBY AND MAIN ENTRANCE

1. Vacuum carpeted areas.
2. Spot clean carpeted areas utilizing a dry cleaning compound.
3. Clean, disinfect, and sanitize all counters
4. Clean and polish all entry handles, door trims, metal trim and signage.
5. Dust and clean all horizontal surfaces under seven (7) feet above floor.
6. Empty all trash receptacles, clean containers with damp cloth and replace liner.
7. Clean, polish, and sanitize all water fountains.
8. Dust and clean all lobby furniture- return to original configuration.

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CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Increase 2024-25 Budgeted Appropriations for Public Liability Fund
Presented by: Joanna Espinosa, Human Resources Manager
Recommendation: Adopt Resolution CC 2025-89, Amending the 2024-25 Operating Budget Appropriating $715,000 from the Public Liabilities Fund (7370) Fund Balance for Legal Services, Liability Claims and Other Related Expenses

EXECUTIVE SUMMARY:

The City has an established internal service fund to pay for public liability expenditures which receives revenue from each City department based on a formulaic calculation. Through the budget process, estimated expenditures are appropriated through historical analysis and anticipated needs. It is recommended that the City Council increase budgeted appropriations in the Public Liability Fund, as the City has experienced unanticipated increased expenditures in Fiscal Year 2024-25 resulting from an increase in claims involving extended other professional fees and legal counsel expenses. Of note, it is anticipated that the City's third-party insurer will process a reimbursement to the City for roughly $400,000 of the recommended appropriation amount in the next forty-five days.

DISCUSSION:

Over the past year, the City has experienced an unexpected increase in liability claims. These claims have resulted in additional expenditures, including costs associated with engaging technical experts such as medical professionals, legal counsel, and administrative expenses related to claim processing and resolution. The proposed budget appropriation will ensure that the Fund continues to meet related obligations.

It is recommended that the City Council approve a $715,000 appropriation from the Public Liability Fund balance as a result of the increased expenditures for Fiscal Year 2024-25. A review of the Fund's reserve shows that it is adequate to accommodate this transfer to appropriately fund public liability needs.

FISCAL IMPACT:

This appropriation from Public Liability Fund balance would increase Fiscal Year 2024-25 budgeted expenditures as follows:

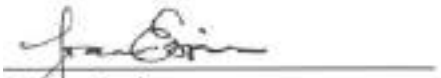
Account Number	Account Title	2024-25 Budget	Increase	Revised 2024-25 Budget
73700870-51200	Legal Fees	$355,477	$480,000	$835,477
73700870-51890	Other Professional Fees	$150,000	$ 53,000	$203,000
73700870-52800	Damage to City Property	$ 5,000	$ 2,000	$ 7,000
73700870-53000	Liability Claims	$400,000	$180,000	$580,000

The Public Liability Fund has adequate fund balance for this appropriation.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,



Joanna Espinosa
Human Resources Manager

RESOLUTION CC 2025-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE 2024-25 OPERATING BUDGET BY APPROPRIATING $715,000 FROM THE PUBLIC LIABILITIES FUND – FUND BALANCE FOR USE TOWARDS LEGAL, LIABILITY CLAIMS, AND OTHER RELATED EXPENDITURES

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 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; and

WHEREAS, in Fiscal Year 2024-25 the City of Covina has experienced a higher than usual amount of expenditures related to public liability claims; and

WHEREAS, appropriating this amount will increase Fiscal Year 2024-25 budgeted expenditures in the Public Liability Fund by $715,000 to ensure adequate appropriations exist to meet the increased needs.

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

SECTION 1. Amend the fiscal year 2024-2025 Public Liability budget as follows:

Account Number	Account Title	2024-25 Budget	Increase	Revised 2024-25 Budget
73700870-51200	Legal Fees	$355,477	$480,000	$835,477
73700870-51890	Other Professional Fees	$150,000	$ 53,000	$203,000
73700870-52800	Damage to City Property	$ 5,000	$ 2,000	$ 7,000
73700870-53000	Liability Claims	$400,000	$180,000	$580,000

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 15th day of July, 2025.

City of Covina, California

BY: _____

VICTOR LINARES, Mayor

ATTACHMENT A

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 2025-89 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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 15, 2025

Title: City-Wide Alleyway Resurfacing Project – Project No. P2605 – Award of Contract to G.M. Sager Construction Co., Inc. in the Amount of $82,945

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

Recommendation:
1. Approve plans and specifications for the City-Wide Alleyway Resurfacing Project – Project No. P2605;
2. Award a contract for the City-Wide Alleyway Resurfacing Project – Project No. P2605 to G.M. Sager Construction Co, Inc. as the lowest responsive and responsible bidder in the amount of $82,945 and authorize the City Manager to execute the contract; and
3. Authorize a contingency amount of $8,294.50 (approximately 10%) to cover any unforeseen construction expenses.

EXECUTIVE SUMMARY:

As part of the City's Fiscal Year 2025-2026 Capital Improvement Program, the City Council approved a project entitled "City-Wide Alleyway Resurfacing Project – Project No. P2605," which consists of the removal and replacement of approximately 19,000 SF of 1.5" thick AC overlay pavement within a decayed asphalt alleyway situated on Italia Street between 1st Avenue and Barranca Avenue as well as a future alleyway improvement project planned for the Covina Recreation Village.

DISCUSSION:

The Department of Public Works requested informal proposals from three companies included in the City's On-Call Services List for the Maintenance and Repair of City Facilities. City staff subsequently received the following three proposals in response to the City-Wide Alleyway Resurfacing Project – Project No. P2605:

Rank	Contractor	Location	Bid Base Amount
1	GM Sager Construction, Inc.	Pomona, CA	$82,945
2	FS Contactors, Inc.	Sylmar, CA	$88,000
3	Gentry Brothers, Inc.	Irwindale, CA	$90,000

City staff reviewed all bid documents for completeness and concluded that G.M. Sager Construction Co., Inc. is the lowest responsive bidder to construct the City-Wide Alleyway Resurfacing Project – Project No. P2605. G.M. Sager Construction Co., Inc. has satisfactorily completed similar projects for other agencies including the City of Covina's City-Wide Alleyway Resurfacing Project – Project No. P2401 and Fire Station Facilities Repairs Project – Project No. F2303.

Upon approval by the City Council, the contract for the City-Wide Alleyway Resurfacing Project – Project No. P2605 will be set as follows:

Contract Amount (G.M. Sager Construction, Inc.)	$82,945
10% Contingency Allowance	$8,294.50
Total Fiscal Impact	**$91,239.50**

FISCAL IMPACT:

The Citywide Alleyway Resurfacing Project – Project No. P2605 is included in the adopted Fiscal Year 2025-2026 Capital Improvement Program with a total allocation of $864,700 comprised of the following funding sources:

Funding Source	Amount	Account Number
Measure M	$328,369	2420-2200-55310-P2605
Impact Fees – Streets	$336,331	4705-2200-55310-P2605
Sanitary Sewer	$200,000	6300-2700-55310-P2605
Total	**$864,700**	

Of note, $91,239.50 (including contingencies) of the $864,700 project allocation for the City-Wide Alleyway Resurfacing Project – Project No. P2605 will be utilized specifically for the asphalt alleyway situated on Italia Street between 1st Avenue and Barranca Avenue. The remaining fund balance (currently estimated at $773,460.50) will eventually be programmed as part of the upcoming alleyway resurfacing project for the Covina Recreation Village Project.

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.

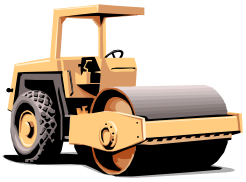
Respectfully submitted,

Rafael M. Fajardo
Director of Public Works/City Engineer

Proposal/Contract

G. M. SAGER CONSTRUCTION CO., INC.

A GENERAL ENGINEERING CONTRACTOR
1380 SOUTH EAST END AVENUE, POMONA CA 91766
(909) 620-9987 ◆ (626) 335-7429 ◆ FAX (909) 620-5288
State Lic. #607796 DIR #1000010280



No. COC061925

PROPOSAL SUBMITTED TO	CONTACT	PHONE	DATE
CITY OF COVINA	RAFAEL FAJARDO	(626) 384-5489	06/19/2025

STREET	JOB NAME	THOMAS GUIDE
534 N. BARRANCA AVENUE	ITALIA ST	

CITY, STATE ZIP	JOB LOCATION
COVINA, CA 91723	ON ITALIA ST BETWEEN 1ST AVE & BARRANCA AVE, COVINA, CA

DATE OF PLANS	FAX #	EMAIL:
		RFAJARDO@COVINACA.GOV;

We propose hereby to furnish material and labor complete in accordance with specifications below for the sum of:

**** SEE PRICING BELOW ****

PAYMENT TO BE AS FOLLOWS: NET 10 DAYS

Note: This Proposal may be withdrawn by us if not accepted within 60 Days.

We hereby submit specifications and estimates for:

SCOPE OF WORK

1. GRIND 19,000 SF OF EXISTING ASPHALT AT 1.5" THICK AND HAUL OFF.
2. INSTALL 19,000 SF OF PG64-10 ASPHALT OVERLAY AT 1.5" THICK. COMPACT TO MAX DENSITY.

TOTAL: $82,945.00

NOTE: PREVAILING WAGE PROJECT.
PRICING VALID FOR 60 DAYS.

EXCLUSIONS: PETROMAT REMOVAL, SOIL TESTING, PERMITS, COMPACTION TESTING, INSPECTION FEES, SURVEYING, RPM'S, TRAFFIC LOOPS.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Date of Acceptance _____ Signature _____

CITY OF COVINA AGREEMENT FOR
MINOR CONSTRUCTION AND MAINTENANCE SERVICES

This Agreement ("Agreement") is dated July 15, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and G.M. Sager Construction Co., 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 provide AC overlay work related to the City-Wide Alleyway Resurfacing Project, Project No. P2605.

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, 2026, 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 Eighty-Two Thousand Nine Hundred and Forty-Five Dollars ($82,945) 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 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** (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 Gary Sager, 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 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 far 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:
Gary Sager, President
G.M. Sager Construction Co., Inc.
1380 South East End Ave
Pomona, CA 91766

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:

G.M. Sager Construction Co., Inc.
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 G.M. Sager Construction Co., Inc 1380 South East End Ave, Pomona, CA 91766 ("Principal") *(Name and address of Contractor)*

a contract (the "Contract") for the Work described as follows**:**

City-Wide Alleyway Resurfacing Project, Project No. P2605
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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 G.M. Sager Construction Co., Inc 1380 South East End Ave, Pomona, CA 91766 ("Principal")
(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows**:**

City-Wide Alleyway Resurfacing Project, Project No. P2605
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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 15, 2025

Title: Professional Services Agreement (PSA) with EC + Associates Engineering, Inc. for Design Engineering Services Related to the Cypress Water Main Replacement Project

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

Recommendation: 1. Authorize the City Manager to execute a Professional Services Agreement (PSA) between the City of Covina and EC + Associates Engineering, Inc. in an amount not-to-exceed $75,000 for Design Engineering Services Related to the Cypress Water Main Replacement Project; and
2. Authorize a $10,000 contingency balance for use towards design engineering services, if needed.

EXECUTIVE SUMMARY:

As part of the City's Fiscal Year 2025-2026 Capital Improvement Program, the City Council approved a project entitled "Cypress Street Water Main Replacement Project – Design," which consists of the removal and replacement of approximately 4,300 linear feet of an existing 12-inch water main line, water services, hydrants and other appurtenances.

DISCUSSION:

The water main located along Cypress Avenue was originally installed in the early 1950's and has subsequently reached the end of its useful life as it has experienced several, frequent leaks in recent months. Replacement of this water main, between Citrus Avenue and Elspeth Way, will include new water service lines, isolation valves and fire hydrants and ultimately will provide safe, clean, and reliable water service to the community for many years to come.

An Informal Request for Proposals (RFP) was sent to three of the City's approved on-call consultant firms for design services. In response to the RFP, two proposals were received with the following results:

Rank	Consultant	Location	Cost
1	EC + Associates Engineering, Inc.	Downey, CA	$75,000
2	CEJ Engineers, Inc.	Walnut, CA	$87,500
3	Willdan Engineering	City of Industry, CA	No response

City staff reviewed all proposals submitted on behalf of the Cypress Water Main Replacement Project and recommends award of a professional services agreement to EC + Associates Engineering, Inc. for project design services as a result of successful completion of similar projects for other municipalities and utility agencies.

FISCAL IMPACT:

A total funding amount of $100,000 has been allocated from the Water CIP fund in the City's approved Fiscal Year 2025-2026 Capital Improvement Program Budget for design services.

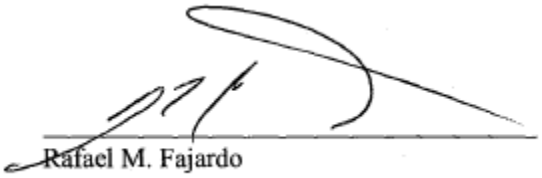
Fund	Amount	Account No.
Water CIP	$100,000	6011-5060-51005

Total	**$100,000**	

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
Director of Public Works/City Engineer

EC + Associates
engineering

Confirmation of Agreement for Providing Professional Services

Date: July 2, 2025

Client: Rafael Fajardo
E: RFajardo@covinaca.gov

Subject: **Cypress St – New Water Main from Citrus Avenue to Elspeth Way**
125 E College St,
Covina, CA 91723

Dear Rafael;

We are pleased to submit the following proposal covering the performance of Water Main Line Design services in connection with the above subject project.
The terms 'Engineer', 'He', and 'His' throughout this document refer to 'EC and Associates Engineering, Inc.'.
For the consideration hereafter set forth, Engineer agrees to provide the following services:

Scope of Services:

EC & Associates Engineering, Inc. ("Engineer") will provide limited structural engineering support as needed for the water utility improvements on Cypress St. Services may include, but are not limited to:

- Topography of existing street
- Thrust block sizing and detailing
- Pipe support or structural restraint details
- Structural trench detail review
- Limited evaluation of utility-related structural components (e.g., vaults, concrete pads)

This scope is based on plans and information provided by Rafael Fajardo.

Services Offered

We offer the following services with the corresponding fee preceding:

$	75,000.00	Design Plans
$	75,000.00	Total

Not included in the above services (unless specifically stated) are Title –24 Energy Compliance, Structural Observation, Soils Investigations, Engineering Surveys, or Specialty Consultants (such as Mechanical, Electrical, Civil and/or Geotechnical Engineers, Surveyors, etc.) Also, we assume standard conventional foundations will be sufficient to carry anticipated loads. If soil conditions are encountered at a later date that require special designs (expansive soils, deep foundations, etc.) an additional contract will be issued for such designs.

Fee Data

Our compensation for providing the above services, for the mutually agreed fee of **$75,000.00** will be due:
$65,000.00 due upon signing this proposal and prior to commencing work, as a retainer.
$10,000.00 due **before** project is emailed in PDF to Client for review.

Please initial here: _____

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Any significant changes in configuration data cited under “Scope of Work” will cause the fee to be adjusted proportionately, as mutually agreed upon between the Client and Engineer.
Client agrees that any work resulting from changes to the plans made after the date indicated on ”Services Offered” shall be deemed extra work and shall be paid by Client according to Engineer’s standard fee schedule.
The fee quoted under ”Services Offered” does not include any fees to be paid to the city and to any other professionals, such as a surveyor, soil engineer and any other city or county department’s clearances, public hearings, expediting, etc. Time spent on these services will be charged extra, if needed.
Site improvements outside the structure, checking shop drawings by others, steel stair design, temporary shoring and designing field changes are not included in the fee quoted on ”Services Offered”, but can be requested by owner or agent to be additionally provided at the applicable hourly rate indicated in the Standard fee schedule below.
As-built information of all existing elements shall be provided by the client prior to commencing the design. The flat fee of this agreement does not include any cost or time to be spent to obtain such information.
If Client needs services beyond the scope of this contract, Engineer may require further written authorization from Client to carry out additional work either in form of a signed Request for Additional Engineering or as an additional Proposal and Contract for engineering services.
Client may terminate the Agreement at any time by sending a written notice to the Engineer. Client is responsible to pay for all work performed until the time of termination or the total balance remaining on the project, whichever is smaller. The value of work hours is calculated using Engineer’s standard fee schedule. In addition, Client is required to pay for any out-of-pocket and reimbursable expenses spent on the project. All such payments become due at the time of the termination.

Standard Fee Schedule

Principal	$275.00 per hour
Project Engineer	$175.00 per hour
Design Draftsmen	$100.00 per hour
Office Administrator	$ 40.00 per hour
Reimbursable Expenses	Cost + 25%
Mileage	75 cents per mile
Requested Plotting performed in-house	$ 5.00 per sheet

These hourly fees are valid for the current calendar year only. Reimbursable and out-of-pocket expenses, i.e., digital copies, messenger fees, permit fees, etc., will be charged as applicable.

Engineer shall not release plans without receipt of second payment. Client agrees to pay a late fee computed at 10% premium on any unpaid balance, unpaid 30 days after the date of Engineer's original invoice. The fee is due and payable whenever plans and calculations are ready for first submission, whether or not the Client applied for, or received, a building permit. Engineering includes minimum code requirements, detailing and specifications necessary to pass governmental review and to obtain a building permit only. If changes to the original plans are necessary due to requirements of the Building and Safety, inspector, contractor, or the design professionals prior to construction, causing an increase in the construction budget, these changes shall not be treated as damages, but rather as value added items, which would have increased the construction cost if they were included in the original plans. Client relieves Eduardo J. Carrillo personally and EC And Associates Engineering, Inc. as a company, for any and all responsibilities and liabilities associated with architectural services in connection with the project mentioned above, even if Eduardo J. Carrillo’s engineering stamp and signature may appear on the plans. Eduardo J. Carrillo personally and EC And Associates Engineering, Inc., are responsible for the Water Main Design engineering part of the design only. Client and Engineer incorporate herein, make a part hereof, and agree to be bound by the standard provisions of this agreement.

Standard Provisions

1. The Client binds himself, his partners, successors, executors, administrators, and assigns to the Engineer to this agreement with respect to all of the terms and conditions of this agreement.
2. The Client shall pay the costs of checking and inspection fees, zoning and annexation application fees, assessment fees, soils engineering fees, soils testing fees and all other fees, permits, bond premiums, title

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company charges, blueprints and reproductions and all other charges not specifically covered by the terms of this agreement.
3. All tracing, survey notes and other original documents as instruments of service remain the property of the Engineer, except where by law or precedent these documents become public property. The Client agrees to waive any and all claims against the Engineer and to defend, indemnify and hold the Engineer harmless from and against any and all claims, losses, liabilities and damages arising out of or resulting from the unauthorized use, reuse or alteration of the Engineer's design, drawings and specifications.
4.Should litigation be necessary to enforce any term or provision of this agreement, or to collect any portion of the amount payable under this agreement, then all litigation and collection expenses, witness fees, court costs, and attorney's fees shall be paid to the prevailing party.
5.In the event all or any portion of the work prepared or partially prepared by the Engineer should be suspended, abandoned, or terminated, Client shall pay Engineer for the work performed on an hourly basis as stated hereon. The hourly compensation to Engineer calculated here under shall not exceed the maximum contract price agreed upon between the parties.
6.In the event that Client institutes a suit against Engineer because of any failure or alleged failure to perform, error, omission or negligence, and if such suit is not successfully prosecuted, or if it is dismissed, or if verdict is rendered for Engineer, Client agrees to pay Engineer any and all costs of defense, including attorney's fees and court costs and any and all other expenses of defense which may be necessary, immediately following dismissal of the case or immediately upon verdict being rendered in behalf of Engineer.
7.Neither the Client nor Engineer shall assign his interest in this agreement to a third party without the written consent of the other.
8. No conditions or representations, altering, detracting from, or adding to the terms hereof shall be valid unless printed or written hereon or evidenced in writing by either party to this agreement and accepted in writing by the other.
9. Engineer shall not be responsible for damages or be in default or be deemed to be in default by reason of delays in performance, by reason of strikes, lockouts, accidents, acts of God, and other delays unavoidable or beyond Engineer's reasonable control, or due to shortages or unavailability of labor at established area wage rate or delays caused by failure of Client or Client's agents to furnish information or to approve or disapprove Engineer's work promptly, or due to late, slow, or faulty performance by Client, other contractors, or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of Engineer's work. In the case of the happening of any such cause of delay, the time of completion shall be extended accordingly.
10. In the event that litigation be instituted under the terms and conditions of this agreement, the same is to be brought and tried in judicial jurisdiction of the court of the county in which the Engineer's principal place of business is located and Client waives the right to have suit brought, or tried in, or removed to any other county or jurisdiction.
11. Engineer does not guarantee the quality of performance by the construction contractor or contractors, or other third parties, nor is he responsible for their acts or omissions.
12. Engineer makes no warranty, whether expressed or implied, as to its findings, recommendations, specifications, or professional advice except that these were promulgated after being prepared in accordance with generally accepted engineering practices and under the direction of registered professional engineers.
13. Engineer makes no representations concerning soil conditions unless specifically included in writing in this agreement, and he is not responsible for any liability that may arise out of the making or failure to make soil surveys, or sub-surface soil tests, or general soil testing.
14. In the event that any changes are made in the plans and specification by the Client or persons other than the Engineer, which affects the Engineer's work, any and all liability arising out of such changes is waived as against the Engineer and the Client assumes full responsibility for such changes unless Client has given Engineer prior notice and has received from Engineer written consent for such changes.
15. The Engineer is not responsible, and liability is waived by Client as against Engineer, for use by Client or any other person of any plans or drawings not signed by Engineer.
16. The Client agrees that in accordance with generally accepted construction practices, the construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and the Client further agrees to defend, indemnify and hold the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Engineer.

Please initial here: _____

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17.The client agrees to limit the engineers Liability to the client and to all contractors and subcontracts on the project, due to professional negligent acts, errors or omissions of the Engineer to the sum of the Engineer's fee.
18. The terms and provisions of this agreement shall not be construed to alter, waiver, or affect any lien or stop notice rights, which the Engineer may have for the performance of engineering services under this agreement.
19. In the event Client fails to pay Engineer promptly or within sixty (60) days after invoices are rendered, then Client agrees that Engineer shall have the right to consider said default a total breach of this agreement and the duties of the Engineer under this agreement terminated. In such event, Client shall then promptly pay Engineer for all of the fees, charges and services performed by Engineer based on an hourly rate as stated above.
20. There are no understandings or agreements except as herein expressly stated.
21. This proposal is valid for thirty (30) days only, unless signed and retainer is paid.
22. The Engineer's services shall be performed in a manner consistent with the degree of skill and care ordinarily exercised by practicing design professionals performing similar services in the same location, at the same site and under the same or similar circumstances and conditions. The Engineer makes no other representations or warranties, whether expressed or implied, with respect to the services rendered hereunder.

In witness whereof, the parties have accepted, made and executed this Agreement on the terms, conditions and provisions stated above in this Proposal and Agreement, on the following day and date:

Respectfully submitted,
EC AND ASSOCIATES ENGINEERING, INC.

_____
Eduardo J. Carrillo
Authorized representative
Date: 7/7/2025
cc: File

Client:

NAME: _____

SIGNATURE: _____

Date: _____

Please initial here: _____

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PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated July 15, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and EC + Associates Engineering, a California 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 provide design engineering services related to the Cypress Street Water Main Replacement Project.

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, 2026 unless sooner terminated as provided in Section 14 of this Agreement.

2. Compensation.

A. Compensation. As full compensation for Consultant's services provided under this Agreement, City shall pay Consultant a sum not-to-exceed Seventy-Five Thousand Dollars ($75,000) (the "maximum compensation"), based on the hourly rates set forth in the Approved Fee Schedule, 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.

3. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services, attached as **Exhibit B**. 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 Eduardo Carrillo, Owner (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. 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 professional engineering services, Consultant shall comply in all respects with all applicable provisions of the California Labor Code, including those set forth in **Exhibit C**.

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.

4. 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.

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 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.

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. 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.

8. 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.

9. 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.

10. 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.

11. 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 Four Million Dollars ($4,000,000) 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 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.

12. 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.

13. 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.

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 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.

15. 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.

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 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: Public Works, Engineering
City of Covina
125 E. College Street
Covina, California 91723

If to Consultant:
Attn: Eduardo Carrillo
EC + Associates Engineering
1412 Espanol Ave
Montebello, CA 90640

17. 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.

18. 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.

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,** and **C** 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. 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.

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. 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.

30. 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: Christopher Marcarello
Title: City Manager

ATTEST:

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

Consultant:

EC + Associates Engineering
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
APPROVED FEE SCHEDULE

EXHIBIT B
SCOPE OF SERVICES

EXHIBIT C
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 Consultant agrees to be bound by all the provisions thereof as though set forth in full herein.

2. Consultant 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. Consultant 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. Consultant 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 Consultant or by any subcontractor.

4. Pursuant to California Labor Code Section 1771.4, Consultant's services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant 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. Consultant shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Consultant 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. Consultant is responsible for compliance with Section 1776 by itself and all of its subcontractors.

6. Consultant 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 Consultant is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

7. Consultant shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by Consultant 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, Consultant 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 _____

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025

Title: San Bernardino Road Resurfacing Project – Project No. P2602 – Award of Contract to Gentry Brothers, Inc. in the Amount of $956,835.40

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

Recommendation:
1. Approve plans and specifications for the San Bernardino Road Resurfacing Project – Project No. P2602;
2. Award a contract for the San Bernardino Road Resurfacing Project – Project No. P2602 to Gentry Brothers, Inc. as the lowest responsive and responsible bidder in the amount of $956,835.40 and authorize the City Manager to execute the contract;
3. Award a Professional Services Agreement (PSA) to CEJ Engineers, Inc. for Construction Management and Inspection Services for an amount not-to-exceed $140,000 and authorize the City Manager to execute the agreement;
4. Authorize a contingency amount of $103,164.60 (approximately 10% of contract amount) for any unforeseen construction expenses; and
5. Adopt Resolution CC 2025-85 amending the Fiscal Year 2025-2026 Capital Improvement Program to add the "Frontage Median Bioswale Installation Project – Project No. P2606" and appropriate $50,000 in Measure W – Municipal Funds to be used for Bioswale and Drought Tolerant Landscape Construction.

EXECUTIVE SUMMARY:

As part of the City's Fiscal Year 2025-26 Capital Improvement Program, the City Council approved the San Bernardino Road Resurfacing Project – Project No. P2602. The project objective is to replace 2,335 tons of AC overlay pavement, miscellaneous concrete work, and other appurtenances along San Bernardino Road between Azusa Avenue and Lark Ellen Avenue.

Following a public bidding process, it has been determined that the lowest responsive and responsible bidder for the project is Gentry Brothers, Inc. As such, it is recommended that a contract (Attachment A) be awarded for the San Bernardino Road Resurfacing Project – Project No. P2602 to Gentry Brothers, Inc. in the amount of $956,835.40 and authorize the City Manager to execute the contract. Construction improvements are expected to commence in July 2025.

DISCUSSION:

A Notice Inviting Bids was published in the *San Gabriel Valley Examiner* on Thursday, June 26th 2025 and Thursday, July 3, 2025. Sealed bids were accepted in the Office of the City Clerk until 10:00 am on Tuesday, July 8, 2025. Beginning at 10:00 a.m. on July 8, 2025, the City Clerk publicly opened six (6) sealed bids with the following results:

Rank	Bidder	Location	Base Bid Amount
1	Gentry Brothers, Inc.	Irwindale, CA	$956,835.40
2	Onyx Paving Company, Inc.	Anaheim, CA	$1,011,000.00
3	Hardy & Harper, Inc.	Lake Forest, CA	$1,070,000.00
4	Palp, Inc dba Excel Paving Company	Long Beach, CA	$1,156,712.53

5	All American Asphalt	Corona, CA	$1,160,102.70
6	Copp Contracting, Inc.	Buena Park, CA	$1,273,621.95

City staff has reviewed all bid documents for compliance and evaluated the contractor's professional background and recently completed projects for competency. As a result, City staff recommends an award of contract to the lowest responsive and responsible bidder, Gentry Brothers, Inc., given that this firm has completed major road reconstruction projects for several public agencies in southern California including the City of Covina's Covina Heights Paving Project, Badillo Street Resurfacing Project, Street Residential Resurfacing Project, and the Barranca Avenue & Cienega Avenue Street Resurfacing Project.

FISCAL IMPACT:

The San Bernardino Road Resurfacing Project – Project No. P2602 was included in the adopted Fiscal Year 2025-2026 Capital Improvement Program as shown below. Additionally, adoption of Resolution CC 2025-85 will amend the Fiscal Year 2025-2026 Capital Improvement Program to add the "Frontage Median Bioswale Installation Project – Project No. P2606" as well as appropriate $50,000 in Measure W – Municipal Funds for project use. A summary of project funding and proposed expenditures is presented below:

Project Funds	**Amount Allocated**	**Account**
Proposition C	$1,200,000	2405-2200-55310-P2602
Measure W	$50,000	2510-5600-55320-P2606
Grand Total	**$1,250,000**	

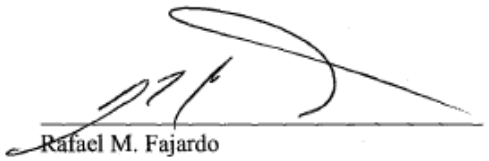
PROJECT EXPENSES

Description	**Amount**
Contract Base Bid (Gentry Brothers, Inc.)	$956,835.40
Contingency Allowance	$103,164.60
Project Subtotal	**$1,060,000**
Construction Management and Inspection Services (CEJ Engineers, Inc.)	$140,000
Total Project Fiscal Impact	**$1,200,000**

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
Director of Public Works/City Engineer

CONTRACT

CITY OF COVINA CONTRACT FOR SAN BERNARDINO ROAD RESURFACING PROJECT – PROJECT NO. P2602

THIS CONTRACT ("Contract") is made and entered this 15th day of July, 2025 ("Effective Date"), by and between the CITY OF COVINA, a California municipal corporation ("City") and Gentry Brothers, Inc a California corporation ("Contractor"). Contractor's California State Contractor's license number is 397682; Class A. Contractor's DIR registration number is 10000002240.

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 San Bernardino Road Resurfacing Project – Project No. P2602 ("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 Nine Hundred and Fifty Six Thousand Eight Hundred and Thirty Five Dollars and Forty Cents ($956,835.40) 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**:**

SAN BERNARDINO ROAD RESURFACING PROJECT – PROJECT NO. P2602
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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**:**

SAN BERNARDINO ROAD RESURFACING PROJECT – PROJECT NO. P2602
(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: _____	By: _____
Its	Its
By: _____	By: _____
Its	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.***

CONTRACT BID FORMS

SAN BERNARDINO ROAD RESURFACING PROJECT
FROM AZUSA AVENUE TO LARK ELLEN AVENUE
PROJECT No. P2602

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 cash, a cashier's check, a certified check or 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 three (3) 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 397682 Class A which expires on 12-26

Bidder's Name: GENTRY BROTHERS INC

Signature: _____ Date: 7-8-25

CITY OF COVINA

BID SCHEDULE
SCHEDULE OF PRICES FOR

SAN BERNARDINO ROAD RESURFACING PROJECT
FROM AZUSA AVENUE TO LARK ELLEN AVENUE
PROJECT No. P2602

Bidder's Name: GENTRY BROTHERS 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:

BID SCHEDULE

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICES	TOTAL AMOUNT
1.	Clearing and Grubbing	LS	1	30,000 00	30,000 00
2.	Disposal of Waste Materials	LS	1	15,000 00	15,000 00
3.	Traffic Control Plans	LS	1	90,000 00	90,000 00
4.	Cold Mill 2.0-inch existing Asphalt Pavement per plans and specifications	SF	146,169	.60	87,701 40
5.	Construct 1.0-inch-thick Asphaltic Leveling course D1 (PG 64-10) as indicated on the plans.	Ton	950	95 00	90,250 00 ~~135,000 00~~
6.	Construct a 1.5-inch thick asphalt pavement overlay C2 (PG 64-10) as indicated on the plans.	Ton	1,400	95 00	133,000 00
7.	Remove Existing and Construct 9-Inches Thick PCC Pavement (High Early Strength) 520-A-5000.	SF	1,997	18 00	35,946 00
8.	Sawcut, Remove, dispose and Construct 8-inch PCC curb & 24-inch gutter, per SPPWC Std. Plan 120-2. A2-8(200) Including all incidentals complete in place, per plans, details, and specifications	LF	140	90 00	12,600 00
9.	Sawcut. Remove, dispose, and Construct 4-InchThick PCC Sidewalk per SPPWC Std. Plan 113-2.	SF	13,500	12 00	162,000 00

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICES	TOTAL AMOUNT
10.	Sawcut, Remove, dispose and Construct Longitudinal Cross Gutter per SPPWC Std. Plan f22-2.	SF	2,366	18 00	42,588 00
11.	Sawcut, Remove, dispose and Construct PCC Driveway approach per SPPWC Std. Plan 110-2, Type B per plan, including all incidentals complete in place per plans, details, and specifications.	SF	7,000	16 00	112,000 00
12.	Sawcut, Remove and Construct PCC curb ramp per SPPWC Std. Plan 111-5., Case A, Type 3, including the removal and replacement of additional sidewalk between BCR and ECR (both locations) and all incidentals complete in place per plans, details, and specifications.	EA	4	11,000 00	44,000 00
13.	Sawcut, Remove and Construct PCC curb ramp per SPPWC Std. Plan 111-5., Case B, Type 2, including the removal and replacement of additional sidewalk between BCR and ECR (both locations) and all incidentals complete in place per plans, details, and specifications.	EA	3	11,000 00	33,000 00
14.	Sawcut. Remove and Construct PCC curb ramp per SPPWC Std. Plan 111-5 , Case D, Type 2, including the removal and replacement of additional sidewalk between BCR and ECR (both locations) and all incidentals complete in place per plans, details, and specifications.	EA	1	14,000 00	14,000 00
15.	Adjust existing utility valves can and covers (water, gas) to grade	EA	17	250 00	4,250 00
16.	Adjust existing Manhole frame and cover (Sewer/Storm Drain) to grade per SPPWC Std Plan 205-2	EA	10	850 00	8,500 00
17.	Install Traffic Striping, Thermoplastic, Traffic Signal Loops, red, green Curb and Pavement Markers, match existing in kind per plans and specifications.	LS	1	42,000 00	42,000 00

TOTAL BID AMOUNT $ 956,835 40

TOTAL BASE BID AMOUNT IN WORDS:

In accordance with Public Contract Code Section 20103.8 the lowest bid shall be determined on the basis of the base bid only, but the Owner may choose to award the contract on the basis of the base bid alone or the base bid and any alternate or combination of alternates.

By _____
Signature

WAYNE GENTRY
Type or Print Name

SEC TREAS
Title

7-8-25
Date

Gentry Brothers Inc
364 Live Oak Ave
Irwindale CA 91706
Business Street Address

City, State and Zip Code

626-357-9631
Telephone Number

Bidder's/Contractor's State of Incorporation: CA

Partners or Joint Ventures: _____

Bidder's License Number(s). 397682 A

Department Industrial Relations
Registered No. 1000002240

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.

QUESTIONNAIRE FORM

Fill out all of the following information. Attach additional sheets if necessary.

(1) Bidder's Name: GENTRY BROTHERS 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.

N/A

(3) Business Address: Gentry Brothers Inc
384 Live Oak Ave
Irwindale CA 91706

(4) Telephone: 626-357-9631 Facsimile:

(5) Type of firm - Individual, Partnership, LLC or Corporation: CORPORATION

(6) Corporation organized under the laws of the State of: CA

(7) California State Contractor's License Number and Class: 297682 A

Original Date Issued: 1981 Expiration Date: 12-26

(8) DIR Contractor Registration Number.
1000002246 GENTRY BROTHERS INC

(9) List the name and title of the person(s) who inspected the Project site for your firm:
WAYNE GENTRY CEO, SEC, TRES

(10) Number of years' experience the company has as a contractor in construction work: 45

(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:
WAYNE GENTRY CEO, SEC, TRES

(12) List all current and prior D.B.A.'s, aliases, and fictitious business names for any principal having interest in this Bid:
N/A

(13) List the dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this Bid:

N A

(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:

N A

b. Briefly summarize the parties' claims and defenses:

N A

c. State the tribunal (e g , Superior Court, American Arbitration Association, etc.), the matter number, and the outcome:

N A

(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.

N A

(16) Has the company or any principal having an interest in this Bid ever failed to complete a project? If yes, explain.

N A

(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

N A

(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

CITWS

Workman

Bradco

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

Subscribed and sworn to me Attached

Signature: _____

This _____ day of _____, 20___

Title: _____

Signature: _____

(SEAL)

Company

Signature: _____

Title: Sec, Treas

Date: 7-8-25

Signature: _____

Title: _____

Date: _____

California Acknowledgment Form

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 } ss.

On July 6, 2025 before me, N. Smith, Notary
(Here insert name and title of the officer)

personally appeared Wayne Gentry

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 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

Seal

N. SMITH
Notary Public - California
Los Angeles County
Commission # 2520393
My Comm. Expires Jun 9, 2029

WITNESS my hand and official seal

Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

*** This is not required under California State notary public law.***

Document Title: Contract Bid Forms # of Pages: 1

Notes

City of Covina - San Bernardino Road Resurfacing Project

©2014 Golden State Notary, Inc.

REFERENCES FORM

For all public agency projects in excess of $15,000 that you are currently working on or have worked on in the past two (2) years, provide the following information:

Project 1 Name/ Number ATTACHED

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 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 _____

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 _____

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 _____

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 _____

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.

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job	FOREMAN
Baldwin Park	626-960-4011	City Project #2018-0269 Various Locations	Sam Gutierrez	81	$ 1,757,175.50	3/28/2019 - 5/22/2019	Rudy
La Verne	909-596-8750	2018-19 Pavement Management Program	Anthony Ciolfi	81	$ 579,638.20	2/27/2019 - 3/21/2019	Rodney
Sierra Madre	626-355-7135	FY 2018-19 Street Improvement	Bruce Inman	85	$ 654,709.25	4/22/2019 - 6/28/2019	Rodney
El Monte	NA	Emergency Work - Valve Replacement Tyler & Irish	NA	85	$ 14,853.33	3/1/2019 - 3/1/2019	Gilbert
Jurupa Valley		Jurupa Valley - Emergency Culvert Repair	Steve Loriso	80	$ 29,667.45	2/15/2019 - 2/19/2019	Rudy
La Verne	909-596-8750	2018-19 PMP Various Locations	Anthony Ciolfi	83	$ 425,802.50	4/29/2019 -5/14/2019	Steve
La Verne	909-596-8750	CDBG Sidewalk Project #1401123	Anthony Ciolfi	81	$ 98,800.00	5/27/2019- 6/7/2019	Steve
La Verne	909-596-8750	Baseline Road	Anthony Ciolfi	83	$ -	6/11/2019 - 6/21/2019	Marcos
Pomona	909-802-7415	Street Preservation Local and Alleys	Steve Enna		$ 3,995,744.00	6/17/2019 -10/30/2019	Rudy/Pomona
Montclair	909-625-9444	San Jose Street Rehabilitation - #17022	Steve Stanton	83	$ 286,929.00	7/1/2019 - 7/29/2019	Marcos
Walnut	909-594-9702	La Puente Road Rehabilitation - #178975	Jason Welday/RKA	84	$ 593,622.50	7/1/19 - 10/21/2019	Rodney
San Dimas	909-934-6248	Avenida Entrada Street Improvements	Brandon Slater	85	$ 897,998.00	9/5/2019 -11/26/2019	Rodney
City of Industry	626-333-2211	Resurfacing of Don Julian Road	Kristen Weyer	93	$ 906,400.00	10/26/2020 - 01/01/2022	Rodney
City of Baldwin Park	626-960-4011	SB1 Puente Avenue Street Improvements	Sam Gutierrez	84	$ 1,071,867.00	11/18/2019 - 3/14/2020	Gilbert
City of Duarte	626-357-7931	Removal of Barriers for ADA Ramps	Teres Renteria	85	$ 41,080.00	12/2/2019 - 12/17/2019	Rodney
City of Chino Hills	909-364-2768	Los Serranos Tramp #519001	Steven Nix	84	$ 397,210.00	1/6/2020 -5/19/2020	Rodney
City of South Pasadena	626-403-7240	Alpha Ave/Melva Street Improvement	Kevin Ko	89	$ 1,696,910.00	4/28/2020 - 10/27/2020	Gilbert
City of Montebello	323-887-1200	Beverly Boulevard Improvements	Roberta Lacayo	80	$ 739,951.20	5/11/2020 - 8/25/2020	Rodney
City of Industry	626-333-2211	Annual Street Rehabilitation #CIP-STR-19-043-B	Gerry Perez	89	$ 420,492.00	2/26/2020 - 9/22/2020	Marcos
City of Montclair	909-625-9444	Emergency Road Work	Steve Stanton	89	$ 110,000.00	1/8/2020 - 1/20/2020	Gilbert

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job
Walnut		Emergency Work - Lemon Creek		85	$ 14,800.00	1/8/2020 - 1/17/2020
Covina	626-384-5236	Trip Road Imp/Phase II	Kristen Wegar	85	$ 1,726,775.00	2/3/2020 -5/5/2020
Downey	562-622-3468	Capital Improvement Project #19-04 - Samoline Avenue	Desi Gutierrez	85	$ 717,800.00	2/3/2020 - 5/19/2020
La Verne	909-596-8750	Emergency - Channel Crossings	Anthony Ciotti	86	$ 26,000.00	1/27/2020 - 01/30/2020
Baldwin Park	626-960-4011	Maine Avenue - PH I	Sam Gutierrez	84	$ 1,715,418.60	3/9/2020 - 8/30/2020
Baldwin Park	626-960-4011	ATP Cycle 3 Pacific Ave.	Sam Gutierrez	88	$ 2,112,094.90	5/13/2020 - 10/2/2020
West Covina	626-939-8425	FY 2019-20 Residential Street Rehabilitation	Miguel Hernandez	89	$ 969,070.35	6/1/2020 - 6/12/2020
Sierra Madre	626-355-7135	FY 2019-20 Street Improvement	Bruce Inman	85	$ 443,840.10	4/20/2020 - 5/19/2020
Diamond Bar	909-839-7010	CDBG Area 1 Curb Ramp Project #60108919	Tommye Cribbins	89	$ 129,820.00	6/8/2020 - 7/21/2020
Pomona		Street Preservation - #428-88501 FY19-20		90	$ 1,868,732.42	6/24/2020 - 12/23/2020
Rancho Cucamonga	909-477-270	2019/20 Arterial Pavement Rehabilitation - #800-2017-11	Shelley Hayes	91	$ 856,368.00	8/20/2020 - 11/6/2020
Covina		Badillo Street Rehabilitation - #P1501-W2003		88	$ 2,484,067.00	6/3/2020 - 1/27/2021
Baldwin Park	626-960-4011	Morgan Park Parking Lot - City Project#CIP20-183	Sam Gutierrez	90	$ 390,920.00	5/13/2020 - 9/22/2020
Claremont	909-399-5459	Guardrail Replacement	Michelle Gonzales	89	$ 46,500.00	7/22/2020 - 8/19/2020
Chino		FY 15/16 Alley Reconstruction		95	$ 1,816,952.85	12/7/2020 -10/4/2021
Montclair	909-625-9444	Hot Boulevard Pavement Rehabilitation	Steve Stanton	89	$ 888,393.28	10/5/2020 - 11/17/2020
Covina	626-384-5236	Concrete Repairs	Kristen Weger	95	$ 158,737.50	10/5/2020 - 10/30/2020
Industry		Temple Ave Dual Right Turn CITY-1458		91	$ 498,028.00	1/13/2021 - 3/19/2021
La Verne		"D" Street Overlay Parkway Renovation		90	$ 98,718.00	12/7/2020 - 12/22/2020
Upland		Alley & Access Road Improvements #6801/6802/6803/68001		91	$ 803,780.80	12/7/2020 - 5/4/2021
Brea		Country Lane Street Rehabilitation		91	$ 279,738.24	1/13/2021 - 2/11/2021
Downey		Telegraph Road Throughput & Safety Enhancements	Jasmine Fakhouri	99	$ 6,322,707.13	5/3/2021 - 3/4/2022

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job
Pomona		ADA Path of Travel, CDBG #428-6855, ADA Curb Ramps #428-67929	Michael Lee	94	$ 1,323,000.00	3/22/20212 - 11/10/2021
El Monte	626-580-2085	Valley Mall & Monterey	Kristen Lloyd	88	$ 29,050.00	2/8/2021 - 2/12/2021
NA		Cal Spas Drainage	NA	93	$ 84,104.00	02/19/2021 - 02/22/2021
Pomona		Local Street Preservation 20-21 #428-68562	Daniel Chang	94	$ 1,644,001.44	3/29/2021 - 12/10/2021
Alhambra	626-570-5015	2020Concrete Repair Improvements #N2M20-151		91	$ 437,280.20	5/3/2021 - 7/13/2021
Duarte	626-357-7931	2020-2021 Street Rehabilitation	Teresa Renteria	90	$ 343,393.44	4/12/2021 - 5/4/2021
West Covina	626-939-8425	FY 20-21 Rosenthal Street Rehabilitation #21020	Miguel Hernandez	84	$ 1,374,712.02	6/1/2021 - 8/10/2021
Monterey		Atlantic Water Main		95	$ 885,503.40	TERMINATED
Ontario		Water Main Replacement PH I	Cynthia Torres	87	$ 3,671,129.39	9/27/2021 - 10/6/2022
Arcadia	626-256-6653	Live Oak Rehabilitation	Kevin Merrill	92	$ 1,566,620.23	8/9/2021 -10/13/2021
Alhambra	626-570-5090	Water Main & Street Rehabilitation	Lauren Myles	96	$ 961,161.10	2/11/2021 - 7/11/2022
Covina		Street Rehabilitation	Rafael Fajardo	97	$ 1,317,227.25	7/30/2021 -11/10/2021
San Dimas	909-394-6248	Covina et al Street Improvement CC2021-03	Shari Garwick	92	$ 1,298,484.70	9/27/2021 - 3/25/2022
Covina	626-384-5238	Vita Pakt Main Replacement	Rafael Fajardo	92	$ 396,000.00	8/19/2021 - 11/24/2021
Rancho Cucamonga		FY 21-22 Pavement Rehabilitation #6002021-02	Romeo David	93	$ 1,176,830.84	10/25/2021 - 2/22/2022
Montebello	323-887-1460	Beach Street Pavement	Samantha Chonette	95	$ 926,849.00	4/1/2022 - 9/22/2022
Upland	909-291-2945	Civic Center Area Paving & ADA Improvements _#82335 6474004	Bob Critchfield	92	$ 369,993.00	2/23/2022 - 7/1/2022
Chino Hills	909-364-2765	Los Serranos Safe Routes to School Fast #ST210005	Steve Nix	97	$ 856,872.80	3/7/2022 - 7/29/2022
Chino	909-334-3415	Alley/Sanitation Rehabilitation FY 202-21 @SN-211	Austin Pastovopit	98	$ 1,423,393.75	3/14/2022 - 2/7/2023
Chino Hills	909-364-2862	Saddle Replacement PH 3 - #W17001	Michelle Smith	98	$ 1,183,700.00	8/1/2022 - 2/3/2023
Montclair	909-625-9444	Zone 5 & 6 Street Rehabilitation #21002	Steve Stanton		$ 3,599,603.23	6/15/2022 - 3/31/2023

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job
Glendora	626-335-6175	Cullen Avenue Water & Street Improvements #1317 & #1329	Joseph Velosa	92	$ 411,180.90	1/31/2022 - 3/15/2022
Montclair	909-625-9444	Modular Restroom Facilities	Steve Stanton	95	$ 71,380.00	8/1/2022 - 8/21/2022
Ontario		Water Main Replacement PHII			$ 8,733,323.98	3/13/2023 - 11/13/2024
Rancho Cucamonga	909-477-2730	CDBG Concrete Rehabilitation	Kenneth Fung	96	$ 1,378,207.60	5/2/2022 - 2/16/2023
Covina		Citrus Avenue Rehabilitation Project #P2010			$ 1,430,352.25	8/9/2022 - 6/5/2023
Arcadia	626-256-8653	2021/2022 Annual Concrete Repairs #55331022	Jacquelyn Mercado		$ 105,730.00	7/22/2022 -8/23/2022
Pomona	909-620-2238	Street Preservation FY 21-22 #426-68672	Daniel Chung	101	$ 2,335,605.90	7/26/2022 - 3/13/2023
Covina	626-384-5236	Miscellaneous Concrete Project #P2203	Valerie Cortez	92	$ 119,521.00	5/31/2022 - 6/23/2022
Downey	562-904-7110	City Yard Maintenance Pavement Rehabilitation #CIP 22-24	Edward Torres	96	$ 223,405.00	6/23/2022 -7/13/2022
Covina	626-384-5236	Front Street Water Main Installation	Rafael Fajardo	105	$ 1,430,062.25	5/29/2023 - 8/29/2023
La Verne		Sidewalk Replacement Various Locations PO#34317		97	$ 99,633.00	8/15/2022 - 8/29/2022
Claremont		Claremont Blvd & Monte Vista Accessibility Improvments Project CIP 2021-1	Steve	105	$ 586,765.00	8/21/2022 - 1/3/2023
Chino Hills	909-364-2811	Woodview Road Pavement Rehabilitation PHII #ST20012	Deborah Hill	105	$ 320,931.00	6/19/2023 - 7/26/2023
La Verne	909-596-8750	Old Town Streetscape Improvements		104	$ 1,624,694.20	11/14/2022 - 10/3/2023
Montclair	909-625-9444	CDBG Taget Area Alley Improvements	Steve Stanton	102	$ 976,909.28	12/5/2022 - 1/31/2023
Brea	714-671-4450	Country Hills Subdivision Pavement & Water Imp PH 2 #CIP 7322		103	$ 2,125,523.60	2/1/2023 - 10/3/2023
Rancho Cucamonga	909-477-2740	FY 22/23 Local Overlay Pavement Rehabilitation		106	$ 4,751,061.00	2/1/2023 - 10/24/2023
Pomona	909-802-7415	Street Rehab - District 4 & 5 - #426-67922 - Fed STPL-5070(038	Michael Lee	104	$ 1,539,544.74	2/8/2023 -10/24/2023
Glendora	626-335-6175	Bennett Water & Street Improvements	Michael Dinh	100	$ 4,431,996.50	5/8/2023 - 7/2/2024
Glendora	626-335-6175	Cumberland Water & Street Improvements	Michael Dinh	100	$ 3,936,908.00	5/10/2023 - 7/2/2024

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job
Walnut	909-594-9702	FY 22-23 Green Streets Project	Jason Wekley	105	$ 203,975.00	1/18/2023 -10/19/2023
Chino Hills		Pipeline Ave/Retaining Wall		87	$ 68,330.00	5/1/2023 -5/17/2023
Covina		Workman Street Improvements	Rafael Fajardo	105	$ 802,835.00	5/22/2023 - 8/7/2023
Rancho Cucamonga		Hermosa Avenue Street Widening/Pavement Rehabilitation	Romeo David	104	$ 1,069,056.00	6/19/2023 - 10/5/2023
Claremont		Towne Avenue Complete Street Improvements Project CIP 2022-04			$ 5,025,132.40	6/21/2023 - 3/4/2025
Arcadia	626-256-6653	2021 Misc Arterial Rehabilitation 1st Ave. Street Project		105	$ 1,321,381.10	7/5/2023 - 12/19/2023
Covina		Rowland Avenue Street Rehabilitation #P2204/#P2314			$ 2,987,785.00	10/30/2023 - 3/15/2024
Arcadia		Downtown Alley Improvements #41854121			$ 1,768,534.00	11/30/2023 - In Progress
Lynwood		Priority 2 PH 2B Street Improvements #4011.68 123			$ 1,952,000.00	1/16/2024 - 4/5/2024
South El Monte		Merced Avenue Greenway Project #0407			$ 9,098,474.00	1/16/2024 - 5/20/2025
South El Monte		FY 24-25 Pavement Rehabilitation #640			$ 1,953,040.00	10/15/2024 - 1/17/2025
La Verne		A-Line Station Pedestrian Bridge Drainage #1401102		105	$ 64,500.00	11/20/2023 - 11/2/2023
Covina		Covina Heights Water & Street Improvements			$ 2,177,140.00	4/12/2024 - 10/2/2024
Pomona		Multi-Neighborhood Pedestrian & Bike Improvements			$ 15,032,088.00	3/18/2024 - In Progress
Montclair		Arrow Hwy & Fremont Street Improvements			$ 588,920.00	2/21/2024 - 1/17/2025
Rancho Cucamonga		West Foothill Blvd #800-2023-13			$ 6,711,088.30	3/18/2024 - 2/11/2025
Pomona		Local Street (FY23-24) Improvements - 428-68592			$ 3,080,050.50	7/22/2024 - In Progress
Arcadia		Baldwin Avenue Streetscape			$ 3,945,080.28	8/23/2024 - In Progress
La Habra		Monte Vista Street Rehab #2-R-22			$ 658,940.00	8/13/2024 - 12/16/2024
Covina		Covina - Covina Heights Paving			$ 1,970,770.00	9/26/2024 - 12/11/2024
Rancho Cucamonga		6th Street Pavement Rehabilitation #800-2023-14			$ 870,019.69	10/16/2024 - 2/17/2025

OWNER	Phone# - City	JOB NAME/LOCATION/ CONTRACT#	CONTACT PERSON	BOX #	ESTIMATED CONTRACT AMOUNT	Date First - Last on Job
La Habra		Euclid Street Rehabilitation #1-R-21			$ 1,368,815.50	12/2/2024 - 4/22/2025
Arcadia		FY 2023/2024 Pavement Rehabilitation #3385-024			$ 2,160,253.79	2/18/2025 - In Progress
Covina		Barranca & Cienga Resurfacing Project #P2507/P2508			$ 1,477,543.00	12/2/2024 - 5/20/2025
Pomona		Holt Ave (West) Reconstruction #428-71047			$ 12,310,919.06	2/24/2025 - In Progress
Pomona		Garey Ave Rehabilitation #428-68573			$ 6,792,470.00	1/21/2025 - In Progress
Chino Hills		English Road Recycled Water Line Project #WA24001			$ 2,986,734.16	1/28/2025 - In Progress
Montclair		Ramona & Howard Roundabout Project			$ 1,910,443.00	TBD/2026
Covina		Badillo Street Resurfacing #P2507 & #P2508			$ 849,960.00	3/3/25 - In Progress
Covina		Residential Street Resurfacing #P2505			$ 524,095.00	3/3/25 - 5/20/2025
Pomona		Street Improvements Walking Trails/Steps Rehab #428-71078			$ 2,162,817.00	4/18/2025 - In Progress
Chino Hills		FY 2024-25 Street Improvements Project #ST25003			$ 2,087,360.00	5/27/2025 - In Progress
Arcadia		Second Avenue Pavement Arterial Rehabilitation #41854923			$ 618,825.00	6/2/2025 - In Progress
Diamond Bar		Area 4 Residential & Collector Street Rehabilitation and Arterial Rehabilitation			$ 2,575,366.95	6/16/2025 - In Progress

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.

ATTACHED

GENTRY BROTHERS, INC.
General Engineering Contractor

STATEMENT OF EXPERIENCE

Steve Gentry — **President / Construction Superintendent**

Mr. Gentry. President and Construction Superintendent of Gentry Brothers, Inc. Mr. Gentry has been with Gentry Brothers, Inc. for over 41 years. Mr. Gentry supervises, directs or performs in a wide variety of Public Improvement Projects. Mr. Gentry has been involved in a multitude of projects and maintains close contact with all active contracts, attending meetings regularly with various agencies. Mr. Gentry has extensive experience in street, storm drain, sewer and water improvement projects; including cold recycle, cement treated base, lean concrete base, pump stations, water transmission lines and water distribution systems. Mr. Gentry is experienced and brings a wealth of knowledge in municipal and water district level issues; having worked with most agencies throughout Los Angeles County, San Bernardino County and Orange County.

Jason Roehrborn — **Vice President / Project Manager**

Mr Roehrborn has over 25 years' experience as a Project Manager specializing in design and construction management of street, storm drain, and water; including resource management in Southern California. Mr. Roehrborn worked with the City of Glendora's Engineer Division for 12 years on multiple Capital Improvement Projects. Mr. Roehrborn joined Gentry Brothers, Inc. in January 2017. Mr. Roehrborn is currently overseeing various projects located in the Cities of Arcadia, Covina, Chino, Chino Hills, Diamond Bar, Rancho Cucamonga, and Pomona, etc. Mr. Roehrborn has considerable experience in a variety of civil engineering projects, including street and water system master planning, water treatment facilities, reservoirs, pump stations, water transmission lines and water distribution systems.

Joe Palomera — **Project Manager**

Mr. Palomera has over 10 years' experience as a Project Manager specializing in design and construction management of street, storm drain, and water; including resource management in Southern California. Mr. Palomera joined Gentry Brothers, Inc. in May 2019. Mr. Palomera is currently the Project Manager on various projects such as: Chino Hills – English Road Recycled Water Line, Chino Hills – Annual Street Improvement, Pomona – Garey Ave Rehabilitation, Pomona – Holt Ave Reconstruction, and Arcadia – Second Avenue Pavement Arterial Rehabilitation, etc. Mr. Palomera has considerable experience in a variety of civil engineering projects, including street and water system master planning, water treatment facilities, reservoirs, pump stations, water transmission lines and water distribution systems.

Winnie He — **Assistant Project Manager**

Miss He has over 4 years' experience as a Project Engineer specializing in design and construction management of Health Care Facilities and High-Rise Office Buildings. Miss He is experienced in managing diverse projects, liaising between business and technical stakeholders to achieve on-time, on-budget, and in-scope project delivery while maintaining successful customer relationships. Miss He joined Gentry Brothers, Inc. in November 2024. Miss He assists in all currently active projects under the guidance of Mr. Palomera and Mr. Roehrborn.

384 E. LIVE OAK AVENUE, IRWINDALE, CA 91706 | 626-357-9631 | FAX 626-357-6322

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 Cypress, CA	Type of Work (e.g., Electrical)	Percentage of Total Bid (e.g., 10%)1
Superior Pavement Marking	776306	1000001476	714-995-9100	Striping	3.00

3.00

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 _____

	Current Year of Record	2024	2023	2022	2021	2020	Total
Number of contracts	15	50	45	50	50	50	260
Total dollar amount of contracts (in thousands of dollars)	20,000	46,000	36,000	32,000	$4,000	35,000	223,000,
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: _____
Title: Sec. Mgr
Date: 7-8-25

Signature: _____
Title: _____
Date: _____

Bond No. N/A

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:

SAN BERNARDINO ROAD RESURFACING PROJECT
FROM AZUSA AVENUE TO LARK ELLEN AVENUE
PROJECT No. P2602

WHEREAS Gentry Brothers, Inc. - 384 E. Live Oak Avenue, Irwindale, CA 91706-1313

(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 Federal Insurance Company - 515 South Flower St., Suite 2100, Los Angeles, CA 90071

(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 of the bid Dollars ($ 10%), 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: July 2, 2025

"Principal"	"Surety"
Gentry Brothers, Inc	Federal Insurance Company
By:	By:
Its:	Its: Attorney-in-Fact, Ryan Butterfas
By:	By:
Its:	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 JUL 02 2025 before me, Adelaide C. Hunter, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Ryan Butterfas
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.

ADELAIDE C. HUNTER
Notary Public - California
Orange County
Commission # 2506152
My Comm. Expires Jan 27, 2029

Signature A. Hunter
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:	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:

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CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, WESTCHESTER FIRE INSURANCE COMPANY, and ACE AMERICAN INSURANCE COMPANY, corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Ryan Butterfas, Linda D. Coats, Matthew J. Coats and Summer Reyes of Laguna Hills, California

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 12th day of April 2024.

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this 12th day of April, 2024 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof; that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contreras
NOTARY PUBLIC OF NEW JERSEY
No. 50202268
Commission Expires August 22, 2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 30, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority hereby conferred, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specifications may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any active officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specifications may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolutions shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolutions shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that:

(1) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect;
(2) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 2nd day of July, 2025

Rupert HD Swindells, Assistant Secretary

IN CASE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-2483 Fax (908) 903-3656 e-mail: surety@chubb.com

California Acknowledgment Form

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 } ss.

On July 8, 2025 before me, N. Smith, Notary
(here insert name and title of the officer)

personally appeared Wayne Gentry

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 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.

Seal

WITNESS my hand and official seal.

Signature of Notary

N. SMITH
Notary Public - California
Los Angeles County
Commission # 2520393
My Comm. Expires Jun 9, 2029

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

*** This is not required under California State notary public law ***

Document Title: Bid Bond # of Pages: 1

Notes

City of Covina - San Bernardino Road Resurfacing Project

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NONCOLLUSION DECLARATION FORM
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
[Public Contract Code Section 7106]

The undersigned declares.

I am the SEC, TRES of ~~GENTRY BROTHERS 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 7-8-25 [date], at Irvine [city], CA [state]

Signature	Signature
Printed Name: Wayne Gentry	Printed Name:
Date: 7-8-25	Date:

This form must be notarized.

California Acknowledgment Form

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 } ss

On July 8, 2025 before me, N. Smith, Notary
(here insert name and title of the officer),

personally appeared Wayne Gentry

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 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.

Seal

N. SMITH
Notary Public - California
Los Angeles County
Commission # 2320193
My Comm. Expires Jun 9, 2029

WITNESS my hand and official seal.

Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

This is not required under California State notary public law.

Document Title: Noncollusion Declaration # of Pages: 1

Notes

City of Covina - San Bernardino Road Resurfacing Project

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ADDENDA ACKNOWLEDGMENT FORM

Bidder's Name: GENTRY BROTHERS INC

The Bidder shall signify receipt of all Addenda here, if any:

Addendum Number	Date Received	Signature
1	7-2-25	

If there are more Addenda than there is room in the chart above, attach another page acknowledging receipt of the Addenda.

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated July 15, 2025 ("Effective Date") and is between the City of Covina, a California municipal corporation ("City") and CEJ Engineers, Inc., a California 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 provide Construction Management and Inspection Services for the San Bernardino Road Resurfacing Project – Project No. P2602.

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, 2026, unless sooner terminated as provided in Section 14 of this Agreement.

2. Compensation.

A. Compensation. As full compensation for Consultant's services provided under this Agreement, City shall pay Consultant a sum not to exceed One Hundred and Forty Thousand Dollars ($140,000) (the "maximum compensation"), based on the hourly rates set forth in the Approved Fee Schedule, 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.

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 Joaquin Cervantes, Principal (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

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.

4. 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 Administrative Services 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 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.

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. 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.

8. 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.

9. 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.

10. 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.

11. 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 Four Million Dollars ($4,000,000) 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 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.

12. 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.

13. 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.

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 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.

15. 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.

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 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: Public Works, Engineering
City of Covina
125 E. College Street
Covina, California 91723

If to Consultant:
Attn: Joaquin Cervantes
CEJ Engineers, Inc
18800 Amar Rd., Suite B13
Walnut, CA 91789

17. 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.

18. 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.

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 and B 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. 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.

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. 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.

30. 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: _____
Title: _____

ATTEST:

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

Consultant:

CEJ Engineers, Inc
a California corporation

By: _____
Name: Joaquin Cervantes
Title: President

By: _____
Name: Joaquin Cervantes
Title: Vice President

(*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/SCOPE OF SERVICES

July 8, 2025

CITY OF COVINA
Rafael Fajardo, P.E
City Engineer/Public Works Director
125 East College Street
Covina, CA 91723

SUBJECT: ***CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR SAN BERNARDINO ROAD REHABILITATION PROJECT FROM LARK ELLEN AVENUE TO ASUZA AVENUE P2602***

Dear Mr. Fajardo,

CEJ Engineers is pleased to have the opportunity to submit this proposal for professional engineering services related to the City's Project. CEJ Engineers specializes in street improvement and public works projects. Our staff has extensive experience in preparing street construction plans, drainage studies, utility coordination, and preparing PS&E for various projects in accordance with local and regional standards and policies.

Our key personnel have more than 30 years of experience in working and communicating with a wide spectrum of relevant public agencies throughout Orange County and Los Angeles County. CEJ's personnel have provided professional consulting services to cities, special districts, and other governmental agencies within Southern California and Caltrans. CEJ is dedicated to professional quality and technical excellence through a proactive QA/QC program.

The CEJ team will provide services for the aspects required for this project as per the scope of work.

The following Exhibits are enclosed:

- Exhibit A – Scope of work

We believe the CEJ Team provides the right combination of experienced staff, project understanding, and local knowledge to successfully assist the City of Covina with Inspections and Engineering Services. Please feel free to contact us to discuss any aspects of this proposal or to arrange for an interview at (626) 667-8675 or at jcervantes@cej-eng.com.

Respectfully Submitted,

Joaquin Cervantes, P.E.
Principal
CEJ Engineers, Inc.
18800 Amar Rd., Suite B13
Walnut CA 91789

Exhibit A

SCOPE OF WORK

CEJ will provide Project management and Inspection services for the paving project as indicated on Contract documents to commence on or about July 2025. Scope of project: new curb replacement, grinding and paving and new striping. The major tasks include the following:

Perform Quality Assurance monitoring, Daily Inspections, and surveillance of the Construction Contractors activities to assure compliance with the design criteria and requirements and the Construction Contractors Project Plans.

1. Review construction document transmittals, i.e. shop drawings, Requests for Information, Requests for Change Orders, etc., submitted by the Construction Contractors prior to incorporation into the work;

2. Attend regular progress review meetings with the Construction Contractors to ascertain job progress and identify and resolve problems;

3. Respond to all of the Construction Contractors' Requests for Information;

4. Maintain shop drawings logs, tracking the date submitted by the Construction Contractors, date returned to the Construction Contractors.

5. Process plans and shop drawings submittals in a timely manner and stamp acceptable documents “Released For Construction”.

6. Maintain Request for Information Logs and Request for Change Order Logs, tracking the data submitted by the Construction Contractors and date returned to the Construction Contractors;

7. Respond to every notice of potential claim received from the Construction Contractors and take all steps necessary to mitigate delays and damages;

8. Analyze all of the Construction Contractors' claims and make recommendations for possible resolutions;

9. Maintain an accurate and current record of daily construction progress. Such record shall include daily reports, Resident Engineer's diary, use of photographs, minutes of all meetings and correspondence files;

10. Collect all Quality Assurance records including As-Built drawings, test reports, As-Built drawings (final revisions) shall be supplied by the Construction Contractors based on the as built conditions.

Exhibit B

Proposed Fee

Proposed Lump sum fee to not exceed **$140,000.00**

CLIENT:		**City of Covina**		**CEJ Engineers Inc**
PROJ:		San Bernardino Residential Resurfacing		
JOB NO:		Lark Ellen to Asuza		**SUMMARY PROPOSAL FEE**
DATE:		07/08/25		
LABOR	**Task 1**	**CONSTRUCTION MANAGEMENT AND INSPECTION**		
Class		**Position/Name**		**Subtotal**
B		Construction Management and Inspection		$140,000
		Note:		
		Time Estimation based on a 60-DAY Project Schedule		
PROPOSED FEE				
		PROPOSED FEE:		**$140,000**
		Proposal By / Project Manager: Joaquin Cervantes, P.E		

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 Consultant agrees to be bound by all the provisions thereof as though set forth in full herein.

2. Consultant 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. Consultant 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. Consultant 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 Consultant or by any subcontractor.

4. Pursuant to California Labor Code Section 1771.4, Consultant's services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant 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. Consultant shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Consultant 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. Consultant is responsible for compliance with Section 1776 by itself and all of its subcontractors.

6. Consultant 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 Consultant is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

7. Consultant shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by Consultant 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, Consultant 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 _____

RESOLUTION CC 2025-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE FISCAL YEAR 2025/2026 CAPITAL IMPROVEMENT PROGRAM AND CAPITAL IMPROVEMENT PROGRAM BUDGET TO INCLUDE THE "FRONTAGE MEDIAN BIOSWALE INSTALLATION PROJECT – PROJECT NO. P2606 AND APPROPRIATE $50,000 FROM AVAILABLE MEASURE W MUNICIPAL FUND – FUND BALANCE FOR USE TOWARDS BIOSWALE AND DROUGHT TOLERANT LANDSCAPE CONSTRUCTION

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 2025-2026 Operating Budget & Capital Improvement Plan (CIP) was approved on May 6, 2025; and

WHEREAS, the approved Operating Budget and Capital Improvement Plan (CIP) is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the City of Covina wishes to amend the 2025/2026 Capital Improvement Program and Capital Improvement Program Budget to include the "Frontage Median Bioswale Installation Project – Project No. P2606" and appropriate $50,000 for use Bioswale and Drought Tolerant Landscape Construction.

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

SECTION 1. Amend the Fiscal Year 2025/2026 Capital Improvement Program and Capital Improvement Program Budget appropriating $50,000 for use towards Bioswale and Drought Tolerant Landscape Construction as stated below:

Account No.	Account Description	Amount ($)	Increase/Decrease
2510-5600-55320-P2606	Measure W-Stormwater-Storm Drainage System-Frontage Median Bioswale Installation Project	$50,000	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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-85 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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 15, 2025

Title: Request for Approval of an Additional Full-Time Information Technology Technician Position

Presented by: Angel Carrillo, Deputy City Manager
Dr. Shawn Granger, Information Technology Manager

Recommendation: That the City Council adopt Resolution CC 2025-91 to Approve an Additional Full-Time Information Technology Technician Position.

EXECUTIVE SUMMARY:

The increasing complexity and volume of information technology (IT) demands have significantly outstripped our current staffing capabilities. To ensure adequate support throughout the entire week, including adequate coverage on Friday, Saturday, and Sunday when departments such as the Library, Public Works, Parks & Recreation, and Police Department are operational, additional IT personnel are required. The proposed addition of a full-time IT Technician is essential to fulfilling enhanced service obligations and maintaining efficient operations in technology-driven projects. This role is pivotal in reducing response times, enhancing support services, and adapting to the evolving IT landscape within the city's operations. Detailed job specifications and salary schedules are attached to Resolution CC 2025-91 as Exhibit A hereto. As proposed, funding for this position will come from sources outside of the general fund, including the City's Information Technology Service Fund, Water Fund and Sewer Fund.

BACKGROUND:

Currently, our IT staff includes one IT Technician under the direction of the IT Manager covering the hours from 7 a.m. to 6 p.m., Monday through Thursday. The escalating workload and advancing technology demands affecting all departments have surged due to many infrastructure projects, along with the preparatory work for the opening of the new Covina Recreation Center, upgrading the entire desktop fleet, increased digitalization and new public safety systems. The onsite IT support is limited due to resources, which adversely impacts service quality and response efficiency. Increasing this position is necessary to align with findings indicating a need to strengthen IT support, thereby facilitating operational efficiencies and improving management of the City's digital infrastructure. This additional position will allow a more flexible weekend coverage when a significant number of City staff are working.

DISCUSSION:

By adding a new IT Technician role, the City aims to enhance its capacity to support internal clients' needs expeditiously and robustly. The extra on-site support allows for increased coverage throughout the week and provide our staff solutions which enable better services to our community. This move will also support coverage during vacations and sick time within the IT department so there aren't the service gaps.

FISCAL IMPACT:

Funding for personnel Information Technology Technician position will be funded by the IT fund and sources outside of the general fund, including enterprise funds. The cost to implement these recommended changes is $80,000.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

Angel Carrillo
Deputy City Manager

Shawn Granger
IT Manager

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Temporary Community Support Program
Presented by: Chris Marcarello, City Manager
Recommendation: That the City Council authorize the City Manager to enter into temporary partnerships with the listed non-profit organizations to provide free/low-cost supportive services to Covina-based families and individuals impacted by federal immigration enforcement activities.

EXECUTIVE SUMMARY:

Recent Federal immigration enforcement activities have heightened tensions in the community and the greater Los Angeles region. These activities have created noticeable impacts to the quality of life within our community and have disrupted many individuals' social and economic practices due to a fear of being targeted by federal immigration enforcement personnel.

As a community that celebrates its diverse resident population, the Covina City Council and Police Department remain committed to the well-being of all Covina residents. As such, members of the City Council recently expressed an interest in establishing temporary supportive services for local households that have been impacted by federal immigration enforcement activities. As proposed, the City Council will consider authorizing partnerships with local non-profit organizations to provide resources to such households, including basic needs (food, water, utility bill assistance), case management services and supportive legal services, among others. Additionally, the City has developed a draft Community Resources webpage to better connect Covina-based individuals with access to services relating immigration enforcement activities.

DISCUSSION:

Last month, communities in Southern California began to observe an increase in federal immigration enforcement activities at public areas, workplaces, schools and places of commerce. While the City and its Police Department do not participate in immigration enforcement activities or inquire about the immigration status of individuals, it is apparent that the tactics used by Federal enforcement personnel have created instability for many members of the general public.

In response to these enforcement activities, members of the community mobilized in mid-June to express their objections via peaceful protest. To support these efforts, members of the Covina City Council and the Police Department communicated with organizers in advance of scheduled events to help ensure the safety of protestors, residents and businesses.

More recently, members of the City Council inquired regarding supportive services that could be offered to households and families that have been impacted by federal immigration enforcement activities. As proposed, a supportive resource network would be created in partnership with specialized non-profit agencies that have expertise in case management services, basic needs services and supportive legal services.

Case Management, Supportive Legal Services and Referral Services

Immigration Resource Center of San Gabriel Valley

The Immigration Resource Center of San Gabriel Valley ("IRC-SGV") is a 501(c) (3) non-profit organization based in Monrovia. IRC-SGV exists to support the immigrant population in the San Gabriel Valley by providing quality, low-cost immigration legal services and referral services that consider the needs of the whole person. These services offer an affordable way for local foreign-born, non-US citizens to comply with immigration law and contribute to the ability of individuals to provide for themselves and their families.

With IRC-SGV, the City would seek to connect Covina-based individuals with to the following resources:

- Immigration legal assistance services to better understand immigration law and options for individuals;
- Access to a hub of accurate knowledge regarding immigration law and other local social service agencies/resources
- Access to a local resource hotline for families of loved ones detained by federal enforcement officials

Of note, these funds would not be used for political or legal advocacy on behalf of classes of individuals, but rather individualized services focused particularly on assisting the families of detained individuals or those subject to detainment with common legal problems and issues.

Case Management and Basic Needs Services

Project 29:11

Project 29:11 is a 501(c) (3) non-profit organization based in Covina. Project 29:11 provides supportive basic needs services, including emergency food assistance, household supplies, clothing and utility bill assistance for persons in need.

With the Project 29:11, the City would seek to connect Covina-based individuals to the following resources:

- Case Management and basic needs services (food, water, household items)
- Utility-Bill Assistance

City Website Resource Page

A draft webpage has also been created to offer Community Resources to local individuals that may be impacted by immigration enforcement activities. Resources include the following:

- Contact Information for Non-Profit Organizations listed above that offer supportive services
- Hotlines and legal assistance resources available to individuals
- Links to information provided by regional representatives regarding individual rights and protections

FISCAL IMPACT:

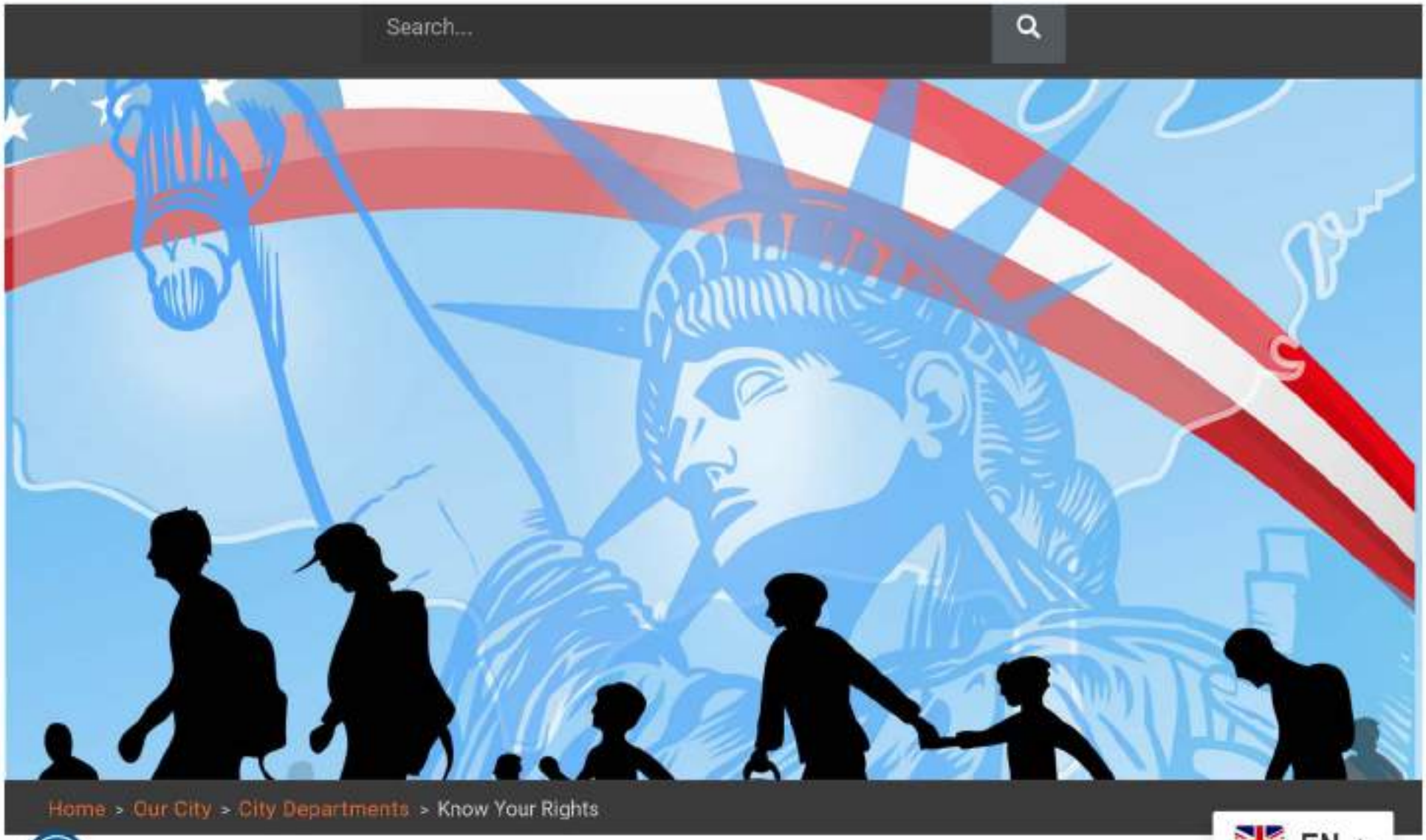
As proposed, with the City Council's authorization, partnerships with local non-profit organizations would be formalized into short-term agreements and funded via savings in the City's approved FY 2024-25 operating budget, subject to City purchasing policy limits. Should the need for services exceed these limits, additional information would be compiled and presented for the City Council's further consideration at a later date.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,

Chris Marcarello
City Manager


Search...
Home > Our City > City Departments > Know Your Rights
EN

Welcome to Covina's Resource and Community Support Page

In light of recent immigration and customs enforcement activity in the region, we understand that many in our community may be feeling anxious or uncertain. The City of Covina is committed to protecting the rights, dignity, and well-being of all our residents, regardless of immigration status. This page has been created to provide access to trusted information, legal resources, local support services, and community organizations. Our goal is to ensure that everyone who calls Covina home feels informed, respected, and supported.

Community Messages

- Covina City Council Message
- Covina Police Department Message

Know Your Rights Resources

- Immigration Resources | Representative Gil Cisneros
- Resources, Guidance and Model Policies for
  mmigration from California's Attorney General |

Community Resources

Basic Needs

- Project 29:11 Covina
  (626) 634-5319

Immigration Support Services/Legal Assistance

- Immigration Resource Center of San Gabriel Valley
  (626) 509-9472
- Legal Aid Foundation of Los Angeles
  (800) 399-4529

EN

Representing the 48th California Assembly District

- California Department of Social Services – Immigration Services Unit
  (916) 651-8017
- Catholic Charities of Los Angeles – Immigration Services
  (213) 251-3411
- Coalition for Human Immigrant Rights
  (213) 353-1333

Covina City Hall

125 E. College Street

Covina, CA 91723

(626) 384-5400

M-TH 7:00AM – 6:00PM

follow us

EN

The City of Covina provides responsive municipal services and manages public resources to enhance the quality of life for our community

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EN

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025

Title: Consideration of Resolutions Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 38), and to Call and Hold a Special Election (1207 West Badillo Street, Covina)

Presented by: Brian K. Lee, AICP, Deputy City Manager/Director of Community Development

Recommendation:
1. City Council to open the public hearing and consider public testimony and close the public hearing; and
2. Adopt Resolution CC 2025-81, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 38) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
3. Adopt Resolution CC 2025-82, calling a special election and submitting to the voters of Annexation No. 38 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 38 to finance public services, and the establishment of an appropriations limit; and
4. Adopt Resolution CC 2025-83 making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 38.

EXECUTIVE SUMMARY:

At the June 3, 2025, City Council meeting, the Council adopted the boundary map showing territory proposed to be annexed as Annexation No. 38, and declared its intention to authorize the annexation of that territory to Community Facilities District (CFD) No. 2007-1 (Public Services).

The purpose of the CFD is to finance the public safety and park services that are provided to the territory within the District beyond that provided by the City generally. In Fiscal Year 2025-2026, it has been determined that the cost of these services, for each additional multi-family residential unit, will be $666.67 per year. This program has been conceived with the intention that all future residential development, which results in a net increase of non-exempted residential units, would be required to annex to the CFD. The project at 1207 West Badillo Street, Covina will have a total of twenty-eight (28) new multi-family residential units. The special tax will be applicable to eighteen (18) multi-family residential units in Annexation No. 38.

DISCUSSION:

The purpose of the public hearing is to 1) authorize the annexation of territory to the CFD (Annexation No. 38); 2) call and hold an election of property owners within the CFD, and 3) authorize the levy of a special tax within Annexation No. 38 to the CFD. The related resolutions are hereby presented to the City Council, pursuant to the Conditions of Approval for twenty-eight (28) new multi-family residential units to be built at 1207 West Badillo Street, Covina, California. Ten (10) existing units on the lot will be demolished, resulting in a net increase of eighteen (18) multi-family residential units subject to the special tax.

Pursuant to the Conditions of Approval for development of a multi-family development at 1207 West Badillo Street, Covina, the applicant agreed to annex to the CFD, or to pay an in-lieu fee based on the financial impact on Police, Fire, Emergency, and Parks services. The builder opted to annex into the CFD. Under the proposed CFD,

in Fiscal Year 2025-2026, any newly constructed, non-exempted multi-family residential unit is charged $666.67 per year for the following services: police, fire protection and suppression, paramedic services, and park maintenance. This Special Tax appears on the annual Property Tax bill for each unit. The Special Tax authorized by the CFD shall be levied on all units for which building permits were issued on or before May 1 of the preceding fiscal year.

FISCAL IMPACT:

The "Special Tax" authorized by the proposed Community Facilities District (CFD) will generate $12,000.06 annually, based on eighteen (18) new multi-family residential units at the FY 2025-2026 tax rate of $666.67 per multi-family unit and will be deposited to Account No. 2740-4800-45800. The Special Tax shall be used to pay for the following additional services in the District: police, fire protection and suppression, paramedic services, and park maintenance. The Special Tax will increase annually by the greater of two percent (2.00%), or the percentage change in the Consumer Price Index.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Staff has determined that the annexation of the does not constitute a "project" under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(4) because such annexation involves the creation of a government funding mechanism which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

Respectfully submitted,



Brian K. Lee, AICP
Deputy City Manager/Director of Community Development

ANNEXATION MAP NO. 38
COMMUNITY FACILITIES DISTRICT NO. 2007-1
(PUBLIC SERVICES)

CITY OF COVINA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 202_.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 38 TO COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES), CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COVINA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 202__, BY ITS RESOLUTION NO. _____.

_____
FABIAN VELEZ, CHIEF DEPUTY CITY CLERK
CITY OF COVINA

FILED THIS _____ DAY OF _____, 202__, AT THE HOUR OF _____ O'CLOCK __.M. IN THE BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE(S) _____ AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

_____
BY DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES) OF THE CITY OF COVINA RECORDED WITH THE LOS ANGELES COUNTY RECORDER'S OFFICE ON MAY 18, 2007, AS DOCUMENT NO. 20071218337 IN THE BOOK OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE LOS ANGELES COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE LOS ANGELES COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND

ANNEXATION BOUNDARY

(1) MAP REFERENCE NUMBER

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER(S)
1	8434-017-082

WILLDAN

RESOLUTION CC 2025-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AUTHORIZING THE ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2007-1 (ANNEXATION NO. 38) AND AUTHORIZING THE LEVY OF A SPECIAL TAX AND SUBMITTING THE LEVY OF TAX TO THE QUALIFIED ELECTORS

WHEREAS, this Council, on June 3, 2025, adopted Resolution CC 2025-42 (hereafter referred to as the "Resolution of Intention") stating its intention to annex territory to City of Covina Community Facilities District No. 2007-1 (Public Services) ("CFD No. 2007-1"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, a copy of the Resolution of Intention, which states the authorized services to be provided and financed by CFD No. 2007-1, and a description and map of the proposed boundaries of the territory to be annexed to CFD No. 2007-1 ("Annexation No. 38"), is on file with the City Clerk and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on the 3rd of June, 2025, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to CFD No. 2007-1; and

WHEREAS, at said hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to CFD No. 2007-1 and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to CFD No. 2007-1 by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in CFD No. 2007-1, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to CFD No. 2007-1, or (iii) owners of one-half or more of the area of land in the territory within CFD 2007-1 and not exempt from special tax, or (iv), owners of one-half or more of the area of land in the territory proposed to be annexed to CFD No. 2007-1 and not exempt from the special tax; and

WHEREAS, a boundary map for Annexation No. 38 to CFD No. 2007-1 has been filed with the County Recorder of the County of Los Angeles, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

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

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Authorization. All prior proceedings taken by this Council with respect to CFD No. 2007-1 and the proposed annexation of territory thereto have been duly considered and

are hereby determined to be valid and in conformity with the Act.

SECTION 3. Boundaries. The description and map of the boundaries of the territory to be annexed to CFD No. 2007-1, on file with the City Clerk, are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of CFD No. 2007-1, and said territory is hereby annexed to CFD No. 2007-1, subject to voter approval of the levy of the special taxes therein as hereinafter provided.

SECTION 4. Services. The services which CFD No. 2007-1 is authorized to finance are in addition to those provided in or required for the territory within CFD No. 2007-1 and the territory to be annexed to CFD No. 2007-1 and will not be replacing services already available. A general description of the services to be financed is as follows:

PUBLIC SERVICES

New police services, fire protection and suppression services, paramedic services, and park maintenance, including but not limited to (i) the costs of contracting services, (ii) related facilities, equipment, vehicles, ambulances, fire apparatus and supplies, (iii) the salaries and benefits of City staff that directly provide police services, fire protection and suppression services, paramedic services, and park maintenance respectively, and (iv) City overhead costs associated with providing such services within CFD No. 2007-1. The Special Tax provides only partial funding for Public Services.

SECTION 5. Special Taxes. It is the intention of this City Council that, except where funds are otherwise available, a special tax sufficient to pay for said services to be provided in CFD No. 2007-1 and the territory proposed to be annexed as part of Annexation No. 38, secured by recordation of a continuing lien against all non-exempt real property in Annexation No. 38, will be levied annually within the boundaries of Annexation No. 38 from and after the annexation of such property to CFD No. 2007-1. The special taxes shall be those as originally authorized through the formation of CFD No. 2007-1 and adopted by Ordinance of this legislative body, and no changes or modifications are proposed in the special taxes from those as originally set forth and made applicable to CFD No. 2007-1.

For particulars as to the rate and method of apportionment of the proposed special tax (the "RMA"), reference is made to the attached and incorporated Exhibit "A," which sets forth in sufficient detail the method of apportionment to allow each landowner or resident within Annexation No. 38 to clearly estimate the maximum annual amount that said person will have to pay on said special tax.

SECTION 6. Election. The provisions of the Resolution of Intention of the City, each as heretofore adopted by this Council, are by this reference incorporated herein as if fully set forth herein.

(a) Pursuant to the provisions of the Act, the proposition of the levy of the special tax within Annexation No. 38 shall be submitted to the voters within Annexation No. 38 at an election called therefore as

hereinafter provided. This Council hereby finds that twelve (12) or more persons have not been registered to vote within Annexation No. 38 for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within Annexation No. 38 and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in Annexation No. 38.

(b) Pursuant to Section 53326 of the Act, the election shall be conducted by mail ballot under applicable sections of the California Elections Code, commencing with Section 4000 of said code with respect to elections conducted by mail. The Council called a special election to consider the measures described and incorporated in the ballot, attached as Exhibit "B," which election was held on December 3rd, 2024, (hereafter referred to as "Election Day"). The City Clerk was the election official to conduct the election and provided each landowner in the territory to be annexed to CFD No. 2007-1, a ballot in the form of Exhibit "B", which form is hereby approved. The City Clerk has accepted the ballots of the qualified electors received prior to 7:30 p.m. on Election Day, whether received by mail or by personal delivery.

(c) This Council hereby further finds that the provision of Section 53326 of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, has been waived by the voters and the date for the election hereinabove specified is established accordingly.

SECTION 7. 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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-81 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day July, 2025, 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

FIRST AMENDED RATE AND METHOD OF APPORTIONMENT

FIRST AMENDED
RATE AND METHOD OF APPORTIONMENT

CITY OF COVINA

COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES)

A special tax as hereinafter defined shall be levied on and collected for Community Facilities District No. 2007-1 (Public Services) of the City of Covina ("CFD No. 2007-1") each Fiscal Year, commencing in Fiscal Year 2007-2008, in an amount determined by the City Council of the City of Covina through the application of the appropriate Special Tax for "Developed Property," as described below. All of the real property in CFD No. 2007-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any actual ordinary and necessary expense of the City of Covina, or designee thereof or both, to carry out the administration of CFD No. 2007-1 related to the determination of the amount of the levy of the Special Tax, the collection of the Special Tax including the expenses of collecting delinquencies, the payment of a proportional share of salaries and benefits of any City employee whose duties are directly related to the administration of CFD No. 2007-1, fees and expenses for counsel, Special Tax consultant and other consultants hired by the City in relation to CFD No. 2007-1, costs associated with responding to public inquiries regarding CFD No. 2007-1, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2007-1.

"Affordable Housing" means any Unit within CFD No. 2007-1 that is subject to a written and recordable covenant, deed restriction, resale restriction, regulatory agreement or similar agreement with either the City of Covina or the Redevelopment Agency of the City of Covina, which restricts the amount of rent for that Unit to "affordable rent" (as that term is defined in California Health and Safety Code Section 50053) for a period of not less than fifty-five (55) years, or which restricts the purchase price for that Unit to "affordable housing cost" (as that term is defined in California Health and Safety Code Section 50052.5) for a period of not less than forty-five (45) years. A Unit shall no longer be considered Affordable Housing following the expiration or termination of the applicable covenant, restriction or agreement.

"Annual Escalation Factor" means for the Special Tax, the greater of (i) two percent (2.00%), or (ii) the percentage change in the Consumer Price Index for the Calendar Year ending in December of the prior Fiscal Year.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel number within the boundaries of CFD No. 2007-1.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Base Year" means Fiscal Year ending June 30, 2008.

"Boundary Map" means the map of the boundaries for CFD No. 2007-1, as approved by the City Council, and recorded with the County in maps of assessments and community facilities districts.

"Building Permit" means a permit for new construction for a residential dwelling Unit. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirements and providing for the levy and collection of the Special Tax.

"CFD No. 2007-1" means Community Facilities District No. 2007-1 (Public Services) established by the City under the Act.

"City" means the City of Covina.

"City Council" means the City Council of the City, acting as the Legislative Body of CFD No. 2007-1, or its designee.

"Consumer Price Index" means the index published by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Los Angeles-Riverside-Orange County area.

"County" means the County of Los Angeles.

"Developed Property" means all Assessor's Parcels within CFD No. 2007-1 for which Building Permits were issued on or before May 1 preceding the Fiscal Year for which the Special Tax is being levied, provided that a Final Map was created on or before January 1 of the prior Fiscal Year and that each such Assessor's Parcel is associated with a Lot, as determined reasonably by the City and/or CFD administrator.

"Exempt Property" means all Assessor's Parcels within CFD No. 2007-1 designated as being exempt from the Special Tax as determined in Section F.

"Final Map" means a subdivision of property evidenced by the recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or the recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Lot" means an individual legal lot created by a Final Map for which a Building Permit could or has been issued.

"Maximum Special Tax" means the Maximum Special Tax determined in accordance with Section C, which can be levied by CFD No. 2007-1 in any Fiscal Year on Taxable Property within CFD No. 2007-1.

"Mixed-Use Property" means all Assessor's Parcels of Developed Property for which Building Permit(s) have been issued for purposes of constructing Non-Residential Property and Residential Property. Residential Units on Mixed-Use Property shall be classified as Multi-Family Residential.

"Multi-Family Residential" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing a residential structure consisting of two or more residential Units that share common walls, including, but not limited to, duplexes, triplexes, town homes, condominiums, apartment Units, and residential Units on Assessor's Parcels that are considered Mixed-Use Property.

"Non-Residential Property" means all Assessor's Parcels for which a Building Permit was issued for any type of non-residential use.

"Public Property" means any property within the boundaries of CFD No. 2007-1 that is owned by or irrecoverably dedicated to the City, the federal government, the State of California, the County, CFD No. 2007-1, or other public agency. For purposes of this definition, property owned by the Redevelopment Agency of the City of Covina is **not** considered Public Property and any property owned by the Redevelopment Agency will be subject to the levy of a Special Tax in accordance with Sections C and D herein.

"Public Services" means new police services, fire protection and suppression services, paramedic services, and park maintenance, including but not limited to (i) the costs of contracting services, (ii) related facilities, equipment, vehicles, ambulances, fire apparatus and supplies, (iii) the salaries and benefits of City and Fire District staff that directly provide police services, fire protection and suppression services, paramedic services, and park maintenance, and (iv) City and Fire District overhead costs associated with providing such services within CFD No. 2007-1. The Special Tax provides only partial funding for police, fire protection services, paramedic services, and park maintenance.

"Special Tax" means any special tax authorized to be levied by CFD No. 2007-1 pursuant to the Act to fund the Special Tax Requirement.

"Single-Family Residential" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one single-family residential dwelling Unit.

"Taxable Property" means all Assessor's Parcels within CFD No. 2007-1 that are not exempt from the levy of the Special Tax.

"Tax Class" means any of the classes listed in Table 1 below.

"Undeveloped Property" means all Assessor's Parcels within CFD No. 2007-1 for which Building Permits have not been issued and that is not classified as Approved Property or Public Property.

"Unit" means any separate residential dwelling unit in which a person or persons may live, which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units and is not considered to be for commercial or industrial use.

B. CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2007-2008, each Assessor's Parcel within CFD No. 2007-1 shall be classified as Developed Property or Exempt Property. In addition, each Fiscal Year, beginning with Fiscal Year 2007-2008, each Assessor's Parcel of Developed Property shall be further classified as Single-Family Residential, Multi-Family Residential, or Mixed-Use Property.

C. MAXIMUM ANNUAL SPECIAL TAX

The Maximum Special Tax for each Assessor's Parcel classified as Single-Family Residential, Multi-Family Residential, and Mixed-Use Property in Fiscal Year 2007-2008 shall be equal to the Maximum Special Tax set forth in Table 1.

TABLE 1
MAXIMUM ANNUAL SPECIAL TAX RATES
Fiscal Year 2007-2008

Tax Class	Description	Maximum Special Tax
1	Single-Family Residential	$527 per Unit
2	Multi-Family Residential	$395 per Unit
3	Mixed-Use Property	$395 per Unit

For each subsequent Fiscal Year following the Base Year, the Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be adjusted by the Annual Escalation Factor.

Multiple Tax Classes

In some instances an Assessor's Parcel may contain more than one Tax Class. The Maximum Special Tax levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax that can be imposed on all Tax Classes located on that Assessor's Parcel.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing with Fiscal Year 2007-2008, and for each subsequent Fiscal Year, the Special Tax shall be levied on each Assessor's Parcel of Developed Property at the applicable Maximum Special Tax as set forth in Section C.

E. TERMINATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund Public Services provided to CFD No. 2007-1.

F. EXEMPTIONS

The City shall classify as Exempt Property: (i) Public Property, (ii) Non-Residential Property, (iii) Undeveloped Property, (iv) Affordable Housing, or (v) Assessor's Parcels with public or utility easements making impractical their utilization for other purposes than those set forth in the easement.

G. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax that is disputed. A representative(s) of CFD No. 2007-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

H. MANNER OF COLLECTION

The annual Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2007-1 may collect the Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT B

SAMPLE BALLOT

OFFICIAL BALLOT
SPECIAL ELECTION

City of Covina
Community Facilities District No. 2007-1
(Public Services)
Annexation No. 38

This ballot is for a special landowner election. You must return this ballot in the enclosed postage paid envelope to the Office of the City Clerk of the City of Covina no later than 7:30 p.m. on July 15, 2025, either by mail or in person. Ballots received after the special election with a postmark of the special election date, or earlier date, shall not be considered. The City Clerk's office is located at 125 East College Street, Covina, California, 91723.

To vote, mark a cross (X) or a check mark in the voting square after the word "YES" or after the word "NO". All distinguishing marks otherwise made are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Covina and obtain another.

PROPOSITION A: Shall special taxes be levied annually on taxable property within the territory to be annexed into the City of Covina Community Facilities District No. 2007-1 (Public Services), County of Los Angeles, State of California ("Annexation No. 38") and collected so long as the special taxes are needed to pay for police services, fire protection and suppression services, paramedic services, and park maintenance at the special tax rates and pursuant to and as described in the rate and method of apportionment ("RMA") attached hereto as Exhibit A and incorporated herein and as also set forth in the to the Resolution of Intention, Resolution No. 07-6578, adopted by the City Council of the City of Covina on May 1, 2007, and as amended by Resolution No. 09-6743?	☐ Yes ☐ No
PROPOSITION B: Shall an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIIIB of the California Constitution, be established for Annexation No. 38 to the City of Covina Community Facilities District No. 2007-1 (Public Services), County of Los Angeles, State of California, in the amount of $100,000 per annum?	☐ Yes ☐ No

Number of votes: 2 Property Owner: Bradford Park Properties Limited Partnership

By: _____
William R. Mitchell, Esq.

RESOLUTION CC 2025-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE VOTERS OF ANNEXATION NO. 38 OF CITY OF COVINA COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES) PROPOSITIONS REGARDING THE ANNUAL LEVY OF SPECIAL TAXES WITHIN ANNEXATION NO. 38 TO FINANCE PUBLIC SERVICES, AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT

WHEREAS, pursuant to Section 53339.7 of the California Government Code the City Council (hereafter referred to as the "City Council") of the City of Covina (the "City") has adopted the resolution authorizing the annexation of territory to City of Covina Community Facilities District No. 2007-1 (Public Services), County of Los Angeles, State of California ("CFD No. 2007-1"); and

WHEREAS, by that resolution, the City Council called a special election on the propositions to be submitted to the voters of the territory proposed to be annexed to CFD No. 2007-1 ("Annexation No. 38") with respect to the levy of special taxes therein for the financing of public services within CFD No. 2007-1; and

WHEREAS, pursuant to Section 53326 of the California Government Code, it is necessary that the City Council submit to the voters of Annexation No. 38 the annual levy of special taxes on taxable property within Annexation No. 38; and

WHEREAS, pursuant to Section 53325.7 of the California Government Code and the provisions of said Code, the City Council may also submit to the voters of Annexation No. 38 a proposition for the establishment of an appropriations limit for Annexation No. 38; and

WHEREAS, twelve (12) or more registered voters have not resided within the territory of Annexation No. 38 for each of the ninety (90) days preceding July 15, 2025.

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

SECTION 1. Findings. The City Council finds that: (i) the foregoing recitals are true and correct; (ii) 12 persons have not been registered to vote within the territory to be annexed to CFD No. 2007-1 for each of the 90 days preceding the close of the public hearing on July 15, 2025; (iii) pursuant to Section 53326 of the California Government Code, as a result of the findings set forth in clause (ii) above, the vote in the special election called by this resolution shall be by the landowners of the territory to be annexed to CFD No. 2007-1, whose property would be subject to the special taxes if they were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within Annexation No. 38 which would be subject to the proposed special taxes if they were levied at the time of the election; (iv) the owners of all of the land in Annexation No. 38 by written consent (a) waived the time limits set forth in Section 53326 of the California Government Code

for holding the election called by this resolution and the election on the propositions (b) consented to the holding of the election on July 15, 2025, (c) waived notice and mailed notice of the time and date of the election, (d) waived an impartial analysis by the City Attorney of the ballot propositions pursuant to Section 9280 of the California Elections Code and arguments and rebuttals pursuant to Sections 9281 to 9287, inclusive, and 9295 of that Code, and mailing of a statement pursuant to Section 9401 of that Code, and (e) waived a synopsis of the measures to be included in the official ballot for said elections pursuant to Section 12111 of that Code; and (v) the City Clerk (hereafter referred to as the "City Clerk") has consented to the holding of the election on July 15, 2025.

SECTION 2. Call of Election. The City Council hereby calls and schedules an election for July 15, 2025, on the proposition of the annual levy of special taxes on taxable property within Annexation No. 38 to CFD No. 2007-1 to finance public services within the CFD No. 2007-1, and on the proposition of the establishment of an appropriations limit for Annexation No. 38 to CFD No. 2007-1.

SECTION 3. Propositions. The propositions to be submitted to the voters of Annexation No. 38 at such special election shall be as follows:

Proposition A*:* Shall special taxes be levied annually on taxable property within the territory to be annexed into the City of Covina Community Facilities District No. 2007-1 (Public Services), County of Los Angeles, State of California ("Annexation No. 38"); and collected so long as the special taxes are needed to pay for police services, fire protection and suppression services, paramedic services, and park maintenance at the special tax rates and pursuant to the method of apportioning the special taxes set forth in Exhibit "B" to the Resolution of Intention, Resolution No. 07-6578, adopted by the City Council of the City of Covina on May 1, 2007, and as amended by Resolution No. 09-6743?

Proposition B**:** Shall an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIIIB of the California Constitution, be established for Annexation No. 38 to the City of Covina Community Facilities District No. 2007-1 (Public Services), County of Los Angeles, State of California, in the amount of $100,000 per annum?

The First Amended Rate and Method of Apportionment is attached as Exhibit A.

SECTION 4. Conduct of Election. Except as otherwise provided in Section 5 hereof, the special election shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they may be applicable.

SECTION 5. Election Procedures. The procedures to be followed in conducting the special election on (i) the proposition with respect to the levy of special taxes on taxable property within Annexation No. 38 to CFD No. 2007-1 to pay for public services, and (ii) the proposition with respect to the establishment of an appropriations limit for Annexation No. 38 to CFD No. 2007-1 in the amount of $100,000 per annum shall be as follows:

(a) Pursuant to Section 53326 of the California Government Code, ballots for the special election shall be distributed to the qualified electors by the City Clerk by mail or by personal service.

(b) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, and in particular Division 4 (commencing with Section 4000) of that Code with respect to election conducted by mail, the City Clerk, or designated official, shall mail or deliver to each qualified elector an official ballot in the appropriate form, and shall also mail or deliver to all such qualified electors a ballot pamphlet, instructions to voter, and a return identification envelope addressed to the City Clerk for the return of voted official ballots.

(c) The official ballot to be mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter.

(d) The return identification envelope mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of the declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the City Clerk.

(e) The information to voter form to be delivered by the City Clerk to the landowner-voter shall inform them that the official ballot shall be returned to the City Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 7:30 p.m. on the 15th day of July, 2025; provided that if all qualified electors have voted, the election shall be closed with the concurrence of the City Clerk.

(f) Upon receipt of the return identification envelope, which are returned prior to the voting deadline on the date of the election, the City Clerk shall canvass the votes cast in the election, and shall file a statement with the City Council as to the results of such canvass and the election on each proposition set forth in the official ballot.

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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-82 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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

FIRST AMENDED RATE AND METHOD OF APPORTIONMENT

(Please see Exhibit A to Resolution CC 2025-81, Attachment B, in this same packet)

RESOLUTION CC 2025-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS, CERTIFYING THE RESULTS OF AN ELECTION AND ADDING PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES), ANNEXATION NO. 38

WHEREAS, the City Council of the City of Covina (the "City Council"), has previously formed a Community Facilities District pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, said Article 3.5 thereof. The existing Community Facilities District being designated as Community Facilities District No. 2007-1 (Public Services) (hereafter referred to as CFD No. 2007-1); and

WHEREAS, the City Council initiated proceedings to annex certain territory to Community Facilities District No. 2007-1 (Public Services), Annexation No. 38 (hereafter referred to as "Annexation No. 38"); and

WHEREAS, at this time the unanimous consent to the annexation of Annexation No. 38 has been received from the property owner or owners of such territory; and

WHEREAS, twelve (12) or more registered voters have not resided within the territory of Annexation No. 38 for each of the ninety (90) days preceding July 15, 2025, therefore, pursuant to the Act the qualified electors of Annexation No. 38 shall be the "landowners" of Annexation No. 38 as such term is defined in Government Code Section 53317(f) and each such landowner who is the owner of record, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that she or he owns within; and

WHEREAS, the time limit specified by the Act for conducting an election to submit the levy of the special taxes on the property within Annexation No. 38 to the qualified electors of Annexation No. 38 and the requirements for impartial analysis and ballot arguments have been waived with the unanimous consent of the qualified electors of Annexation No. 38; and

WHEREAS, the City Council adopted on July 15, 2025, a resolution entitled "Resolution of the City Council of the City of Covina, California, Calling a Special Election and Submitting to the Voters of Annexation No. 38 of City of Covina Community Facilities District No. 2007-1 (Public Services) Propositions Regarding the Annual Levy of Special Taxes within Annexation No. 38 to Finance Public Services, and the Establishment of an Appropriations Limit" (the "Resolution Calling Election"), calling for a special election (the "Special Election") of the qualified electors within Annexation No. 38; and

WHEREAS, pursuant to the terms of said resolution, which are by this reference incorporated herein, the Special Election was held on July 15, 2025, and the City Clerk has on file a Certificate of Election Official and Statement of Votes Cast (the "Certificate"), a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, the measures voted upon did receive the favorable 2/3's vote of the qualified electors, and the City Council desires to declare the results of the Special Election; and

WHEREAS, a map showing the territory to be annexed and designated as Annexation No. 38 (hereafter referred to as the "Annexation Map"), a copy of which is attached as Exhibit B hereto and incorporated herein by this reference, and a list of Properties to be annexed and landowners, a copy of which is attached as Exhibit C hereto and incorporated herein by this reference, has been submitted to the City Council.

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

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Findings. This City Council does hereby determine as follows:

(a) The unanimous consent to the annexation of Annexation No. 38 to CFD No. 2007-1 has been given by all of the owners within Annexation No. 38 and such consent shall be kept on file in the Office of the City Clerk.

(b) Twelve (12) or more registered voters have not resided within the territory of Annexation No. 38 for each of the ninety (90) days preceding July 15, 2025, therefore, pursuant to the Act the qualified electors of Annexation No. 24 shall be the "landowners" of such Annexation No. 38 as such term is defined in Government Code Section 53317(f).

(c) Pursuant to the Certificate, the qualified electors of Annexation No. 38 have unanimously voted in favor of the levy of special taxes within Annexation No. 38 upon its annexation to CFD No. 2007-1 and the establishment of an appropriations limit for Annexation No. 38.

SECTION 3. Annexed Area. The boundaries and parcels of territory within Annexation No. 38 and on which special taxes will be levied in order to pay for the costs and expenses of authorized public services are shown on the Annexation Map as submitted to and hereby approved by this City Council.

SECTION 4. Declaration of Annexation. The City Council does hereby determine and declare that Annexation No. 38 is now added to and becomes a part of CFD No. 2007-1. The City Council, acting as the legislative body of CFD No. 2007-1, is hereby empowered to levy the authorized special tax within Annexation No. 38.

SECTION 5. Notice. Immediately upon adoption of this Resolution, notice shall be given as follows:

An Amendment to the Notice of Special Tax Lien (Notice of Annexation) shall be recorded in the Office of the County Recorder no later than fifteen (15) days after the date of adoption of this Resolution.

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 15th day of July, 2025.

City of Covina, California

BY:

_____

VICTOR LINARES, 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 2025-83 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July 2025, 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

CERTIFICATE OF ELECTION OFFICIAL AND STATEMENT OF VOTES CAST

CERTIFICATE OF ELECTION OFFICIAL AND STATEMENT OF VOTES CAST

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF COVINA)

The undersigned, ELECTION OFFICIAL OF THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DOES HEREBY CERTIFY that pursuant to the provisions commencing with Section 53326 of the Government Code of the State of California, I did canvass the returns of the votes cast at the

CITY OF COVINA
COMMUNITY FACILITIES DISTRICT NO. 2007-1
(PUBLIC SERVICES)
ANNEXATION NO. 38
SPECIAL ELECTION

in the City, held on July 15, 2025.

I FURTHER CERTIFY that this Statement of Votes Cast shows the whole number of votes cast in the area proposed to be annexed, Annexation No. 38 to Community Facilities District No. 2007-1 (Public Services) of the City of Covina for or against the Measure are full, true and correct.

NUMBER OF ELIGIBLE VOTES: _____

VOTES CAST ON PROPOSITION A: YES _____
NO _____

VOTES CAST ON PROPOSITION B: YES _____
NO _____

WITNESS my hand this 15th day of July 2025.

_____
City Clerk
City of Covina

EXHIBIT B

ANNEXATION MAP

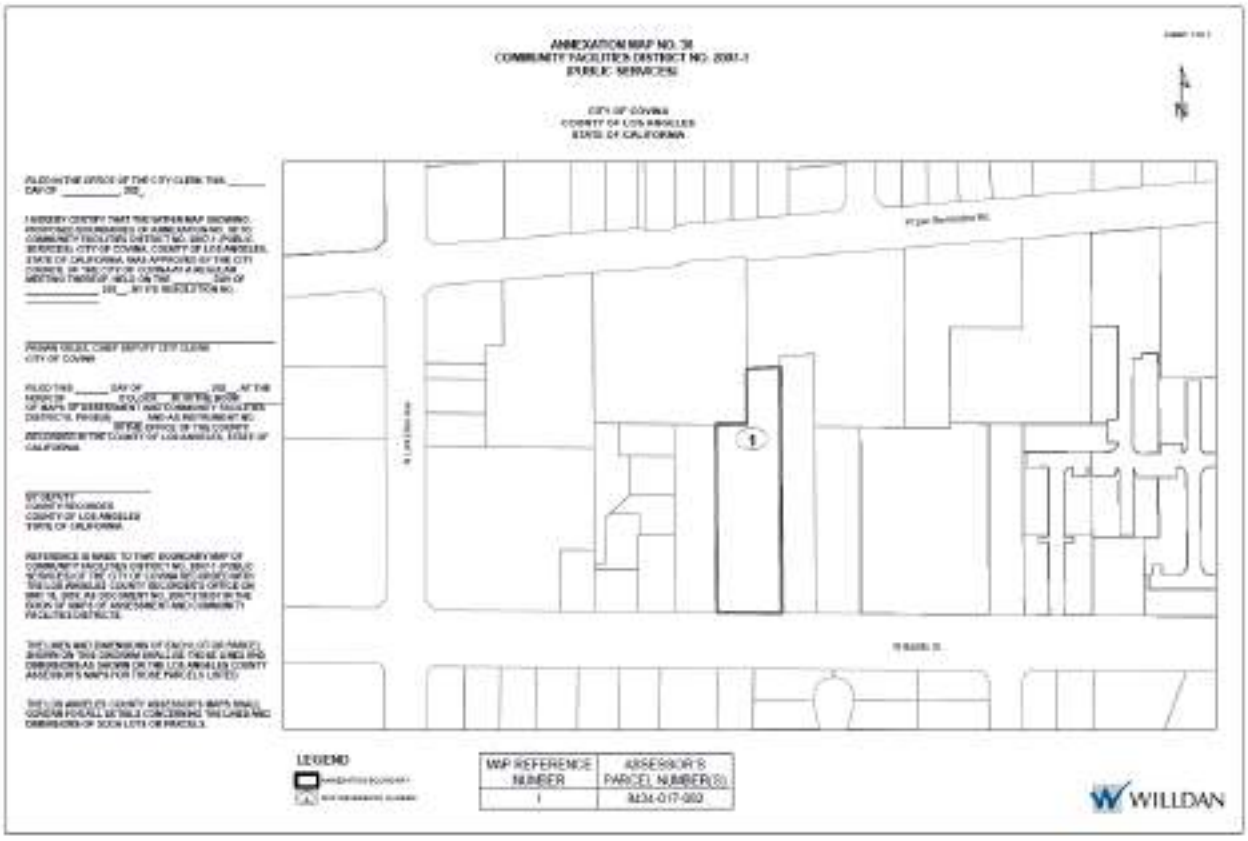


EXHIBIT C

LIST OF PROPERTIES TO BE ANNEXED

LIST OF PROPERTIES TO BE ANNEXED

ANNEXATION NO. 38

ASSESSOR PARCEL NO(S) 8434-017-082

Vesting Tract No.

N/A

Address

1207 West Badillo Street
Covina, Ca 91722

Landowner

William R. Mitchell, Esq.
2 Park Plaza Ste 850
IRVINE, CA 92614

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Proposal for a 3,443 square-foot Cannabis Retail Establishment
Presented by: Eduardo Lomeli, Assistant Planner
Recommendation: City Council consideration of the following:
1. City Council Adoption of Resolution CC 2025-87, conditionally approving Conditional Use Permit (CUP) 25-003, Site Plan Review (SPR) 25-032, Development Agreement and determination of exemption from CEQA: a request to approve a Cannabis Retail establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019) and making a finding of exemption under CEQA; and.
2. Waive full reading, read by title only, and introduce Ordinance 25-07 entitled, "An Ordinance of the City of Covina approving a development agreement between Rilano Covina Inc, and the City of Covina, related to the approval of a 3,443 square foot cannabis retail establishment within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 East Rowland Street, (APN: 8451-001-019) and making a finding of exemption under CEQA".

EXECUTIVE SUMMARY:

On June 24, 2025 the Planning Commission of the City of Covina conducted a duly noticed public hearing to consider a proposal for a three-thousand four-hundred and forty-three (3,443) square-foot tenant improvement to allow a cannabis retail establishment to operate in the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. at 216 E Rowland St

The Planning Commission concluded said hearing on June 24, 2025 and adopted Planning Commission 2025-011 and 012 PC by a 3-0-2 vote, recommending the City Council adopt the following items; Approving Conditional Use Permit (CUP) 25-003, Site Plan Review (SPR) 25-032, Development Agreement 25-001 and making a determination of exemption from the California Environmental Quality Act (CEQA) to allow the operations of a 3,443 square-foot cannabis retail establishment located at 216 E Rowland St (APN: 8451-001-019).

Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.

e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment No. B) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement. The development agreement contains all required terms and provisions consistent with state law as further detailed below.

BACKGROUND:

On February 25, 2025, the applicant submitted applications for a Conditional Use Permit and Site Plan Review to establish a cannabis retail store named "Better Daze". The proposed facility will occupy an area of 3,443 square feet and will include interior and exterior tenant improvement to accommodate a cannabis retail store. A comprehensive review and analysis of the project were presented to the Planning Commission on June 24, 2025, and can be referenced in Attachment A.

The store is scheduled to operate daily from 9:00 am to 9:00 pm, with deliveries arranged during these hours. The business anticipates employing approximately 25-31 individuals. The customer-to-employee ratio must not exceed two customers per employee (2:1). During peak hours, the establishment will be able to serve up to 37 customers per hour.

Security measures for Better Daze will include one security guards and a video surveillance system. All entrances to the facility will be secured and locked, with non-public areas accessible only via electronic access panels. Devices known as "mosquitos" will be installed to deter vandalism, and a third-party monitoring company will oversee the facility after hours. The building will also feature gates and an alarm system, while nighttime security service patrols will occur.

The interior design will feature a modern design aesthetic that includes raw oak woodgrain laminate and matte white laminate finishes. The sales floor will showcase an open floor concept, which will include a lobby check-in area, a sales area with glass display cases and counters, as well as an employee area that consists of an office, break room, security vault, and a product intake/delivery room. Additionally, an ATM will be available on the sales floor. Natural Surveillance was also incorporated into several key functions of the business. A pony wall separates the screening lobby from the retail area, ensuring the orderly and controlled screening of those seeking entry to the retail area.

The proposed Commercial Cannabis Business is required to obtain three land use entitlements from the City: (1) a Conditional Use Permit (CUP 25-003), (2) Site Plan Review (SPR 25-032), and (3) a Development Agreement (DA 25-001). In conjunction with the consideration of these three land use entitlements, a determination is also required to be made pursuant to the California Environmental Quality Act. Separately from the land use entitlement process, a Cannabis Business Permit is required for the proposed business as required by the Covina Municipal Code. The facts and findings supporting the approval of all three land use entitlements (CUP 25-003, SPR 25-032 and DA 25-001) are contained in the June 24, 2025 Staff Report for the Planning Commission's consideration of these applications, which Staff Report is attached as Attachment A to this Report. The facts and findings contained in that Report, together with the additional information in this Report, provide and contain the basis for the findings and approval of these land use applications by the City Council.

In addition, thereto, the Development Agreement contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15

years, subject to extension by mutual agreement of the City and Rilano (Section 3.5). It provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4). The agreement also contains terms for operation by reference to the "Development Approvals" that Rilano must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11). Various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification

FISCAL IMPACT:

The adoption of a Development Agreement will enable the City to collect a community benefit fee of five percent (5%) of gross receipts plus an additional one percent (1%) of gross receipts that the applicants committed to provide in their application. This measure is intended to facilitate improvements and upgrades within the City and create employment opportunities for Covina residents. Additionally, this adoption will enable the cannabis business to collaborate with the City in establishing and implementing public outreach and education programs.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed project is exempt from the requirements of California Environmental Quality Act (CEQA) under Section 15301(e)(1), for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet." The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed.

Respectfully submitted,



Eduardo Lomeli
Assistant Planner

Planning Commission Regular Meeting

STAFF REPORT

ITEM NO. PH 1

Meeting: Planning Commission Regular Meeting of Tuesday, June 24, 2025

Title: **Proposal for a 3,443 square-foot Cannabis Retail Establishment**

Title Description: **Recommendation to the City Council regarding Conditional Use Permit (CUP) 25-003, Site Plan Review (SPR) 25-032, Development Agreement and determination of exemption from CEQA:** a request to approve a Cannabis Retail establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019).

Presented by: **Eduardo Lomeli, Assistant Planner**

PROJECT SITE INFORMATION

A. Project Information:

Request:	Conditional Use Permit (CUP) 25-003 Site Plan Review (SPR) 25-032 Development Agreement
Applicant/Authorized Agent:	Andrew McIntyre
Property Owner:	City of Covina
Location:	216 E Rowland St
Assessor Parcel Map No's:	8451-001-019

B. Site and Surrounding Land Uses:

The following table provides the General Plan designation, Zoning, and existing uses of the site and surrounding areas:

Table 1: Site and Surrounding Land Uses

	General Plan	Zoning	Existing Uses

Site	GC- General Commercial	Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A	Multi-Commercial Uses
North	GC- General Commercial	Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A	Drive Thru Restaurant (Golden Bowl)
South	GC- General Commercial	Commercial Zone (Administrative and Professional Office) C-P	Dentist
East	GC- General Commercial	Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A	Multi-Commercial Uses
West	GC- General Commercial	Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A	Multi-Commercial Uses

C. Site Characteristics:

The Project site is approximately 0.42 acres in size, with an existing 6,960-square-foot one-story commercial center. The building consists of four tenant spaces with existing retail and service-oriented commercial uses. The commercial center features two entry points accessible from South Second Avenue, as well as an additional access point from the west via an alleyway leading to Rowland Street. It is situated at the corner of Rowland and Second Streets, with its façade facing Rowland Street. Off street parking is available behind the commercial center with (45) forty-five existing parking spaces and (2) two handicap stalls. There are currently one (1) trash enclosure designated on this location.

BACKGROUND / PROJECT ANALYSIS

In September 2023, the City issued a Request for Proposals (RFP) inviting qualified individuals or companies to operate a cannabis business or a cannabis microbusiness within the city limits. The deadline for submitting proposals was December 20, 2023. The RFP outlined the criteria for qualification, which were reviewed by the Cannabis Committee, which consisted of the City Manager, Deputy City Manager, Chief of Police, and the Deputy City Manager/Community Development Director. The committee evaluated and scored the candidates based on the criteria specified in the RFP.

Candidates who met the requirements were invited to the next phase of review by the City Council. A City Council meeting was held to review the candidate submissions. Ultimately, the council is authorized to issue no more than three (3) Cannabis Business Permits, with one permit granted for every 15,000 residents, rounding down for any fraction, in accordance with Covina Municipal Code (CMC) Section 5.80.080. The entire vetting process took approximately 6 to 9 months. Those individuals or companies selected through this Request for Proposals (RFP) would then advance to the formal phases of obtaining a Cannabis Business Permit and a Conditional Use Permit (CUP).

On February 25, 2025, the applicant submitted applications for a Conditional Use Permit (CUP) and Site Plan

Review (SPR) for an interior and exterior tenant improvement to accommodate a cannabis retail store to allow the sale of cannabis products within the City of Covina.

Business Operation:
The hours of operation are Monday through Sunday, from 9:00 a.m. to 9:00 p.m. Deliveries will follow the same schedule. Online delivery orders will not be accepted after 8:00 p.m. to ensure that all orders are fulfilled by 9:00 p.m.

Security:
During business hours, one uniformed security officer will be assigned to the premises. Shifts will be offset in order to provide for scheduled rest and meal periods without adversely affecting security operations while also allowing for a broader range of coverage in the pre-opening and post-closing time frames. During Premises Patrol, the security officer will be tasked with maintaining an active, visible, presence throughout the interior and exterior areas of the premises. The primary responsibilities of the Premises Patrol security officer will include:

- Maintaining an active, visible security presence visible from the adjacent thoroughfares;
- Deterring and mitigating loitering/trespassing, consumption of cannabis within 100 feet of the premises;
- Escorting vendors and retail delivery drivers to/from the loading area and providing oversight of transfers; and
- Pre-screening those approaching the business for signs of criminal intent (e.g. disguises, weapons).

Design:
The proposed cannabis retail business will consist of interior improvements featuring a modern design aesthetic that includes raw oak woodgrain laminate and matte white laminate finishes. The sales floor will showcase an open floor concept, which will include a lobby check-in area, a sales area with glass display cases and counters, as well as an employee area that consists of an office, break room, security vault, and a product intake/delivery room. Additionally, an ATM will be available on the sales floor. Natural Surveillance was also incorporated into several key functions of the business including:

- The public entrance/exit is situated on a corner, readily visible to passersby from two adjacent public thoroughfares;
- Storefront windows on the north and east sides of the business allow visibility from the adjacent
- public thoroughfares into the screening lobby and retail areas;
- The vendor entrance is readily visible from adjacent parking and the public thoroughfare;
- The retail area and point-of-sale area are designed such that employees assigned to the sales
- area enjoy natural surveillance over the entry/exit and all areas of the retail area; and
- In lieu of a full-height wall separating the lobby from the retail area, the pony wall allows natural
- surveillance between staff in the Sales/Retail area and the lobby – affording the staff ample
- perception and reaction in the event of criminal activity.

Territorial Reinforcement was also incorporated into the public and private areas of the business:

- A pony wall separates the screening lobby from the retail area, ensuring the orderly and controlled
- screening of those seeking entry to the retail area;
- The sales area and retail area are separated by point-of-sale counters and swing gates, clearly communicating a boundary between the areas and affording protection to cash and product stored behind the point-of-sale counter; and

- Role-specific access credentialing of employees is afforded by its use of a common staff corridor with high-security rooms requiring credentialed access therefrom. This model allows all employees to access staff amenities without subjecting product, cash and infrastructure to vulnerability and employees without a legitimate business need to enter these areas.

Lighting:

The applicant has complied with the city's lighting standards by submitting a comprehensive photometric lighting plan. The project site will be well-lit to enhance public safety and visibility. The applicant will install exterior security lighting that provides and maintains at least 1.5 foot-candles of uniform, white LED lighting around the perimeter of the building and at access points. For standalone cannabis businesses, it is essential that the exterior of the building and parking lot areas have sufficient lighting to ensure the safe movement of vehicles and pedestrians. Both the Planning Division and the Covina Police Department reviewed the photometric lighting plan and are satisfied with their proposal.

Parking:

Under Covina Municipal Code ("CMC") Section 17.84.090, cannabis retailers must provide one parking spot for each 200 square feet of gross floor area plus one parking spot for each employee, unless otherwise determined by the director pursuant to a traffic and parking study.

Additionally, under CMC Section 17.72.050 regarding mixed tenant uses, when there are four or more stores with a combined gross floor area of at least 5,000 square feet, there must be one parking stall for every 200 square feet, with a 15 percent credit for common usage applied to the total parking stalls.

The project site currently offers 34 parking spaces. As outlined in Table 1 below, the Off-Site Parking Matrix summarizes the required on-site parking for the site and the proposed expanded use. Currently, there are 32 total parking spaces available, with roughly 10-15 employees. As part of their site improvements, the applicant is restriping and reconfiguring the parking layout to increase the number of parking stalls to accommodate the proposed and existing uses within the commercial center. A total to 47 parking spaces, including additional parallel parking along Rowland Street will be provided.

Please note that Assembly Bill 2097 (AB 2097) is a recent law in California that prohibits public agencies and cities from imposing minimum automobile parking requirements on most development projects situated within a half-mile radius of a major transit stop. This project is approximately 0.14 miles from a high-frequency bus stop. The applicant has chosen to provide the required parking spaces, and staff has confirmed that there is adequate parking available on-site.

Table – 1

Off-Site Required Parking Matrix

Minimum Required Off-Street Commercial Parking Space(s)	**Total Gross Floor**	**Parking Space Provided**

Cannabis Retail Store - One for each 200 square feet of gross floor area plus one for each employee at any shift, unless otherwise determined by the director pursuant to a traffic and parking study. ▪ In the case of "Mixed Uses", where there are at least four or more stores, and at least 5,000 square feet of gross floor area, there shall be one stall for each 200 square feet, minus 15 percent credit for common usage, for parking stalls	3,443 sf ÷ 200 sf = 17.2 parking stalls 15 employee = 15 parking stalls **= 32 parking stalls** 3,443 sf ÷ 200 sf = 32 parking stalls x 0.15 = 4.8 (round up) = 5 spaces credited toward required parking (32 minus 5) Total parking w/credit applied **= 27 parking stalls**	45 Parking stalls 2 ADA parking stalls
Total:	**27 parking spaces**	**47 parking spaces**

Conditional Use Permit:
Under Chapter 17.84 ("Cannabis Prohibitions and Regulations") of the CMC, any proposal for cannabis retail must include a development agreement and a conditional use permit. Additionally, the proposal must comply with the standards outlined within the chapter, as well as the requirements of the underlying zoning district. For this property, the relevant zoning district requirements typically pertain to the "Commercial (Regional or Community Shopping Center)/C-3A" zone and CMC Chapter 17.84. As previously described, all proposed modifications to accommodate such use are interior tenant improvements and exterior site improvements that will include parking resurfacing and restriping.

Cannabis Business Permit:
Upon receiving the planning commission's recommendation for approval to the City Council, the applicant must begin the Cannabis Business Permit approval process with the Code Enforcement Division. This division will handle the permit application and oversee the annual cannabis renewal permit in collaboration with the Covina Police Department, as well as the Planning and Building & Safety Divisions. Once the City Council formally approves the project and all documentation approval requirements are met, a Cannabis Business Permit will be issued.

Business License:
All applicants who wish to establish, maintain, operate, or conduct a cannabis business in the city must obtain a business license. To secure a Cannabis Business Permit, a business license is necessary.

State License:
All applicants who proposes to establish, maintain, operate, or conduct a cannabis business in the city and every property for which a cannabis business is proposed to be established, maintained, operated, or conducted shall obtain all state licenses for the activity to be conducted. The applicant must cooperate with other public agencies to secure all necessary state license(s) prior to obtaining a Cannabis Business Permit through Code Enforcement.

Development Agreement:

Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.
e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment No. F) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement.

Operation and Management Plan.

City staff, comprising the Planning Division, Code Enforcement, and the Covina Police, met with our counterparts from the City of Santa Ana to gain a better understanding of cannabis business operations. To further enhance our knowledge, Santa Ana staff conducted detailed site visits to various cannabis retail establishments to observe their day-to-day operations and management practices. Following these visits, City staff reviewed the application for the proposed operation and management plan and found no concerns and are satisfied with the proposal presented.

Signage:

In accordance with CMC 17.84.090.C, no cannabis or cannabis products, nor graphics depicting cannabis or cannabis products, will be visible from the exterior of the business or on any vehicles owned or used by the business.

No outdoor storage of cannabis or cannabis products is permitted at any time. According to CMC 17.84.070.H.7, Rilano will notify all patrons of the following through conspicuous signage posted throughout the premises, including within the lobby and in view of the point of sale area:

- The secondary sale, barter, or distribution of cannabis is a crime and can lead to arrest.
- Loitering on and around the cannabis business is prohibited by California Penal Code Section 647(e). Patrons must leave the site immediately and are not allowed to consume cannabis in the vicinity of the cannabis retail site, on the property, or in the parking lot.
- Patrons may be subject to prosecution under federal cannabis laws.
- The use of cannabis may impair a person's ability to drive a motor vehicle or operate machinery.

Rilano will post a clearly legible sign in a prominent location outside the building, near the entrance to the premises, indicating that the following actions are prohibited on the premises:

- Smoking, ingesting, or consuming cannabis, marijuana, or alcohol
- Possessing deadly weapons, including concealed firearms, even if licensed
- Allowing persons under the age of 21 on the premises
- Wearing hats, sunglasses, hoodies, or other accessories that obscure identity
- Bringing personal bags, backpacks, duffel bags, large purses, or other containers

All signage submitted by the applicant will be reviewed as a separate sign permit application, and related plans will be required to demonstrate compliance with the City's cannabis sign ordinance for the property.

FINDINGS OF FACTS

CMC Section 17.62.120 provides that the Planning Commission, in approving a Conditional Use Permit shall find as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 6,960-square-foot building has existed on the subject site since 1954, with no known issues pertaining to appurtenant commercial activities. The 3,443 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. There is more than one accessway on site which can avoid congestion. The City/Traffic engineer has reviewed the proposal and determined that Rowland St and Second Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts

relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail business establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: As described in detail within the "Project Analysis," the proposed operation of a cannabis retail store within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail business conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone Development Standards, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: As described in detail within the 'Project Analysis' and illustrated on attached architectural plans (Attachment D), the proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 18,164 square feet (0.42 acres) in land area and developed with a 6,960 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Fact: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone there by facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. Under the California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1), for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet." The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

C. Findings for Development Agreement (Government Code Section 65867.5)

A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for June 24, 2025 was published in the San Gabriel Valley Examiner newspaper on June 12, 2025.

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) under Section 15301(e)(1), for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet." The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-009 recommending that the City Council approve Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032, with the attached Conditions of Approval, and make a determination of exemption from California Environmental Quality Act (CEQA) ; and Resolution No. 2025-010 recommending that the City Council adopt Development Agreement XX and make a determination of exemption from CEQA.

Prepared by:



Eduardo Lomeli
Assistant Planner

Approved By:



Brian K. Lee
Director of Community Development

EXHIBITS

- **A.** City Application
- **B.** Cannabis Zoning Verification Letter
- **C.** 300-feet radius map | address label
- **D.** Submitted Plans
- **E.** Resolution No. 2025-009 PC - (CUP)25-003 and (SPR)25-032, w/ Conditions of Approval
- **F.** Resolution No. 2025-010 PC - Development Agreement
    1. Exhibit A – Ordinance No. XXX
    2. Development Agreement

ATTACHMENT A

City Application

CHECKLIST FOR
Conditional Use Permit – Non Development

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

All property in Covina is divided into zones. Each zone is designated with certain permitted, conditional and prohibited uses for the land. The purpose of a "conditional use permit" is to allow for a special review and a determination if the proposed use or the location of that use is compatible with the surrounding uses. In reviewing a conditional use permit application, the staff and Planning Commission will evaluate such items as a building placement, massing, and size, characteristic of the use, traffic generation, noise, hours of operation, adequacy of parking, circulation, proposed intensity, landscaping and overall compatibility of the use with adjoining properties and other related development impacts. Conditions may be imposed as necessary to insure that the proposed use will be compatible with the surrounding properties and environment. The Planning Commission is required to hold at least one public hearing on the Conditional Use Permit Application. At least 10 days prior to the meeting, owners of property within 300 feet of the subject site will be notified by mail of the forthcoming hearing, and a notice of the public hearing will be posted. The Planning Commission's decision is final, unless an appeal is filed. For further information, refer to Covina Municipal Code Section 17.62.

SECTION 1: Filing Requirements

- ☑ Standard Application Form
- ☑ Property Owner's Authorization Form, Project Contact List Form, Project Description Form
- ☑ **Four (4) sets** of the development plans, **FOLDED** (see Section 4), to be reviewed by staff for completeness and accuracy
- ☑ **One (1) flash drive with complete digital submittal package AND plans** (files smaller than 12.5mb are acceptable as PDF attachments, larger files must be sent via google link, dropbox link, or similar service). Do NOT embed a google link
- ☑ Public Hearing Information
  - ☑ Property ownership list: Two sets of typed, gummed labels on 8-1/2" x 11" sheets, listing the name, address, and assessor's parcel number of all property owners within 300 feet of the exterior boundaries of the subject property (see format in attached example). The list shall be obtained from the latest equalized assessment roll issued by the Tax Assessor
  - ☑ A radius map drawn on the Assessor's Parcel Maps, spliced together on an 8-1/2" x 11" format, indicating the subject property with a 300 foot radius drawn around the property as shown in the attached example
  - ☑ An affidavit certifying property owners' list

SECTION 2: Filing Fees

Contact the Planning Division to determine which fees are applicable

- ☐ Conditional Use Permit ..... See current fee list
- ☐ Public Works – Environmental Services ..... See current fee list

SECTION 3: Plan Preparation Guidelines

Plans not conforming to these guidelines will not be accepted for processing

1. ☑ All plans shall be drawn on uniform size sheets no greater than 24" by 36" in size
2. ☑ All plans shall be drawn to an engineering scale of 1" = 20', 1" 30', 1" = 40', or 1" = 50' with the scale clearly labeled and with the north arrow oriented towards the top of the sheet
3. ☑ All required plans shall be collated and stapled together as an individual development plan set; each set shall be folded to the size of 8" by 13" and secured with a rubber band

☑ 4. All plans shall be clear, legible, and accurately scaled

SECTION 4: Contents of Development Plans

The items listed below are considered a minimum; additional information may be necessary for clarification during the review process

☑ **A. Detailed Site Plan shall include the following:**

- ☐ Name, address, and phone number of the applicant and the author of the plan (architect, engineer, etc.)
- ☐ Property lines with lot dimensions
- ☐ Dimensioned locations of:
  - ☐ Setbacks (actual) from all buildings to street curb face and the side and rear property lines
  - ☐ Existing street dedications and improvements, including curbs, gutters, sidewalks, and paving widths
  - ☐ Nearby areas and driveways
  - ☐ Dimensions and square footage of all buildings, structures including the main house, garage, porches, decks, patios and sheds
  - ☐ Distances between buildings and/or structures
- ☐ Location, height, and materials of the walls and fences (Sections if required)
- ☐ Existing improvements to the property, and the location of the proposed uses

☑ **B. Elevations shall include the following:**

- ☐ All sides of building elevations for all existing and proposed building and structures. Label North, South, East West elevations
- ☐ Label all existing and proposed building materials

☑ **C. Floor Plan shall include the following:**

Residential

- ☐ All floors, including labels use of each room (bedroom, kitchen, game room, etc.)
- ☐ Dimension all exterior walls, doors, windows, and room sizes

Non-Residential

- ☐ The proposed seating arrangement and number of seats and aisle-ways
- ☐ The location of interior uses (i.e. office, bathroom, waiting area, etc.)
- ☐ Dimension all room sizes, corridors and hallways, and aisle widths
- ☐ Show existing and proposed improvements
- ☐ Churches and schools shall also indicate location of public assembly rooms (i.e., sanctuary or other meeting rooms for 50 or more persons) and classrooms, nurseries, exit pathway and doors, location of existing or proposed 1-hour fire-rated walls, and label the number of children and adults in each classroom

☐ **D. Roof Plans shall include the following: (if applicable)**

- ☐ Show locations of existing and new roof mounted equipment and/or projections
- ☐ Cross sections showing roof parapet can screen the roof mounted equipment and/or projections

ALL PLANS ARE TO BE FOLDED, BY THE APPLICANT, PRIOR TO SUBMITTAL.

NOTE: After the Conditional Use Permit is approved by the Planning Commission, please contact Building & Safety Division for additional and specific requirements and fees for Building Plan Review Submittal.

Standard Application Form – 1

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: Rilano Covina Retail Cannabis Store		**STAFF USE ONLY**
Project Address: 216 East Rowland Street, Covina CA 91723		**MUNIS NO:**
Assessor's Parcel Number: 8451-001-019		
Phone: ( ) 626-367-6628	E-Mail: Rick@RilanoInc.com	**FILE NO:**
Applicant Name: Richard Probst, President, Rilano Covina Inc.		
Applicant Address: 216 East Rowland Street, Covina CA 91723		
Property Owner Name: WML-200BLDG, LLC (The McIntyre Company)		
Property Owner Address: 370 East Rowland Street, Covina CA 91723		

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- ☑ Conditional Use Permit
- ☑ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment/Lot Merger
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☐ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential)
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Code Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

Rilano Covina Inc. intends to open and operate a retail cannabis dispensary per Covina Ordinance guidelines.

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 1/24/25 Signature: _____

Print Name and Title: Andrew McEntyre President

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: WLM-200 Bldg, LLC
   Complete Address: 370 E. Rowland St Covina CA 91723
   Email: themcintyreinc@gmail.com Phone: 626-332-2978

2. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

3. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Richard Probst, President, Rilano Covina Inc. Phone: 626-367-6628
Applicant's Complete Address: 216 East Rowland Street, Covina CA 91723 Email: Rick@RilanoInc.com

To file and present my/our interest for the referenced application(s): _____

Name (printed): Andrew McIntyre
Title: President Date: 1/24/25

Signature: Andrew McIntyre

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 216 East Rowland Street, Covina CA 91723

Site Area: 23,949 sqft Building Area: 3,443 sqft Building Height: _____ No. of Floors: 1

Total anticipated number of employees: 20 Max shift: 15 Hours of operation: 9am-9pm

Does the business involve the sale of any food or beverages? ☐ No ☑ Yes Pre-packaged infused edibles

Will the project be built in phases? ☑ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☐ No ☑ Yes If yes, list: State Cannabis License issued by the California Department of Cannabis Control

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☐ No ☑ Yes If yes, describe: sale of some disposable lighters, customary cleaning chemicals

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Shopping Center

North: Fast Food Restaurants / Office Building

East: Shopping and Restaurants

South: Medical and Office

West: Shopping and Restaurants

C. Physical Site

Will the project modify existing natural features? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☑ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? _____

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: None

Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: None

F. **Noise**

Will the project increase noise levels within the project area of surrounding neighborhood?

☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

G. **List of Attached Environmental Reports**

_____

_____

_____

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. **Certifications**

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Richard Probst, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): Richard Probst Date: 1/24/25

Signature: _____

Representative for: Rilano Covina Inc.

Title: President

Standard Application - 4
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: 216 East Rowland Street, Covina CA 91723	**STAFF USE ONLY** **FILE NO.:**
Applicant: Rilano Covina Inc.	***MUNIS:***
Primary Contact Person: Richard Probst, President	***RELATED FILES:***
Address: 216 East Rowland Avenue, Covina CA 91723	
Phone: 626-367-6628 / *Fax:* / *E-mail Address:* Rick@RilanoInc.com	
Secondary Contact Person: *(Please Specify Name, Company, Title)*	
Address:	
Phone: / *Fax:* / *E-mail Address:*	
Legal Property Owner: WML-200BLDG, LLC (The McIntyre Company)	
Address: 370 East Rowland Street, Covina CA 91723	
Phone: 626-332-2978 / *Fax:* 626-966-1274 / *E-mail Address:* themcintyreinc@gmail.com	
Architect: Reynoso Design Studio / ***Contact Person:*** Danny Reynoso	
Address: 17832 E. Edna Place, Covina CA 91722	
Phone: 626-536-7786 / *Fax:* / *E-mail Address:* ReynosoDesignStudio@gmail.com	
Engineer / *Contact Person:*	
Address:	
Phone: / *Fax:* / *E-mail Address:*	
Landscape Architect / *Contact Person:*	
Address:	
Phone: / *Fax:* / *E-mail Address:*	

Standard Application - 5
Non-Residential Project Summary Table

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

Project Name: Rilano Covina Inc.
Project Address: 216 East Rowland Street, Covina CA 91723
General Plan: Shopping Center
Zoning District: Commercial

PROJECT AREA		
Gross 23,949 SQ FT		Acres
Net (Exclusive of dedication for major external and secondary streets)		Acres
AREA DISTRIBUTION (Net Area)	**Acres/Sq. FT.**	**% of Net Project Area**
Building Coverage	9,330 SQ FT	39%
Landscape Coverage	250 SQ FT	1%
Vehicular Coverage (Including parking, drive aisles, etc.)	14,705 SQ FT	60%
Floor Area Ratio (FAR)		

FLOOR AREA DISTRIBUTION BY PROPOSED USE (Based on Net Area)			
Area of Building Pad	**No. of Stores**	**Gross Floor Area**	**Proposed Use**
9,330 SQ FT	1 Level Shopping Center	Tennant Space 3,443 SQ FT	Retail Cannabis Dispensary

PARKING (Calculate Each Use Within a Building Separately)			
Type of Use	**Parking Ratio**	**# Spaces Req.**	**# Spaces Provided**
General Retail: 1,672 SQFT / 112 OCC	1 Space per 250 SQFT 1,672 SQ FT = 7 Spaces 1 Space per 2 Employees 15 Employees = 8 spaces	15 Spaces	45 Spaces 2 ADA Spaces
Total:			

NOTIFICATION PACKAGE

216 E Rowland St, Covina

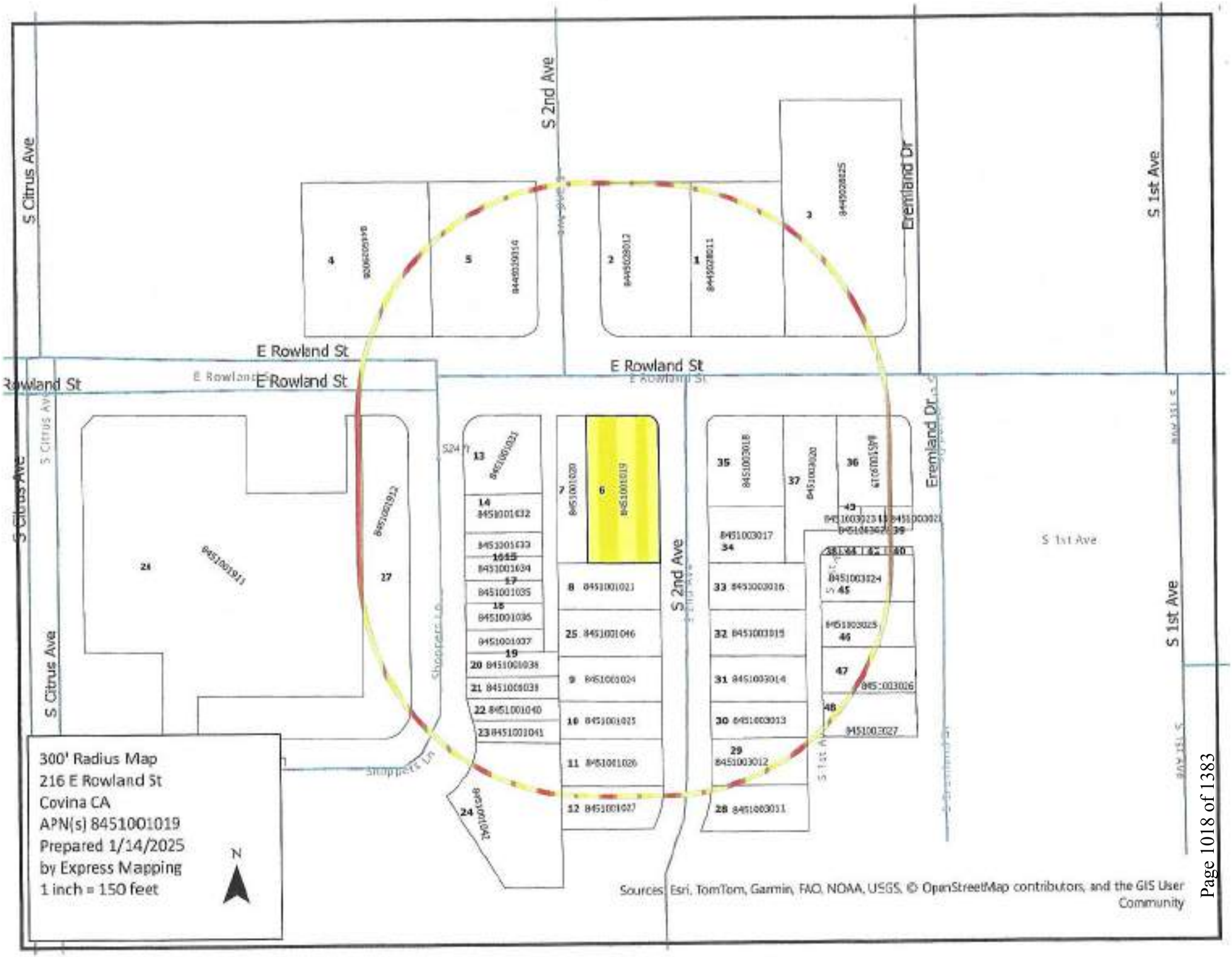
APNs 8451-001-019

INCLUDES:
300' OWNER LIST
300' RADIUS MAP
(2) SETS OF GUMMED LABELS (IN CITY PKG)
NOTARIZED CERTIFICATION
COUNT: 48

PREPARED 01/14/2025

FILE #4371

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604
Local (949) 771-0051
Toll Free (888) 990-MAPS


S Citrus Ave
S 2nd Ave
Dremland Dr
S 1st Ave
E Rowland St
E Rowland St
E Rowland St
E Rowland St
Shoppers Ln
S 2nd Ave
Dremland Dr
S 1st Ave
S 1st Ave
S Citrus Ave
S Citrus Ave
S Citrus Ave
300' Radius Map
216 E Rowland St
Covina CA
APN(s) 8451001019
Prepared 1/14/2025
by Express Mapping
1 inch = 150 feet
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Certified Property Owner's List
Affidavit

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Property Description and Certification Statement:

I, Charles Emerson, hereby certify that the attached list contains the names and addresses of all persons to whom property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of **300 feet** from the exterior boundaries of property legally described as:

Parcel # (APN): 8451-001-019

216 E Rowland St, Covina CA 91723

TRACT # 19165 LOT COM N 0 10'17 E 49 FTFROM SE COR OF LOT 4 TH N 89 05'49 W TOA LINE PARALLEL WITH AND DIST W AT R/A 100 FT FROM E LINE OF SD LOT TH N SEE ASSESSOR MAPBOOK FOR MISSING PORTIONTO BEG PART OF LOTS 1,2, 3 AND LOT 4

Name (printed): Charles Emerson

Signature:

Title: Employee Express Mapping

Date: 01/14/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 2025

Laura Emerson

NOTARY PUBLIC

LAURA EMERSON
Notary Public - California
Orange County
Commission # 2403791
My Comm. Expires Jul 18, 2026

8445-028-011 (1)
OSKO EUGEN TR OSKO FAMILY
PO BOX 1107
GLENDORA CA 91740

8445-028-012 (2)
JI JOON & YOO HWAN LEE
128 N MANSFIELD AVE
LOS ANGELES CA 90036

8445-028-025 (3)
ROWLAND PLAZA LLC
PO BOX 480797
LOS ANGELES CA 90048

8445-029-008 (4)
WILLIAM R TIMMONS
13184 NORTON AVE
CHINO CA 91710

8445-029-014 (5)
LINETTE S VILTE
758 SUNNYSIDE CT
GARDNERVILLE NV 89460

8451-001-019 (6)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-020 (7)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-021 (8)
BRYAN & CAIREEN DAVIS
629 S SECOND ST
COVINA CA 91723

8451-001-024 (9)
JOCELYN H SICAT
643 S 2ND AVE
COVINA CA 91723

8451-001-025 (10)
C AND K MANAGEMENT LLC
651 S 2ND AVE
COVINA CA 91723

8451-001-026 (11)
AHMED & SALMA SAEED
661 S 2ND AVE
COVINA CA 91723

8451-001-027 (12)
MARILYN VELARDE
480 BELLAGIO WAY
WALNUT CA 91789

8451-001-031 (13)
MESHEKOW LLC
5422 CALVIN AVE
TARZANA CA 91356

8451-001-032 (14)
DOUGLAS LIDLE
1415 CALLE ESPANA
SAN DIMAS CA 91773

8451-001-033 (15)
FONDA DON CHON RESTAURANT
618 SHOPPERS LN #620
COVINA CA 91723

8451-001-034 (16)
ELITE FUND MANAGEMENT LLC
13181 CROSSROADS PKWY N #460
CITY OF INDUSTRY CA 91746

8451-001-035 (17)
SERENITY BLESSING PROPERTY
1577 S WESTRIDGE RD
WEST COVINA CA 91791

8451-001-036 (18)
FREDI & THERESA A BECKER
327 PASCAUL LN
LAKE HAVASU CITY AZ 86403

8451-001-037 (19)
AMERICA LODGE NO 385
PO BOX 1063
GLENDORA CA 91740

8451-001-038 (20)
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137 E LOMA VISTA ST
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POWER MINUTE VISION
630 W GLADSTONE ST
SAN DIMAS CA 91773

8451-001-042 (24)
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905 DE LA FUENTE ST
MONTEREY PARK CA 91754

8451-001-046 (25)
MARK S & DEBRA L BECK
150 S GLENWOOD AVE
GLENDORA CA 91741

8451-001-911 (26)
COVINA CITY
125 E COLLEGE ST
COVINA CA 91723

8451-001-912 (27)
COVINA CITY
125 E COLLEGE ST
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8451-003-011 (28)
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8450 GARVEY AVE #200
ROSEMEAD CA 91770

8451-003-012 (29)
FULLHOUSE COVINA LLC
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CHINO HILLS CA 91709

8451-003-014 (31)
MATRIX DOCUMENT IMAGING INC
13424 WANDERING RIDGE WAY
CHINO HILLS CA 91709

8451-003-015 (32)
DOROTHY J WARREN
536 S 2ND AVE #K
COVINA CA 91723

8451-003-016 (33)
WLS 2ND AVENUE LLC
1002 KEMP DR
PLACENTIA CA 92870

8451-003-017 (34)
ROWLAND PARTNERS LLC
228 E ROWLAND ST
COVINA CA 91723

8451-003-018 (35)
ROWLAND PARTNERS LLC
228 E ROWLAND ST
COVINA CA 91723

8451-003-019 (36)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-020 (37)
4834 SAN BERNARDINO LLC
801 CARLTON PL
COVINA CA 91724

8451-003-020 (38)
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8451-003-022 (41)
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8451-003-023 (43)
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8451-003-024 (45)
SIKH CENTER OF SOUTHERN
625 S EREMLAND DR
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COVINA CA 91724

8451-003-026 (47)
ANNA LIM
1208 KRUSE DR
SOUTH EL MONTE CA 91733

8451-003-027 (48)
LEMERLE B CAPALBO
1119 W 16TH ST
UPLAND CA 91784

ATTACHMENT B

Cannabis Zoning Verification Letter

CITY OF COVINA www.covinaca.gov
125 East College Street Covina, CA 91723-2199 (626) 384-5450

January 25, 2024

Rilano Covina Inc.
216 E Rowland St
Covina CA, 91723

SUBJECT: Approval of Cannabis Zoning Verification Clearance Letter for 216 E Rowland St, Covina, CA 91723 (APN: 8451-001-019)

Rick Rilano:

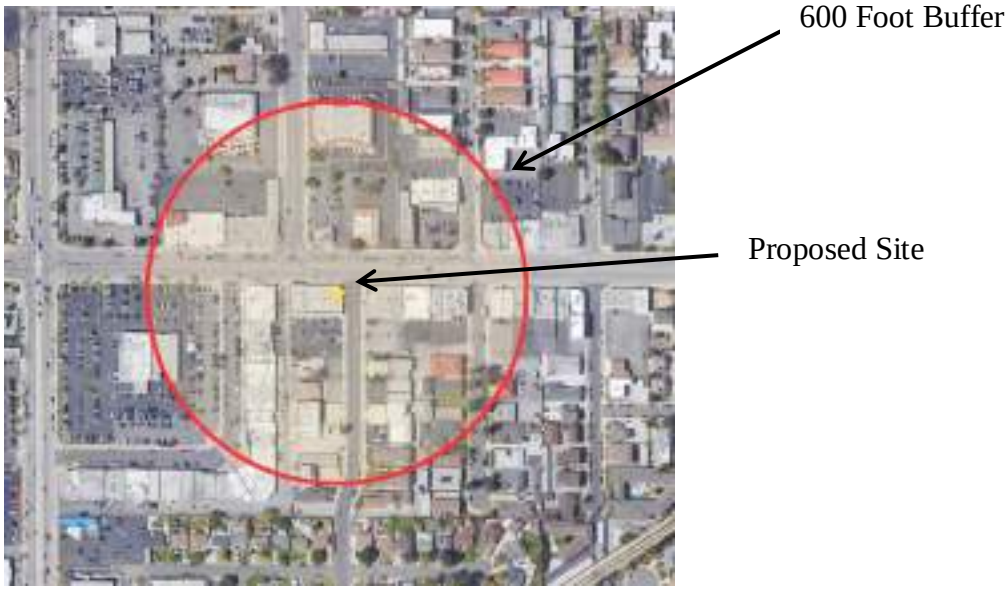
The purpose of this letter is to respond to your request made to the City of Covina Community Development Department, Planning Division on **November 27th, 2023**, requesting a Cannabis Zoning Verification Clearance Letter, concerning the property located at 216 E Rowland St, (APN8451-001-019). In accordance with your request, the information provided in this Zoning Verification Clearance Letter addresses the pertinent information requested, under the provisions of Covina Municipal Code (CMC) Chapter 17.84 Cannabis Prohibitions and Regulations. The Covina Municipal Code (CMC) can be accessed online at www.codepublishing.com/CA/Covina, and the Zoning Code can be found under Title 17 of the CMC.

1. **General Plan Use and Zoning Designation.** The property is designated on the Covina General Plan and Land Use Map as "GC – General Commercial". The site zoning designation is C-3A "Regional or Commercial Shopping Center" Commercial Zone and, is intended to provide for planned, unified shopping centers at community and regional levels, as described under CMC Section 17.43.020 Permitted Uses and Section 17.42.030 - Uses Permitted Subject to Conditional Use Permit. A "Cannabis Retailer" land use is a conditionally permitted use, requiring approval by the Planning Commission.

2. **Proximity to Sensitive Uses for Cannabis Businesses.** The establishment of a cannabis business shall comply with all applicable city zoning site development standards of the zone in which the cannabis business is located. No cannabis business shall be established or located within 600 feet of a school providing instruction in kindergarten or any grades one through 12, day care center, youth center, or park, as described in detail under Chapter 17.84 (Cannabis Prohibitions and Regulations) of the Covina Municipal Code (CMC).

It is the responsibility of the owners and/or operators of any cannabis business within the city to ensure that they operate in a manner compliance with CMC Chapter 17.84, all applicable state and local law, and any other regulations.

On 1/8/2024, city staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and therefore complies with this provision.



Note: There are no sensitive uses within the 600-foot buffer

Please reference the entire code section under Chapter 17.84 (https://www.codepublishing.com/CA/Covina/#!/Covina17/Covina1784.html#17.84) all other cannabis-related provisions on the City of Covina website at www.covinaca.gov. The Zoning Verification phase of your application request has been completed and may proceed with (Phase II) of your formal application review. Please contact cannabisprogram@covinaca.gov for further information on your application submittal.

Finally, as a reminder, it is the responsibility of the applicant to demonstrate that at least one (1) member of the application team for a Cannabis Application has attended the Mandatory City of Covina Cannabis Workshop held on October 5th 2023. As part of your submitted application package, you will need to identify the person(s) who attended the aforementioned Mandatory City of Covina Cannabis Workshop.

Sincerely,

Eduardo Lomeli
Planning Technician

Attachments: GIS Aerial Map (Site Address and Proximity to Sensitive Uses)

cc: Brian K. Lee, Community Development Director
Mercenia Lugo, Planning Manager

ATTACHMENT C

300-feet Radius Map & Address Label

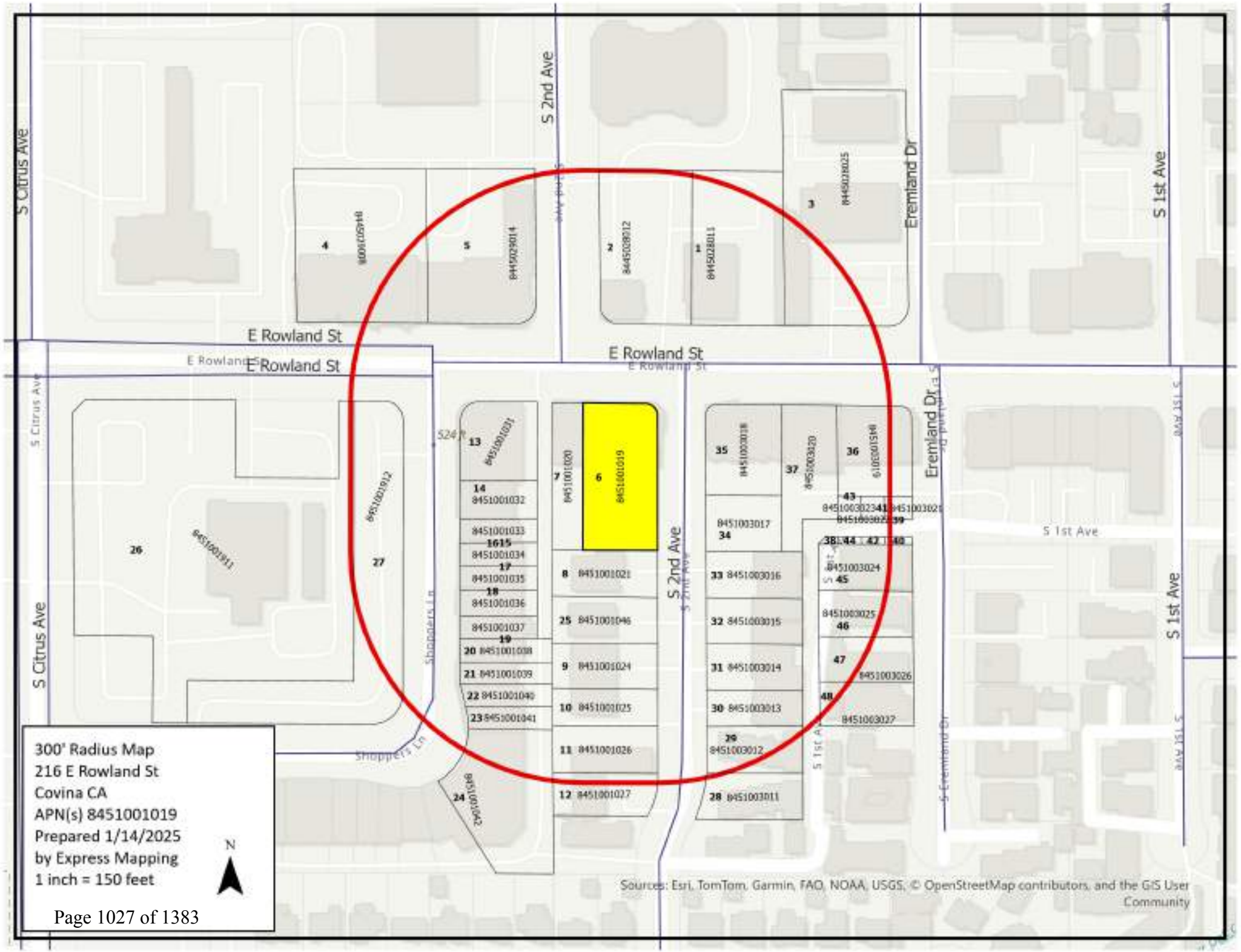
NOTIFICATION PACKAGE

216 E Rowland St, Covina

APNs 8451-001-019

INCLUDES:
300' OWNER LIST
300' RADIUS MAP
(2) SETS OF GUMMED LABELS (IN CITY PKG)
NOTARIZED CERTIFICATION
COUNT: 48

PREPARED 01/14/2025
FILE #4371


S Citrus Ave
S 2nd Ave
Eremland Dr
S 1st Ave
E Rowland St
E Rowland St
E Rowland St
Shoppers Ln
S 1st Ave
S Citrus Ave
S 2nd Ave
Eremland Dr
S 1st Ave
Shoppers Ln
300' Radius Map
216 E Rowland St
Covina CA
APN(s) 8451001019
Prepared 1/14/2025
by Express Mapping
1 inch = 150 feet
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Certified Property Owner's List
Affidavit

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Property Description and Certification Statement:

I, Charles Emerson, hereby certify that the attached list contains the names and addresses of all persons to whom property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of **300 feet** from the exterior boundaries of property legally described as:

Parcel # (APN): 8451-001-019

216 E Rowland St, Covina CA 91723

TRACT # 19165 LOT COM N 0 10'17 E 49 FTFROM SE COR OF LOT 4 TH N 89 06'49 W TOA LINE PARALLEL WITH AND DIST W AT R/A 100 FT FROM E LINE OF SD LOT TH N SEE ASSESSOR MAPBOOK FOR MISSING PORTIONTO BEG PART OF LOTS 1,2, 3 AND LOT 4

Name (printed): Charles Emerson

Signature: [signature]

Title: Employee Express Mapping

Date: 01/14/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 2025

[signature]

NOTARY PUBLIC



8445-028-011 (1)
OSKO EUGEN TR OSKO FAMILY
PO BOX 1107
GLENDORA CA 91740

8445-028-012 (2)
JI JOON & YOO HWAN LEE
128 N MANSFIELD AVE
LOS ANGELES CA 90036

8445-028-025 (3)
ROWLAND PLAZA LLC
PO BOX 480797
LOS ANGELES CA 90048

8445-029-008 (4)
WILLIAM R TIMMONS
13184 NORTON AVE
CHINO CA 91710

8445-029-014 (5)
LINETTE S VILTE
758 SUNNYSIDE CT
GARDNERVILLE NV 89460

8451-001-019 (6)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-020 (7)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-021 (8)
BRYAN & CAIREEN DAVIS
629 S SECOND ST
COVINA CA 91723

8451-001-024 (9)
JOCELYN H SICAT
643 S 2ND AVE
COVINA CA 91723

8451-001-025 (10)
C AND K MANAGEMENT LLC
651 S 2ND AVE
COVINA CA 91723

8451-001-026 (11)
AHMED & SALMA SAEED
661 S 2ND AVE
COVINA CA 91723

8451-001-027 (12)
MARILYN VELARDE
480 BELLAGIO WAY
WALNUT CA 91789

8451-001-031 (13)
MESHEKOW LLC
5422 CALVIN AVE
TARZANA CA 91356

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1208 KRUSE DR
SOUTH EL MONTE CA 91733

8451-003-027 (48)
LEMERLE B CAPALBO
1119 W 16TH ST
UPLAND CA 91784

ATTACHMENT D

Project Plans

CODES

BUILDING:	2022 CRC, CBC
MECHANICAL:	2022 CMC
PLUMBING:	2022 CPC
ELECTRICAL:	2022 CEC
FIRE:	CALIFORNIA FIRE CODE 2022 EDITION
ENERGY:	2022 BUILDING ENERGY EFFICIENCY STANDARDS
GREEN:	2022 CALIFORNIA GREEN BUILDING STANDARD CODE

LOCAL AUTHORITIES HAVING JURISDICTION: CITY OF COVINA MUNICIPAL CODE

CONSULTANTS

SHEET INDEX

ARCHITECTURAL

A0	COVER SHEET SITE PLAN
A0.1	EGRESS PLAN
A1	DEMOLITION PLAN
A2	T.I. FLOOR PLAN
A2.1	SECURITY PLAN
A2.2	INTERIOR ELEVATIONS/ RENDERINGS
A3	RCP / LIGHTING PLAN
A4	EXTERIOR ELEVATIONS
A5	ROOF PLAN

MECHANICAL

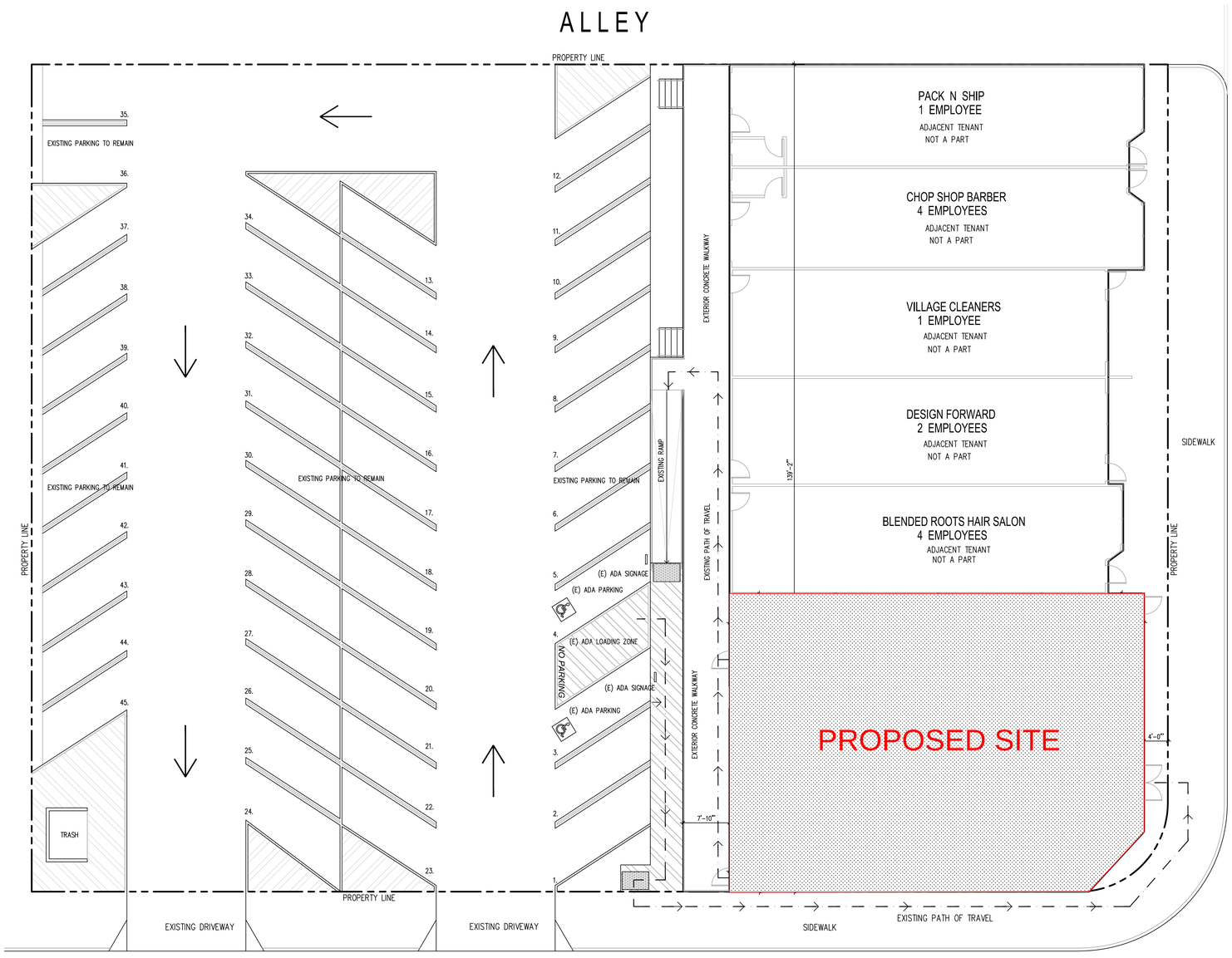
M-1.0	NOTES & LEGENDS
M-1.1	NOTES & DETAILS
M-2	MECH. SITE PLAN
M-3	MECH. FLOOR PLAN
M-4	MECH. ROOF PLAN
M-5.0	T24
M-5.1	T24
M-6	SPEC SHEETS

PLUMBING

P-1	NOTES, SCHEDS / LEGENDS
P-2	PLUMBING SITE PLAN
P-3	SANITARY SEWER FLOOR PLAN
P-4	COLD / HOT WATER FLOOR PLAN
P-5	SANITARY SEWER / VENT RISER DIAGRAM
P-6	COLD/ HOT WATER RISER DIAGRAM
P-7	PLUMB. DETAILS
P-8	SPEC SHEETS

ELECTRICAL

E0.1	ELECTRICAL LEGENDS & NOTES
E0.2	SINGLE LINE DIAGRAM
E0.3	T24 COMPLIANCE FORMS-INDOOR
E0.4	T24 COMPLIANCE FORMS-OUTDOOR
E1.0	ELEC. SITE PLAN
E1.1	POWER & SIGNAL FLOOR PLAN
E1.2	POWER ROOF PLAN
E2.0	LIGHTING FLOOR PLAN
E2.1	EXTERIOR LIGHTING PHOTOMETRICS
E3.0	ELECTRICAL DETAILS
E3.1	ELECTRICAL DETAILS & GENERATOR
E4.0	ELECTRICAL SPECIFICATIONS



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

NORTH

BUILDING DATA:

EXISTING STRUCTURE: 1 LEVEL SHOPPING CENTER
OCCUPANCY: M
ZONE: COMMERCIAL
TYPE OF CONSTRUCTION: TYPE VB
SPRINKLERED: NO

AREA OF BUILDING: 9,330 SQ FT

AREA OF TENANT IMPROVEMENT:

TENANT IMPROVEMENT 3,443 SQ. FT.

LOBBY	(15 S.F. OCC.)	307 SF	=	21 OCC.
SALES	(15 S.F. OCC.)	1,365 SF	=	91 OCC.
EMPLOYEE AREA	(300 S.F. OCC.)	329 SF	=	2 OCC.
SECURE VAULT	(300 S.F. OCC.)	300 SF	=	1 OCC.
BREAK ROOM	(300 S.F. OCC.)	90 SF	=	1 OCC.
PRODUCT INTAKE & DELIVERY	(150 S.F. OCC.)	175 SF	=	2 OCC.
OFFICE	(150 S.F. OCC.)	176 SF	=	2 OCC.
DATA ROOM	(300 S.F. OCC.)	55 SF	=	0 OCC.
TOILET ROOM / MOP SINK	(0 S.F. OCC.)	150 SF	=	0 OCC.
HALLWAY / MISC	(300 S.F. OCC.)	496 SF	=	2 OCC.
TOTAL COMBINED AREA:		3,443 SF		
		TOTAL OCCUPANTS:	=	122 OCC.

* MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (75'-0")
* PROVIDED - NO PATH OF EGRESS EXCEEDS 75'-0"
* 4 EXITS PROVIDED

PARKING ANALYSIS

GENERAL RETAIL : 1,672 SF / 122 OCC.
1 SPACE PER 250 SF / 1672 SF = 7 SPACES
TOTAL # EMPLOYEES @ LARGE SHIFT:
1 SPACE PER 2 EMPLOYEES (15 EMPLOYEES) = 8 SPACES
TOTAL REQUIRED: 15 SPACES

Blended Roots hair Salon
4 employees..... 4 SPACES
(Tu-Fri 10am-7pm, Sat 9am-5pm, closed Sunday)
Design Forward
2 employees..... 2 SPACES
(Mon-Thu 10am-5p by appointment only)
Village Cleaners
1 employee..... 1 SPACE
(Mon-Fri 10am-5pm, Sat 10am-1pm, closed Sunday)
Chop Shop Barber
4 employees..... 4 SPACES
(Mon 11am-7pm, Tu-Thu 10am-7pm, Fri 9am-6pm, Sat-Sun appointment only)
Pack N Ship
1 employee..... 1 SPACE
(Mon-Fri 9am-6pm, Sat 9am-3pm, closed Sunday)

TOTAL REQUIRED: 27 SPACES
TOTAL PROVIDED: 45 SPACES
(2 ADA SPACES)

PLUMBING FIXTURE ANALYSIS

MERCANTILE: RETAIL, SERVICE	MALE	FEMALE
SHOPS, SALES, MARKET	1 PER 500	1 PER 750
OCCUPANCY: 121 OCC	1	1
REQUIRED:	1	1

PROVIDED: (1 ADA ACCESSIBLE) - ALL GENGER EMPLOYEE TOILET ROOM (ALL GENDER)

SCOPE OF WORK:

* RELOCATE ENTRY DOOR / NEW STOREFRONT TEMP GLASS
- DEMO INTERIOR WALLS / NON-LOAD BEARING, DEMO TOILET ROOMS
- NEW NON-LOAD BEARING WALLS
- EXISTING T-BAR CEILING TO REMAIN / REPLACE OLD/DAMAGED TILES, AS NEEDED
- EXISTING ELECTRICAL PANELS / A/C TO REMAIN
- TWO NEW ADA TOILET ROOMS

SCOPE OF WORK / PROJECT DATA

REYNOSO
design studio
17832 E. Edna Place
COVINA, CA 91722
626-536-7786
designer: DANNY REYNOSO
ReynosoDesignStudio@gmail.com

These drawings and specifications are the property and copyright of Reynoso Design Studio and shall not be used on any other work except by written authorization from Reynoso Design Studio. Written dimensions take preference over scaled dimensions and shall be verified on the job site and any discrepancy shall be brought to the attention of RD Studio, prior to Commencement of work.

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP.06/30/25
CIVIL
STATE OF CALIFORNIA

CLIENT:
T.I. - RILANO INC.
RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:
SITE PLAN

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1" = 10'-0"
DRAWN BY: dr

REVISIONS:

DATE:	REVISION
1.	
2.	
3.	
4.	

SHEET NUMBER:

A0

GENERAL NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINACE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND T.I. WORK OVER $10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

FLOOR PLAN NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIST SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMRGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE PF PRIMARY POWER LOSS
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEGDE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
7. DOOR HANDLE, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.8-1008.1.8.6
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ALLUMINATE THE FOLLOWING AREAS:
    a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
    b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNIT EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OFTHE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
14. EMERENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND MINIMUM AT ANT POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

SECURITY REQUIREMENTS

1. A SINGLE SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT AND LATCH.
    A. DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1 INCH WITH AN EMBEDMENT OF 5/8 INCH AND HAVE HARDENED INSERTS.
    B. LATCHING DEVICE SHALL HAVE A DEAD LATCH IF MECHANISM HAS A KEY LOCKING FEATURE.
    C. HOOK SHAPED OR EXPANDING LUG BOLTS SHALL HAVE A MINIMUM THROW OF 3/4".
    D. DEAD BOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED AT LEAST 1/2 INCH.
2. INACTIVE LEAF OF A PAIR OF DOORS AND UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT OR DEAD BOLTS AS SET FORTH IN ITEM 1 ABOVE.
    EXCEPTIONS:
    1. BOLTS MAY BE NON-KEY OPERATED OR AUTOMATICALLY OPERATED WITH THE DEAD BOLT ON THE ACTIVE OR LOWER LEAF.
    2. MANUALLY OPERATED BOLTS AT THE TOP AND BOTTOM OF THE LEAF WHICH EMBED 1/2" INTO RECEIVING DEVICE MAY BE USED.
3. MANUALLY OPERATED EDGE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN DOORS ARE USED IN PAIRS, AUTOMATIC FLUSH BOLTS ARE PERMITTED, PROVIDED THERE IS NO DOOR KNOB OR SURFACE MOUNTED HARDWARE AND THE UNLATCHING OR ANY LEAF REQUIRES ONLY A SINGLE OPERATION.
    EXCEPTIONS:
    1. GROUP R, DIVISION 3 OCCUPANCIES.
    A PAIR OF DOORS NOT NORMALLY OCCUPIED, MANUALLY OPERATED BOLTS AND NO CLOSER MAY BE USED ON THE INACTIVE OPERATION.
4. SWINGING WOODEN DOORS SHALL BE:
    A. SOLID CORE DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS.
    B. PANEL TYPE DOOR HAVING:
    1. INDIVIDUAL PANELS OF AT LEAST 9/16 INCH THICKNESS WITH SHAVED PORTIONS OF AT LEAST 1/4 INCH THICKNESS, AND NOT MORE THAN 300 SQUARE INCHES IN AREA.
    2. STILES AND RAILS SHALL BE OF SOLID LUMBER NOT LESS THAN 1-3/8 INCHES IN THICKNESS AND 3 INCHES IN WIDTH. MULLIONS NOT OVER 18 INCHES LONG MAY BE 2" WIDE.
    3. CARVED AREAS SHALL BE AT LEAST 3/8 INCHES THICK.
5. LIGHTS GREATER THAN 6 INCHES IN DIMENSION IN DOORS SHALL BE TEMPERED, LAMINATED, OR GUARDED BY BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
6. USE ONE PIECE STOP INTEGRAL WITH DOOR JAMBS FOR IN S WINGING DOORS.
7. USE NON-REMOVABLE PINS FOR HINGES ACCESSIBLE FROM THE EXTERIOR.
8. USE CYLINDER GUARDS ON CYLINDER LOCKS WHEN THE CYLINDER PROJECTS BEYOND THE OUTER FACE OF THE DOOR.
9. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A DEAD BOLT LOCK, PADLOCK WITH A HARDENED SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. WHEN DOOR WIDTH EXCEEDS 9 FEET, BOTH SIDES SHALL BE SECURED BY LOCKING DEVICE OR RESTRAINED BY GUIDE.
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH ALL LOCKING DEVICE AND HAVE A FORCED ENTRY RESISTANCE LABEL. SLIDING GLASS DOORS USED FOR EMERGENCY EXISTING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR EXCESSIVE FORCE.
11. WINDOWS (LIGHTS) WITHIN 40 INCHES OF A LOCKING DEVICE ON A DOOR WHICH IS OPENABLE FROM THE INSIDE WITHOUT A KEY SHALL BE TEMPERED, LAMINATED, OR APPROVED BURGLAR-RESISTANT MATERIAL, OR SHALL BE GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
12. SLIDING GLASS WINDOWS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND HAVE A FORCED ENTRY RESISTANCE LABEL. SLIDING GLASS WINDOWS USED FOR EMERGENCY EXITING SHALL BE OPENABLE FROM OUTSIDE WITHOUT USE OF A KEY, TOOL, OR EXCESSIVE FORCE.
13. OTHER OPENABLE WINDOWS SHALL BE EQUIPPED WITH SUBSTANTIAL LOCKING DEVICES.
14. LIGHTS (INCLUDING SKYLIGHTS WITHIN 16 FEET OF GRADE) IN GROUP B OCCUPANCIES WITH THE LEAST DIMENSION GREATER THAN 6 INCHES BUT LESS THAN 48 INCHES SHALL BE TEMPERED, LAMINATED, APPROVED BURGLAR-RESISTANT, OR GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
15. LOCKING DEVICE FOR SLIDING GLASS WINDOWS IN GROUP B OCCUPANCIES SHALL BE A SLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE.
16. HATCHWAYS AND SCUTTLES SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLT AND/OR A PADLOCK WITH A HARDENED STEEL SHACKLE.
17. WOODEN HATCHWAYS LESS THAN 1-3/4 INCH THICK SOLID WOOD SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCHES ON CENTER AROUND THE PERIMETER.
18. OTHER OPENINGS EXCEEDING 96 SQUARE INCHES WITH A LEAST DIMENSION EXCEEDING 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
19. TENANT SPACES IN RETAIL STORES, MALLS, ETC. SHALL BE SEPARATED FROM EACH OTHER BY STUD WALL CONSTRUCTION AND SHEATHING UP TO THE FLOOR OR ROOF ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS.
2. ALL WORK SHALL CONFIRM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, CURRENT EDITION AND APPLICABLE REQUIREMENTS FOR LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS FOR PROPOSED ALTERATIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE AND SHALL NOTIFY BUILDING OWNER OF ANY OMISSIONS, CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENT OF SUSPENDED CEILING CONSTRUCTION.
5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
6. THE CONTRACTOR SHALL FURNISH AND BE FULL RESPONSIBLE FOR ALL BARRICADES, ADEQUATE SHORING, BRACING AND PROTECTIVE MEASURES TO SAFELY EXECUTE THE WORK.
7. PATCH, REPAIR AND REFINISH ALL EXISTING SURFACES DAMAGED BY THIS WORK, TO MATCH ADJACENT SURFACES AND FINISHES.
8. DURING HANDLING AN INSTALLATION OF WORK AT PROJECT SITE, CLEAN AND PROTECT WORK IN PROGRESS AND ADJOINING WORK ON A BASIS OF PERPETUAL MAINTENANCE. APPLY SUITABLE PROTECTIVE COVERING ON NEWLY INSTALLED WORK WHERE REASONABLY REQUIRED TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. OTHERWISE, CLEAN AND PERFORM MAINTENANCE ON NEWLY INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION TO ENSURE OPERABILITY WITHOUT DAMAGE EFFECTS. UPON COMPLETION OF WORK, PROJECT SITE TO BE CLEANED READY FOR OCCUPANCY.
9. CONTRACTOR TO PROVIDE TRENCHING AS REQUIRED TO ACCOMMODATE UNDERGROUND UTILITIES.
10. WHERE NEW OPENINGS ARE INDICATED AT EXISTING PRECAST CONCRETE PANEL, SAWCUT AND REMOVE AS REQUIRED TO ACCOMMODATE SAME.
11. WHERE NEW CURBED ROOF OPENINGS AND PENETRATIONS OCCUR THROUGH EXISTING ROOF, PATCH AND REPAIR ROOF AS REQUIRED TO PROVIDE A WATERTIGHT CONDITION IN ACCORDANCE WITH THE ROOF MANUFACTURER'S GUARANTEE. CONTRACTOR SHALL NOTIFY BUILDING OWNER BEFORE PROCEEDING WITH THE WORK.
12. ALL PENETRATIONS THROUGH ONE-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED BY APPROVED FIRE ASSEMBLIES.
13. WHERE NEW OVERHEAD DOOR, STOREFRONTS AND/OR EXIT DOORS ARE INDICATED, COLOR, MATERIALS AND MANUFACTURER, AS APPLICABLE, SHALL MATCH EXISTING CONDITIONS.
14. ALL DOORS, HARDWARE AND TOILET FACILITIES SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
15. EXISTING FIRE SPRINKLER SYSTEM TO BE MODIFIED TO ACCOMMODATE NEW OR REVISED OFFICE AREA, WHERE APPLICABLE.
16. PROVIDE CONCRETE FILLER FROM INTERIOR SLAB TO CONCRETE TILT UP PANEL AS REQUIRED.
17. ALL METAL WINDOWS SHALL BE LABELED CERTIFYING COMPLIANCE WITH ANSI 134.0 (1972).
18. ALL WINDOWS SHALL BE LABELED CERTIFYING COMPLIANCE WITH NWMA 1S-2.
19. ALL METAL SLIDING DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH ANSI 134.2 (1972).
20. ALL WOOD SLIDING DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH NWMA 1S-2.
21. ALL EXTERIOR DOORS SHALL COMPLY WITH SECTION T-20-1495(D) OF THE STANDARDS.
22. THERE SHALL BE NO SUBSTITUTIONS OF ANY SPECIFIED PRODUCTS UNLESS WRITTEN APPROVAL IS OBTAINED FROM WOOD ARCHITECTURAL SERVICES OR BUILDING OWNER.
23. ALL CONSTRUCTION SHALL BE PER DRAWINGS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY WOOD ARCHITECTURAL SERVICES OR BUILDING OWNER.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT SITE.
25. IT SHALL BE THE PROVIDE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BEING BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
26. CONTRACTOR SHALL AT LEAST ONCE PER WEEK OR MORE FREQUENTLY AS NEEDED, REMOVE DEBRIS AND RUBBISH RESULTING FROM CONSTRUCTION OPERATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS.
28. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE. NOTIFY ARCHITECT IN THE EVENT OF DISCREPANCIES.
29. WHERE NEW PARTITIONS IS TO ALIGN WITH EXISTING WALL. REMOVE EXISTING CORNER BEAD, ALIGN, TAPE AND SPACKLE NEW PARTITION.
30. PROVIDE WATERPROOF SEAL AT ALL CORING AND TRENCHING IN CONCRETE SLAB AS REQUIRED.
31. FLUSH PATCH AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOORING INSTALLATION.
32. PREPARE CONCRETE SLAB TO RECEIVE TENANT'S NEW FLOORING. CONTRACTOR TO REPORT AND RECTIFY ANY PROBLEMS WITH FLOOR GAPS, CRACKS OR LEVELING.
33. ALL THERMOSTATS SHALL BE LOCATED PER ENGINEERING DRAWINGS, UNLESS OTHERWISE DIRECTED BY THE BUILDING OWNER.
34. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
35. VERIFY KEYING OF LOCKS WITH TENANT AND BUILDING MANAGEMENT.
36. A.F.F. SHALL MEAN ABOVE FINISH FLOOR.

FIRE DEPARTMENT NOTES

1. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
5. PLANS SHOWING UNDERGROUND PIPING OF ON SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
6. ON SITE PROTECTION FACILITIES (I.E., HYDRANTS, SPRINKLER SYSTEM, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE, AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN ROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
8. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
9. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL COMPLY WITH BUILDING CODE SECTION 1004.6
10. PROVIDE AN APPROVED, ONE-HOUR RATED, FIRE-RESISTIVE CORRIDOR WHERE INDICATED ON PLAN, PER BUILDING CODE SECTION 1005.
11. ALL CORRIDOR OPENINGS SHALL MEET THE REQUIREMENTS OF BUILDING CODE SECTION 1005.8, INCLUDING STEEL FRAMES, 20 MINUTE LABELED DOORS, HINGES, LATCHING DEVICES AND CLOSERS.
12. EXISTS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FLOORCANDLE AT FLOOR LEVEL. BUILDING CODE SECTION 1012.
13. PROVIDE EXIT SIGNS PER BUILDING CODE SECTION 1013.
14. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
15. PROVIDE EXIT SIGNS WITH 6" HIGH MINIMUM LETTERS ON CONTRASTING BACKGROUND AT ALL REQUIRED EXITS.
16. ALL AISLES TO HAVE A MINIMUM 44" CLEARANCE TO REQUIRED EXITS.
17. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 75.
18. INTERIOR WALL AND CEILING FINISHES FOR ROOMS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 200.
19. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTION. GENERALLY, EXTINGUISHERS SHALL BE PLACED WITHIN 75 FEET TRAVEL DISTANCE FROM ANY POINT ON THE FLOOR. FIRE CODE SECTION 10.301(A). CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS.
20. BUILDING ADDRESS NUMBERS SHALL PROVIDE ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
21. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVES LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

MISCELLANEOUS NOTES:

EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM

LEGEND

FIRE EXTINGUISHER (TRAVEL DISTANCE BETWEEN EXTINGUISHERS NOT TO EXCEED 75'.)

EGRESS PATH OF TRAVEL

EXIT SIGN
'E' - TACTILE EXIT
'ER' - TACTILE EXIT ROUTE

4 EXITS PROVIDED

MAXIMUM OCCUPANT LOAD SIGNAGE SHALL BE POSTED AT A CONSPICIOUS SPACE NEAR THE MAIN EXIT OF THE ROOM

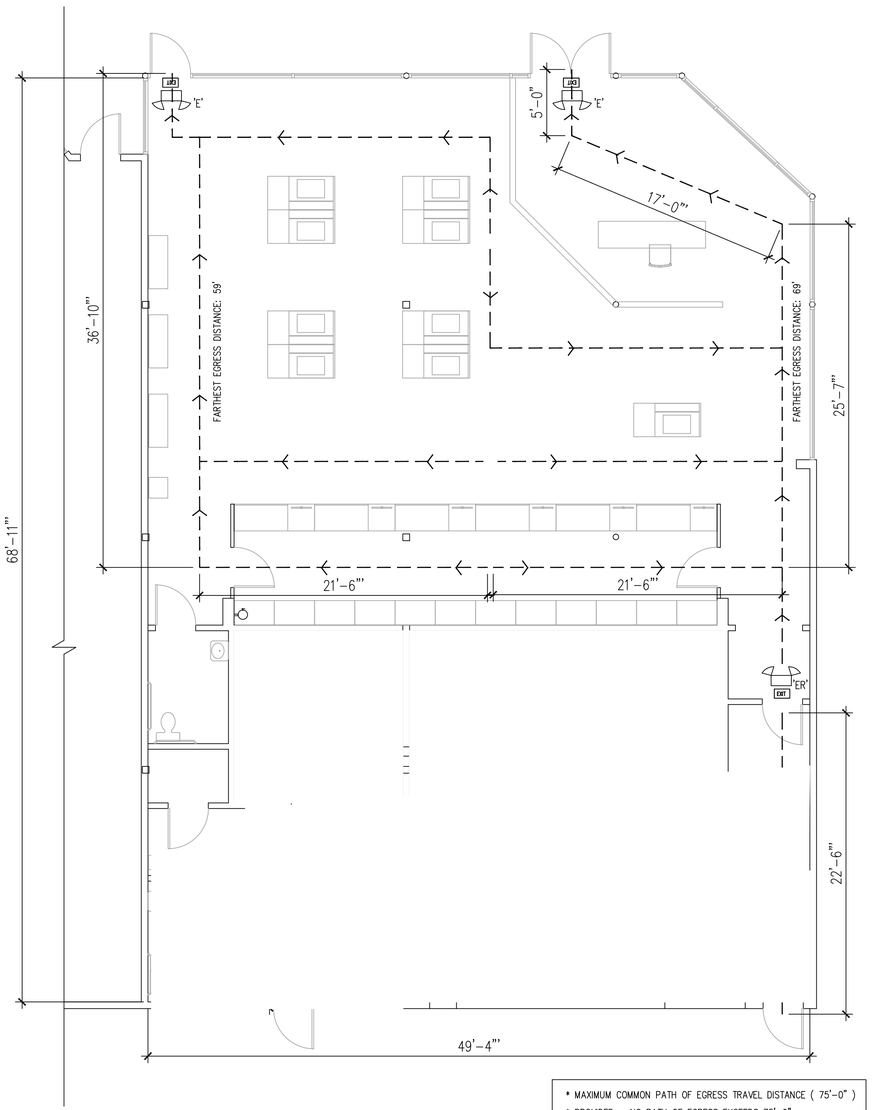
NOTE:
DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH OR AT LANDINGS WHEN FULLY OPENED. AND NOT MORE THAN 50% IN ANY POSITION.

EGRESS ILLUMINATION LIGHTS W/ INTENSITY OF NOT LESS THAN ONE-FOOT CANDLE AT FLOOR LEVEL. IN THE EVENT OF POWER FAILURE, THE EMERGENY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. AS PER 2016 CBC SECTION 1006.3 ILLUMINATION EMERGENCY POWER.

LITHONIA- ELM-10 (WITH BATTERY PACK) (OR EQUAL)

DIRECTIONAL EXIT SIGN. ILLUMINATED IF REQUIRED. UNIVERSAL MOUNTING, SINGLE CIRCUIT W/ 90 MIN. BATTERY PACK.

LITHONIA- EDG - GREEN LED TOP MOUNT (OR RQUAL)



* MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (75'-0")
* PROVIDED - NO PATH OF EGRESS EXCEEDS 75'-0"
* 4 EXITS PROVIDED

PATH OF TRAVEL EGRESS PLAN

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

NORTH

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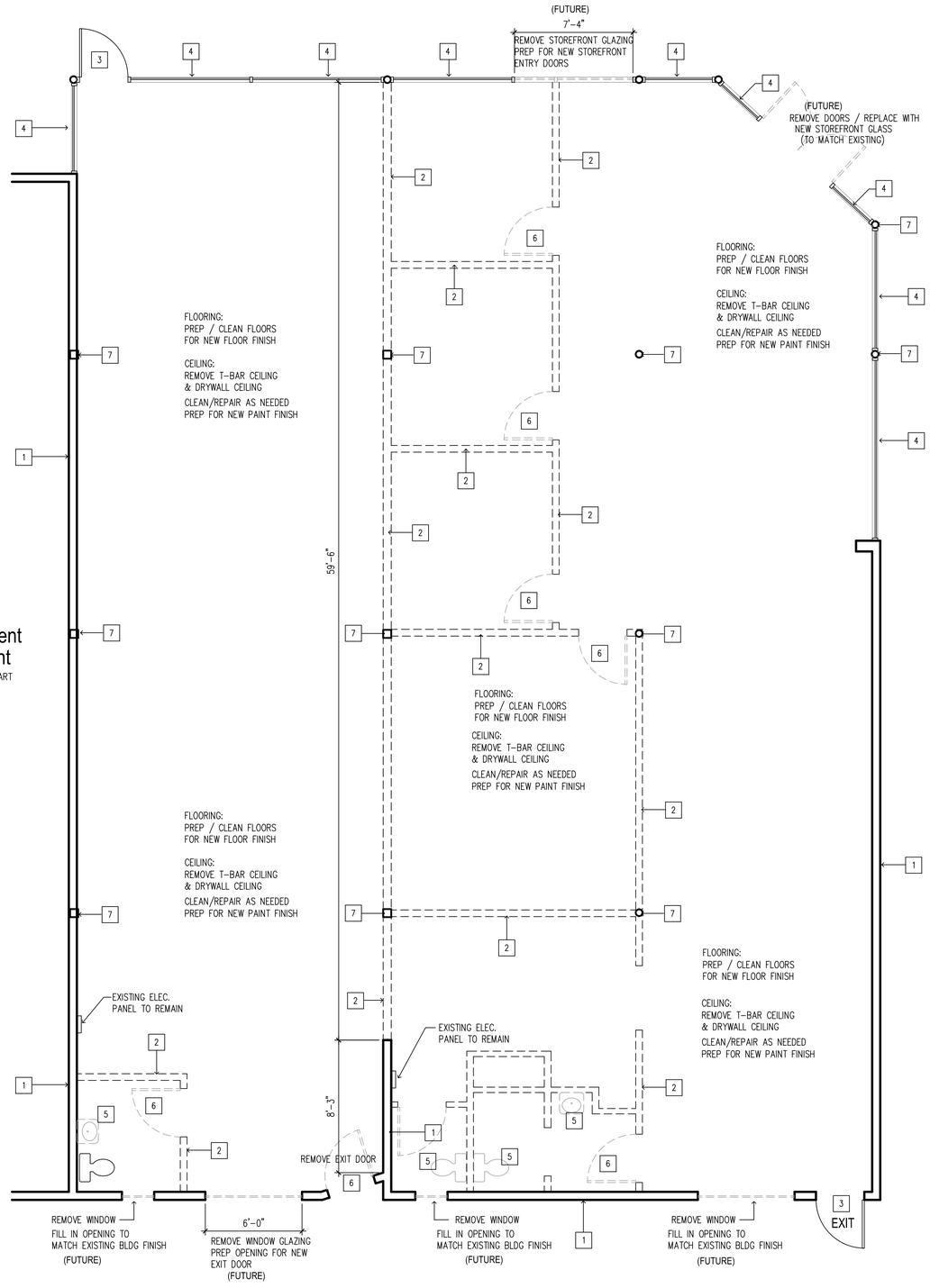
DRAWING TITLE:
PATH OF EGRESS PLAN

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 3/16" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:

A0.1



DEMOLITION FLOOR PLAN

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

NORTH

DEMOLITION NOTES

A. GENERAL

1. By careful study of the Contract Documents, determine the location of extent of selective demolition to be performed. In company with the Owner, visit the site and verify the extent and location of selective demolition required.

   * Carefully identify limits of selective demolition.
   * Mark interface surfaces as required to enable workmen also to identify items to be removed and items to be left in place intact.
   * Prepare and follow an organized plan for demolition and removal of items.

2. General work shall not proceed until all protective work is placed as required to protect the buildings activities, properties, and personnel from the hazards of the work. Noise, dust, etc., shall be kept to a minimum, by careful handling, dampening, etc., as required.

3. Existing work damaged in the prosecution of the work shall be repaired or restored to it's original condition at the Contractor's expense.

4. Demolition shall be done only by experienced workers using appropriate tools and equipment and provided with all necessary safeguards.

5. Wherever the removal of any existing finished surface is required by the drawings and/or specifications, the contractor shall make due allowance for finishing all unfinished surfaces exposed as a result of such work.

6. All materials removed under this contract which are not to be salvaged or reused shall become the property of the contractor and be promptly removed from the site. At all times use movable debris boxes, covered, to convey the material through the building. Do not store or permit debris to accumulate on the site.

7. Extreme care shall be exercised to prevent chipping, breakage, bending, and mishandling of all materials.

8. Upon completion of demolition work, leave the property and adjacent areas clean and satisfactory to the Architect and Owner.

B. ARCHITECTURE

1. Doors and Hardware: Remove carefully to avoid damage. Store doors and hardware to be reused in a location designated by Architect.

2. Partitions: Remove partition finish, studs, plates, and sills.

C. MECHANICAL AND ELECTRICAL

1. Carefully review drawings, and determine lines to be removed and those to be kept active or to be reactivated. Protect lines to remain. Provide for minimum service interruption of lines to remain.

2. Remove fixtures and equipment as indicated. When indicated for reuse, clean, store as directed, and protect. Identify point of reuse. See mechanical drawings for additional information on demolition required for H.V.A.C.. and plumbing work.

3. Remove lines completely wherever possible. Cut and cap, or plug in a positive manner, behind the back of finish material.

4. Contractor shall maintain and/or reconnect continuity for all HVAC, Plumbing, Electrical and Gas utility services that serve other rooms or areas that same day.

5. Patch and repair all floor penetrations from existing Plumbing, Electrical and Mechanical utilities being demolished. New floor infill shall maintain required fire separation of existing slab.

6. See Mechanical, Electrical and Plumbing drawings for additional info. on demolition required for HVAC, Electrical and Plumbing work.

6. Remove all demolished utilities back to the point of origin. Cap per code.

WALL LEGEND

(E) WALL CONSTRUCTION TO REMAIN

(E) WALLS TO BE DEMO'D
* INTERIOR NON-LOAD BEARING WALLS

NOTES

* ALL EXTERIOR BUILDING (STRUCTURE) WALLS TO REMAIN

1 (E) EXTERIOR/INTERIOR WALL TO REMAIN
2 (E) INTERIOR NON-BEARING WALL TO BE REMOVED
3 (E) DOOR TO REMAIN
4 (E) WINDOW TO REMAIN
5 (E) PLUMBING FIXTURES TO BE REMOVED
6 (E) DOOR TO BE REMOVED
7 (E) STRUCTURAL POST TO REMAIN / NO CHANGE

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DRAWING TITLE:
DEMOLITION PLAN

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:
A1

DOOR SCHEDULE

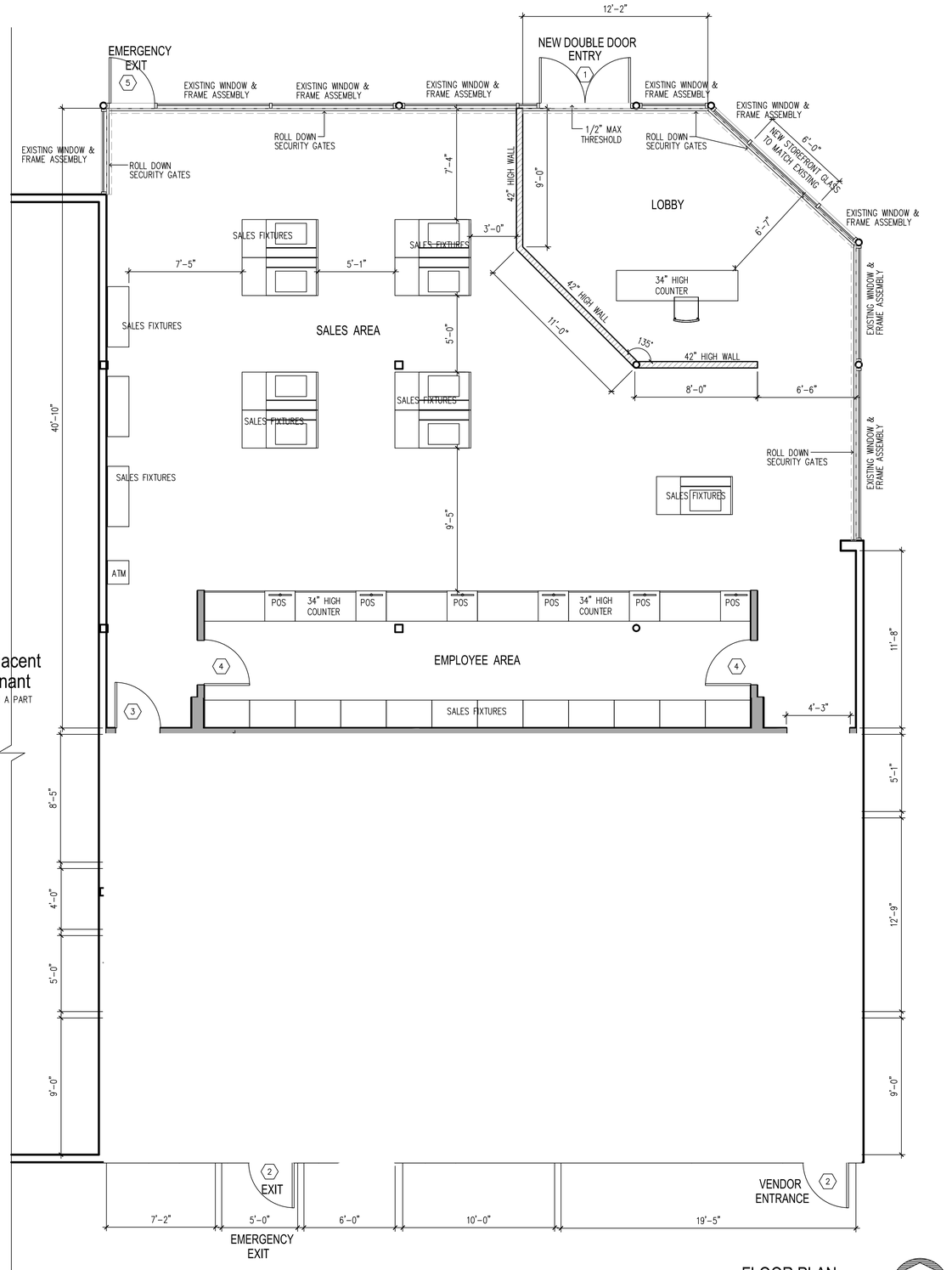
DOOR NO.	LOCATION	SIZE	DOOR MAT'L	DOOR THK	FRAME MAT'L	REMARKS
1	(E) ENTRY	(2) 3'-0" X 7'-0"	GLS	–	GLS	DOUBLE DOOR ENTRY
2	REAR DOOR	3'-0" X 7'-0"	MTL	–	MTL	SOLID CORE EXIT DOOR
3	TOILET ROOM	3'-0" X 7'-0"	HC WD	1 3/4"	WD	EQUIP WITH SELF CLOSING DEVICE
4	TYPICAL DOOR	3'-0" X 7'-0"	HC WD	1 3/4"	WD	
5	(E) ENTRY	3'-0" X 7'-0"	GLS	–	GLS	EMERGENCY DOOR

WALL LEGEND

(E) CONSTRUCTION TO REMAIN

NEW EXTERIOR WALL
2X6 WALL STUDS @16" O.C.
W/ 1/2" GYPSUM BOARD @ INSIDE FACE
7/8" LATH & PLASTER @ OUTSIDE FACE
(MATCH EXISTING FINISH)

NEW INT. WALL
3 5/8" x 20 GUAGE
METAL STUDS @ 16" O.C.
5/8" DRYWALL ON BOTH SIDES
OR
2X4 WD STUDS @ 16" O.C.
W/ 5/8" GYPSUM BOARD ON BOTH SIDES



FLOOR PLAN

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

T.I.: 3,443 SQ. FT.

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP.06/30/25
CIVIL
STATE OF CALIFORNIA

CLIENT:
T.I. – RILANO INC.
RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:
FLOOR PLAN

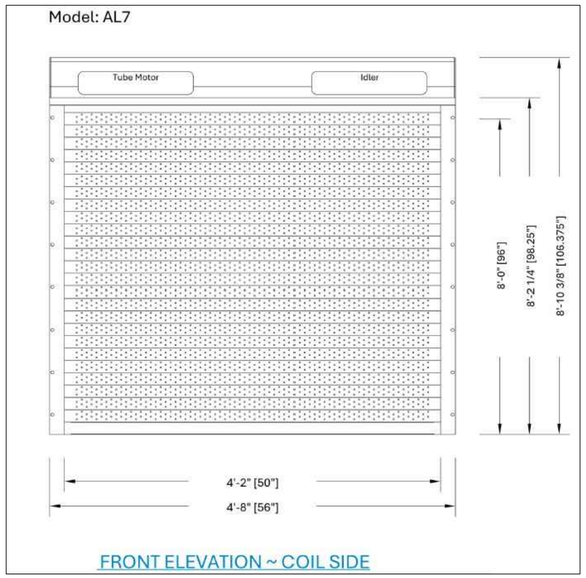
PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

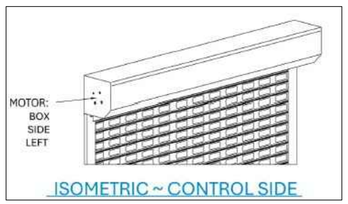
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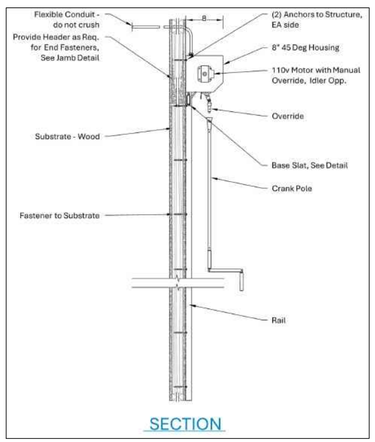
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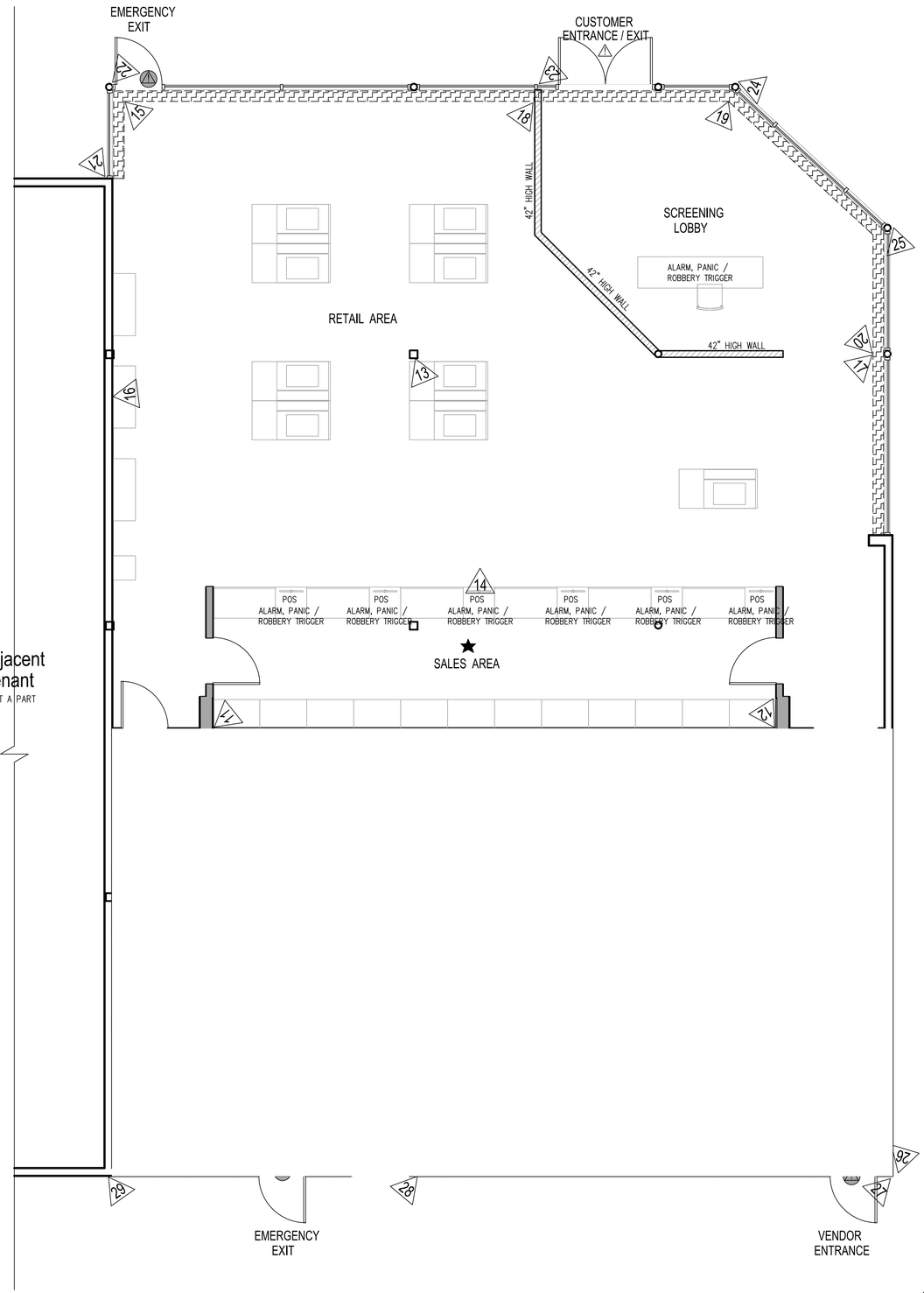
A2

ROLL DOWN SECURITY GATES









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

NORTH

SYMBOL LEGEND

30 FIXED ANGLE CAMERAS # 1-30

Secure Vault
The Secure Vault will have full-length walls from floor to ceiling and will be constructed with high-quality and durable drywall. We will line the walls of the Secure Vault with 16ga steel sheeting.The Secure Vault will be fully separated from all other areas, and will only be used to store cannabis, and the only place where cannabis is stored. It is imperative that only the quantity of product necessary to fulfill the anticipated sales for the day be relocated from the Secure Vault into the Sales Area. The Secure Vault is meant to store only product. Any excess cash on site will be stores in a secure safe in the manager's office.

Delivery Security Plan – We have an entire SOP for the delivery process and security.
* Deliveries will be available during store hours, which are 9am-9pm, seven days a week.
* Deliveries will not be scheduled after 8pm so all drivers can finish their deliveries & be back at store by 9pm.
* The delivery vehicle will be store owned and unmarked per DCC guidelines.
* Delivery vehicles will be stored on-site in the parking lot. In the event the number of delivery vehicles grows to more then two we will find a suitable off-site storage parking.

Security Plan – We have an entire SOP for our Security Plan.
* The Security camera plan calls for 9 exterior cameras and a total of 21 cameras. Self hosted hardware over 30 TB of storage allowing for up to six months of video archive.
* Security guards – We will start with one guard on duty with an overlap of 1-2 hours between shifts and adjust based on customer volume. Guards will be stationed at the front door checking ID's for entry. There will be a TV with a selection of camera feeds including all the exterior cameras and several interior cameras adjacent to the guards station.

ROLL-DOWN STEEL SHUTTERS (AFTER HOURS)

★ LIMITED ACCESS AREA

△ ALARM, DOOR CONTACT

● SOLID CORE DOOR W/ LATCH GUARD

$ CURRENCY STORAGE (TL30 SAFE)

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LOCATION:
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COVINA, CA 91723

DRAWING TITLE:
SECURITY PLAN

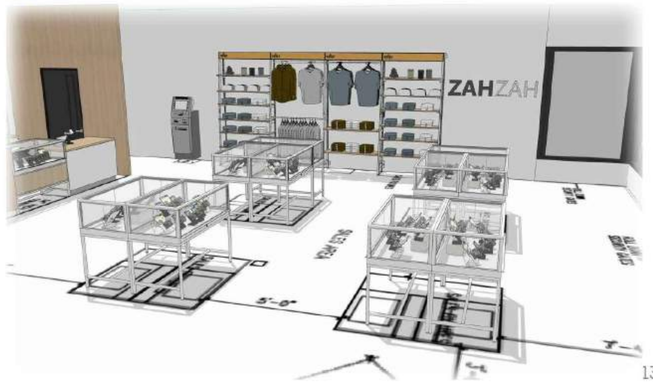
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PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:

A2.1

Design Exploration



13

Design Exploration



9

Design Exploration



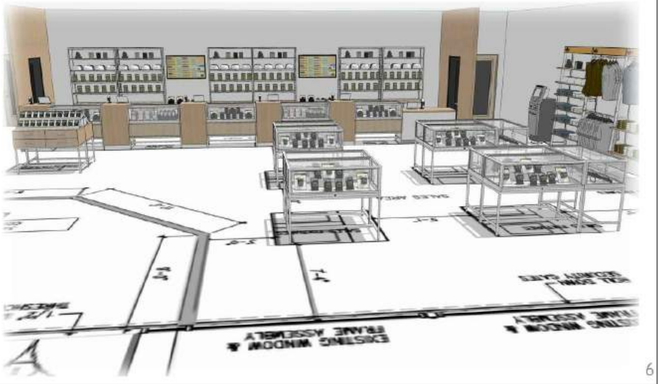
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Design Exploration



10

Design Exploration



6

Design Exploration



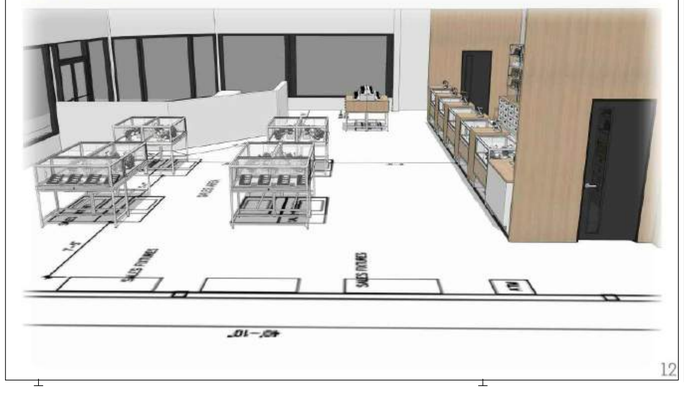
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Design Exploration



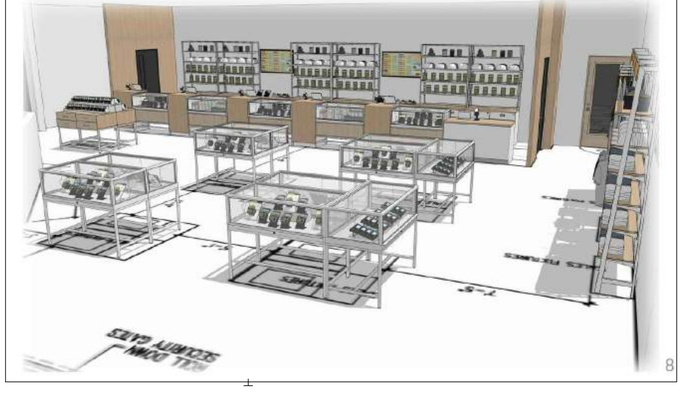
7

Design Exploration



12

Design Exploration



8

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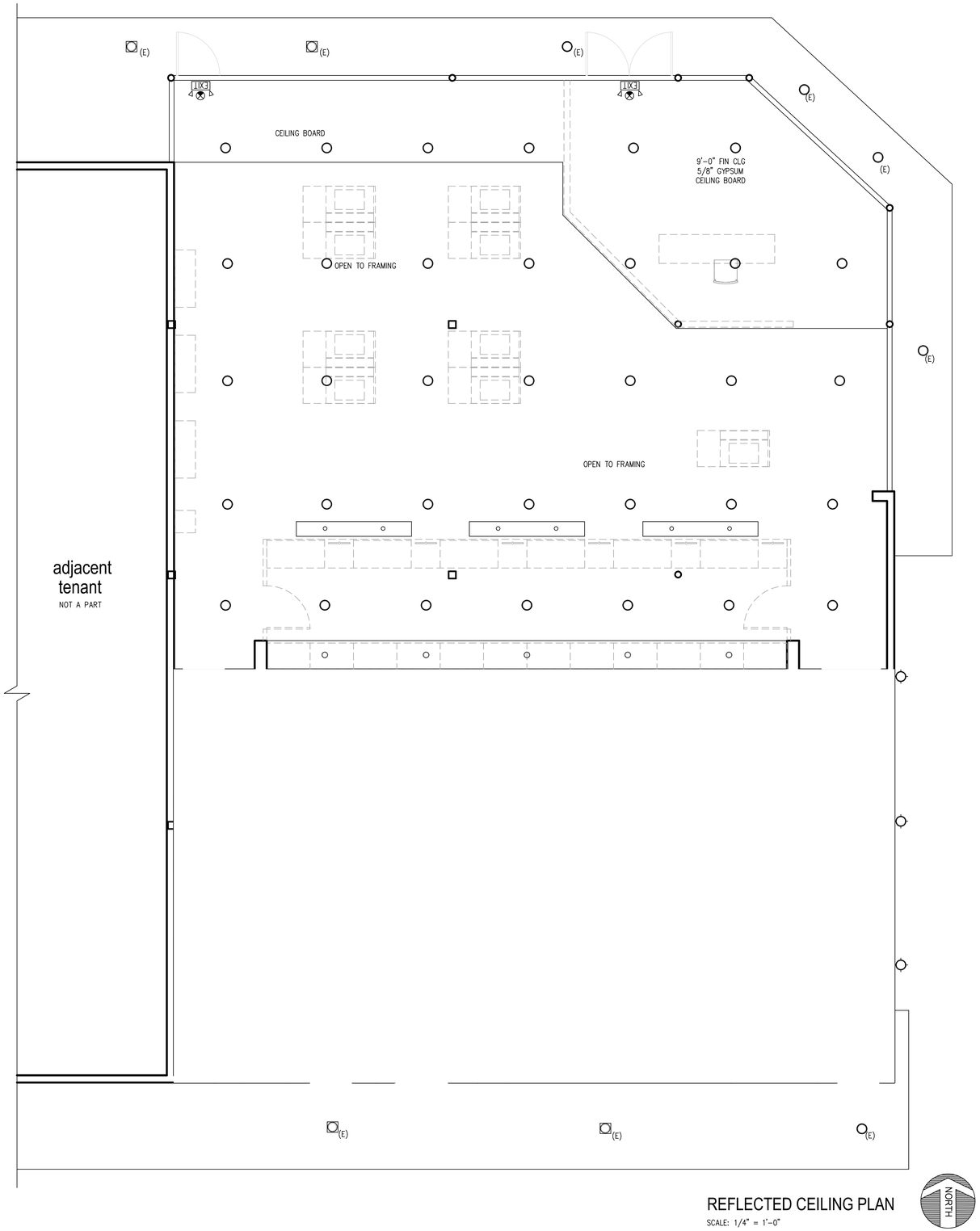
DRAWING TITLE:
INTERIOR ELEVATIONS / RENDERINGS

PROJECT NO: 2448
PHASE:
DATE:
SCALE:
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:

A2.2



REFLECTED CEILING PLAN

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

NORTH

SYMBOL LEGEND

- 6" LED DOWNLIGHT WITH REGRESSED LENS TRIM. 0-10V DIMMING DRIVER
- 6" LED DOWNLIGHT WITH REGRESSED LENS TRIM. 0-10V DIMMING DRIVER AND 90MIN BATTERY BACKUP
- 2X4 RECESSED LED CURVED PANEL WITH 0-10V DIMMING DRIVER
- 2X4 RECESSED LED CURVED PANEL WITH 0-10V DIMMING DRIVER AND 90MIN BATTERY BACKUP
- EXIT LED EXIT SIGN
- EXTERIOR LED WALL MOUNTED FIXTURE WITH VERIFY WITH GOOSENECK
- EXTERIOR LED CANOPY FIXTURE

NOTE:

– EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUTIONS. ETERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTIONS 1011.5.1 AND 1011.5.3, RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROMM AN EXTERNAL SOURE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES (54 LUX).

– ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.

– THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PERMISE'S ELETRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM EMERGENCCY SYSTEM FOR THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND APCES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
B. CORRIDIRS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGD REQIURED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXXIT DISCHARGE IS ACOMPLISHED FOR BUILDINGD REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS FOR EXIT DISCHARGE
DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

– THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEMM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HOUR IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM.

– EMERGENCY LIGHTING FACILITES SHALL BE ARRANGED TO PROVVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

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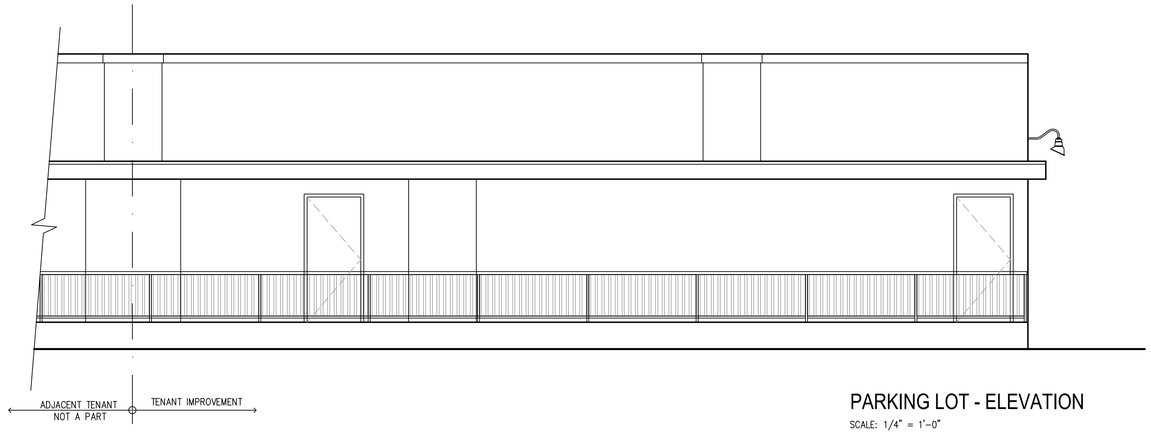
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RCP

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

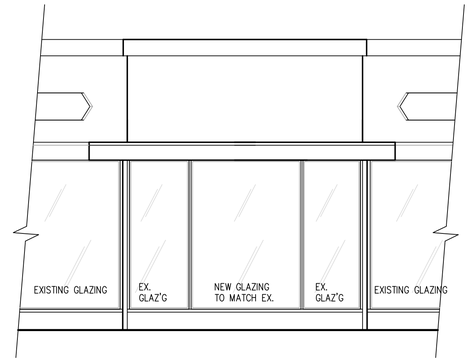
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A3



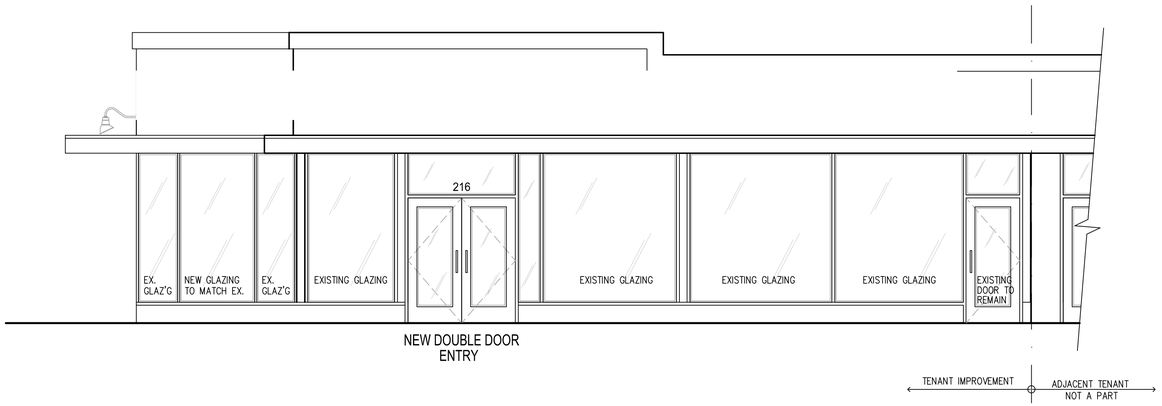
PARKING LOT - ELEVATION

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



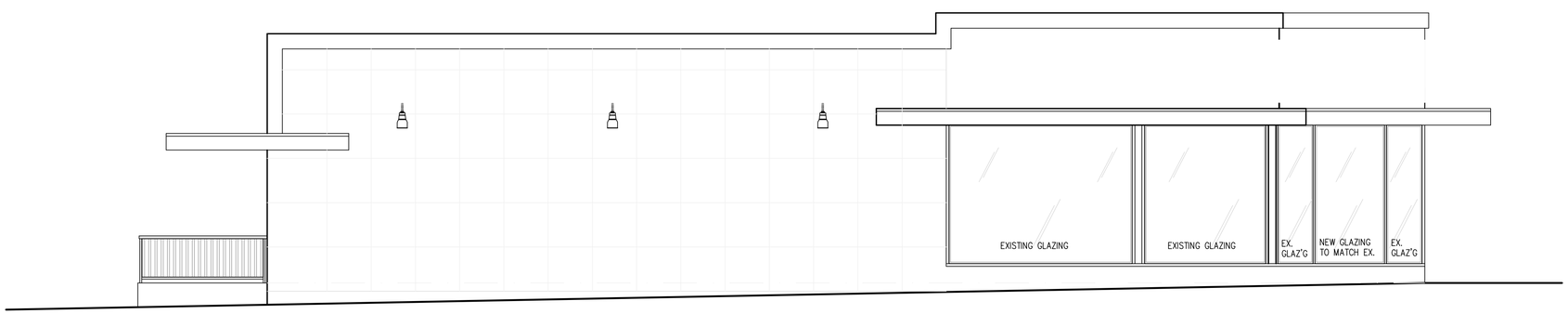
CORNER of E. ROWLAND & S. 2ND AVE - ELEVATION

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



E. ROWLAND ST. - ELEVATION

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



S. 2ND AVE - ELEVATION

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

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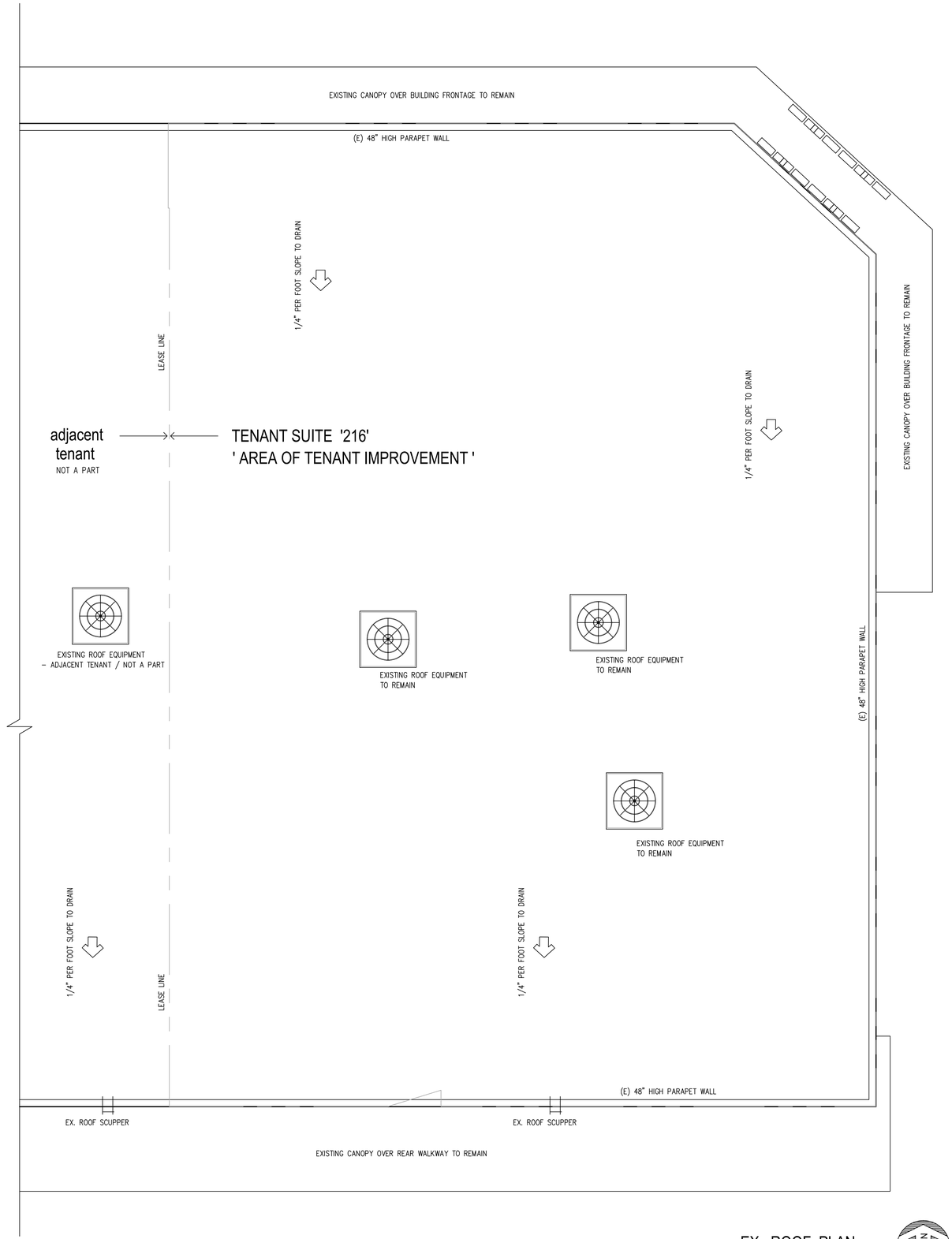
LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:
A4



EX. ROOF PLAN

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

NORTH

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COVINA, CA 91723

LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:
DATE: REVISION

SHEET NUMBER:

A5

ATTACHMENT E

Resolution with Conditions of Approval

2025-009 PC

RESOLUTION NO. 2025-009 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT (CUP) 25-003, AND SITE PLAN REVIEW (SPR) 25-032 TO ALLOW A 3,443 SQUARE-FEET TENANT IMPROVEMENT TO PERMIT THE ESTABLISHMENT OF A CANNABIS RETAIL STORE IN THE MIXED-USE OVERLAY DISTRICT (MUOD) / COMMERCIAL (REGIONAL OR COMMUNITY SHOPPING CENTER) ZONE LOCATED AT 216 E ROWLAND ST, COVINA, CA, 91723 (APN 8451-001-019) AND MAKE A DETERMINATION OF EXEMPTION OF THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit.

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Richard Probst, has filed a Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-026 a request for a 3,443 square-feet tenant improvement to allow the establishment of a cannabis retail store within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A located at 216 E Rowland St, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission hold a hearing on an application for a development agreement; and

WHEREAS, on June 24th, 2025 at the regular meeting the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the meeting, together with a recommendation from the Planning Division, was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

WHEREAS, all legal perquisites prior to the 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. Based upon the entire record made available at the June 24th, 2025 meeting, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the meeting, the Planning Commission hereby finds and determines as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 6,960-square-foot building has existed on the subject site since 1954, with no known issues pertaining to appurtenant commercial activities. The 3,443 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. There is more than one access way on site which can avoid congestion. The City/Traffic engineer has reviewed the proposal and determined that Rowland St and Second Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements

for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within the Commercial (Regional or Community Shopping Center) C-3A zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail business establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: The proposed operation of a cannabis retail store within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and

sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**

   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail business conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone Development Standards, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 18,164 square feet (0.42 acres) in land area and developed with a 6,960 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;

Fact: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

C. <u>Findings for Development Agreement (Government Code Section 65867.5)</u>

A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

<u>SECTION 3.</u> The Planning Commission, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class 1 exemption, which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior

partitions, plumbing, and electrical conveyance and additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet. The project involves a proposed expansion of less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed. Furthermore, the Planning Commission recommends that the City Council find the project exempt from CEQA for the same reasons.

The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby recommends that the City Council approves the application:

A. The Planning Commission hereby recommends that the City Council approve Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."

B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption,

SECTION 6. The Secretary shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 24th day of June, 2025.

_____

ROSIE RICHARDSON, CHAIRPERSON
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 24th day of June, 2025, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

EXHIBIT A

CONDITIONAL USE PERMIT (CUP) 25-003 AND
SITE PLAN REVIEW (SPR) 25-032
APN: 8451-001-019

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032,** shall allow a Cannabis Retail establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland Street, Covina, CA, 91723 (APN: 8451-001-019).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-032:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 216 E Rowland Street.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the

Development Agreement shall set forth the terms and conditions under which the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents

("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-009 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to

installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.

ATTACHMENT F

Resolution Development Agreement

2025-010 PC

RESOLUTION NO. 2025-010 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN RILANO, COVINA, INC. ("RILANO") AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE 3,443 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE MIXED-USE OVERLAY DISTRICT (MUOD) / COMMERCIAL (REGIONAL OR COMMUNITY SHOPPING CENTER) C-3A ZONE, LOCATED AT 216 EAST ROWLAND STREET, (APN: 8451-001-019).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 et seq. (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Rilano Covina Inc. c/o Hank Casillas, Richard Probst, Jian Barazim and Bernardina Caeti, co-owner of the cannabis retail business located 216 E. Rowland Street. The business owners proposing a Cannabis Retail Establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019); and

WHEREAS, a copy of the proposed Ordinance adopting the Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Resolution; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025 on the proposed Project and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

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

SECTION 1. Based on the full record of these proceedings, the Planning Commission hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee

adequate infrastructure for the development and land uses that are compatible with their surroundings;

3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the Planning Commission hereby recommends to the City Council adopt Ordinance No. 2025-XXX approving and adopting the Development Agreement between Rilano, Covina, Inc. c/o Hank Casillas, Richard Probst, Jian Barazim and Bernardina Caeti, co-owners of the cannabis retail business and the City of Covina, in the from attached to this Resolution as Exhibit "A" and incorporated herein by reference.

SECTION 3. 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 Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723, or at http://covinaca.gov/pc/page/projects-under-review. The custodian of these records is the City Clerk.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED, by the members of the Planning Commission of Covina this 24th day of June 2025.

_____

ROSIE RICHARDSON, 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 24h day of June, 2025, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT "A"

DRAFT ORDINANCE ADOPTING DEVELOPMENT AGREEMENT

ATTACHMENT F.1

EXHIBIT “A”

Ordinance No. XXX

EXHIBIT "A"

ORDINANCE NO. 2025-XXX

AN ORDINANCE OF THE CITY OF COVINA APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN RILANO COVINA INC, ("RILANO") AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE 3,443 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE MIXED-USE OVERLAY DISTRICT (MUOD) / COMMERCIAL (REGIONAL OR COMMUNITY SHOPPING CENTER) C-3A ZONE, LOCATED AT 216 EAST ROWLAND STREET, (APN: 8451-001-019).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Rilano Covina Inc. c/o Hank Casillas, Richard Probst, Jian Barazim and Bernardina Caeti, co-owner of the cannabis retail business located 216 E. Rowland Street. The business owners proposing a Cannabis Retail Establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019); and

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, the project is categorically exempt pursuant to CEQA Guidelines 15301(e)(1), for "additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet." The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed.

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and has found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with public convenience and beneficial to the public welfare, and will not adversely impact the orderly development of property; and

WHEREAS, the City Council, after published notice, held a public hearing on _____,

2025 concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____2025, the City Council of the City of Covina held a noticed public hearing to review the Project pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____, 2025, the City Council of the City of Covina considered the proposed Project including Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032 at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their surroundings;
3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the City Council hereby approves the Development Agreement between Rilano, Covina, Inc. c/o Hank Casillas, Richard Probst, Jian Barazim and Bernardina Caeti, co-owners of the cannabis retail business and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 3. CEQA. The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed. Planning Department Staff has

determined that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15301 (e)(1) "Existing Facilities" because the addition to existing structures will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet The City Council has reviewed the Planning Department Staff's determination of exemption, and concur in Staff's determination that the Project is exempt from CEQA.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed development agreement shall be recorded against the title to the property.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025.

_____

VICTOR LINARES, MAYOR

ATTEST:

FABIAN VELEZ, CHIEF DEPUTY CITY CLERK

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance No. _____ was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

FABIAN VELEZ
CHIEF DEPUTY CITY CLERK

ATTACHMENT F
Development Agreement

PLEASE RECORD AND WHEN RECORDED
RETURN TO:
City Clerk
City of Covina
125 East College Street
Covina, California 91723

Space above this line for Recorder's use only
No recording fee under Government Code Section 27383

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF COVINA AND RILANO COVINA INC

ARTICLE 1. PARTIES AND DATE.

This Government Code Statutory Development Agreement ("Agreement") is dated July, XX, 2025 for references purposes only and is entered into between (i) the City of Covina ("City"), a California municipal corporation, and (ii) Hank Casillas, Richard Probst, Jian Barazim and Bernardina Caeti ("Co-Owners"). This Agreement shall become effective on the Effective Date defined in Section 3.1.12 below.

ARTICLE 2. RECITALS.

2.1 WHEREAS, the City and Owner wish to enter into Statutory Development Agreement pursuant to the Government Code and Covina Municipal Code to facilitate the development of the Property for commercial cannabis activities compliant with all applicable state and local laws, and any regulations promulgated thereunder (collectively, the "Project"); and

2.2 WHEREAS, the City is authorized pursuant to Government Code Section 65864 et seq. to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property; and

2.3 WHEREAS, Owner has an equitable interest in all of the real property ("Property") described on Exhibit Document No. 1 and depicted on Exhibit Document No. 2.

2.4 WHEREAS, Owner commenced its efforts to obtain approvals and clearances to conduct a commercial cannabis business in the City; and at that time the City determined that the uses authorized in this Agreement were lawfully permitted and authorized to occur on Owner's Property, subject to Owner's acquisition of various entitlements, as discussed herein; and

2.5 WHEREAS, Covina Municipal Code Section 17.84.040.E requires applicants for authorized commercial cannabis activity to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.6 WHEREAS, Condition of Approval (15) of Conditional Use Permit 25-003 requires Owner to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.7 WHEREAS, Owner and City intend for this Agreement to satisfy the development agreement requirements of Covina Municipal Code Section 17.84.040.E and Conditional Use Permit 25-003; and

2.8 WHEREAS, Owner voluntarily enters into this Agreement and after extensive negotiations and proceedings have been taken in accordance with the rules and regulations of the City, Owner has elected to execute this Agreement as it provides Owner with important economic and development benefits; and

2.9 WHEREAS, this Agreement and the Project are consistent with the City's General Plan and Zoning Code and applicable provisions of the City's applicable Zoning Map and the Covina Municipal Code as of the Agreement Date; and

2.10 WHEREAS, all actions taken and approvals given by the City have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

2.11 WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Project and/or Property, and provide for public services appropriate to the development of the Project; and

2.12 WHEREAS, in implementation of the promulgated state policy to promote private participation in comprehensive planning and to strengthen the public planning process and to reduce the economic risk of development, the City deems the implementation of this Agreement to be in the public interest and intends that the adoption of this Agreement be considered an exercise of the City's police powers to regulate the development of the Property during the Term of this Agreement; and

2.13 WHEREAS, this Agreement is consistent with the public health, safety and welfare needs of the residents of the City and the surrounding region and the City has specifically considered and approved the impact and benefits of the development of the Property in accordance with this Agreement upon the welfare of the region; and

2.14 WHEREAS, Owner intends to develop a cannabis retail store pursuant to the Covina Municipal Code Chapters 5.80 and 17.84 and all applicable state and City laws, rules, and regulations; and

2.15 WHEREAS, on [June 25th, 2025], the Planning Commission of the City held a duly-noticed public hearing on Owner's application for approval of this Agreement, made certain findings and determinations with respect thereto, and recommended to the City Council that this

Agreement be approved. On [July XX, 2025], the City Council also held a duly-noticed public hearing on Owner's application for approval of this Agreement (as well as the other Development Approvals), considered the recommendations of the Planning Commission, and found that this Agreement (and the other Development Approvals) are consistent with and helps to implement City's General Plan. On March 7, 2023 the City Council adopted Ordinance No. 23-01, enacting this Agreement ("DA Ordinance"); and

2.16 WHEREAS, concurrently with execution of this Agreement, City acknowledges that Owner has been authorized to [operate a cannabis retail store].

ARTICLE 3. GENERAL TERMS.

3.1 Definitions and Exhibits. The following terms when used in this Agreement shall be defined as follows:

3.1.1 "Agreement" means this Statutory Development Agreement pursuant to Government Code Section 65864 et seq.

3.1.2 "CEQA Determination" means the process required by State of California Public Resources Code 21000 – 21189.57 by the Lead Agency of evaluating the potential environmental impacts and/or physical changes to the environment that may or may not occur because of a particular project; and, subsequently the decision by the Lead Agency if the potential environmental impacts and/or physical changes that will or will not result, will fall within one of three (3) thresholds defining the significance of the environmental effects caused by the project. For the purposes of this Development Agreement, the CEQA Determination will be a Section 15301 - Class 1 Exemption (Existing Facilities).

3.1.3 "City" means the City of Covina, a California municipal corporation.

3.1.4 "City Council" means the City Council of the City.

3.1.5 "CMC" means the City of Covina Municipal Code.

3.1.6 "Commercial Cannabis Business" means [retail sale of cannabis for medical or adult-use purposes consistent with the Medicinal and Adult-Use Cannabis Regulation and Safety Act.]

3.1.7 "Conditions of Approval" mean those conditions of approval, if any, which are not set forth in this Agreement and which are otherwise imposed by the City in connection with City's approval of the Development Approvals.

3.1.8 "Days" mean calendar days unless otherwise specified.

3.1.9 "Development", if applicable, includes grading, construction or installation of public and private facilities and the right to maintain, repair or reconstruct any private building, structure, improvement or facility after the construction and completion thereof; provided, however, that such maintenance, repair, or reconstruction take place within the Term of this Agreement on the Property.

3.1.10 "Development Approvals" means a conditional use permit and other entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property. "Development Approvals" also include both the Existing Development Approvals and the Subsequent Development Approvals approved or issued by the City that are consistent with this Agreement. Development Approvals include:

a. Conditional Use Permit ("CUP") 25-003;

b. Cannabis Business Permit XX;

c. Business License XX;

d. Site Plan 25-032;

e. Conceptual Plans;

f. Security Plan; and

g. This Agreement ("DA") XX.

3.1.11 "Development Plan", if applicable, means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property for the Project, as modified and supplemented by Subsequent Development Approvals.

3.1.12 "Effective Date" means the day on which all of the following are true: (i) thirty (30) days have elapsed since the second reading of the DA Ordinance; (ii) this Agreement is executed by the Mayor of the City of Covina and persons authorized to execute the Agreement on behalf of Owner; (iii) all Exhibits to this Agreement are finalized; provided, however, that if these conditions have not been fully satisfied by the Owner the Effective Date may not thereafter occur and this Agreement may not thereafter become effective.

3.1.13 "Existing Development Approvals", if applicable, means all Development Approvals approved or issued prior to or on the Effective Date. Existing Development Approvals include the approvals set forth in Section 3.1.10 and all other approvals which are a matter of public record prior to or on the Effective Date.

3.1.14 "Existing Land Use Regulations" if and where applicable, means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations include all regulations that are a matter of public record on the Effective Date as they may be modified by the Existing Development Approvals.

3.1.15 "Gross Revenues" means the total of all revenue, income, compensation, sales proceeds or other monies of whatever kind or nature received by the Commercial Cannabis Business without deduction or offset of any kind.

3.1.16 "Land Use Regulations" if and where applicable means all ordinances, resolutions and codes adopted by the City governing the development and use of land, including

the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction and initial occupancy standards and specifications applicable to the Development of the Property. "Land Use Regulations" does not include any City ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property; and/or

(e) the exercise of the power of eminent domain.

3.1.17 "Owner" means [Hank Casillas, Richard Probst, Jian Barazi, and Bernardina Caeti]. (Co-Owners)

3.1.18 "Processing Fees" means all application, inspection and other regulatory processing fees and charges required by City that are adopted for the purpose of defraying City's actual costs incurred or to be incurred in the processing and administration of any form of regulatory permit, license, land use entitlement or other approval, which are applied uniformly to all development related activity within City, including fees for land use applications. Processing Fees are not vested under this Agreement.

3.1.19 "Project", if applicable means the Development of the Property contemplated by the Development Plan, as such Development Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement. The Project shall consist of this Agreement, the Development Plans, the application any and all entitlements licenses, and permits related to the Project.

3.1.20 "Property" means the real property described in Owner's application and incorporated herein by this reference, as described and depicted in Exhibit Documents 1 and 2.

3.1.21 "Reasonable" means using due diligence to accomplish a stated objective that the subject party is capable of performing or providing under the circumstances in a manner that is consistent with the intent and objectives of the Agreement.

3.1.22 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to Owner under this Agreement and reserved to the City as described in Section 4.7.

3.1.23 "Subsequent Development Approvals" if applicable, means all future discretionary approvals and all ministerial Development Approvals required subsequent to the Effective Date in connection with development of the Property, including without limitation, subdivision improvement Agreements that require the provision of bonds or other securities.

Subsequent Development Approvals include, but are not limited to, all excavation, grading, building, construction, demolition, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, or other permits or approvals necessary, convenient or appropriate for the grading, construction, marketing, use and occupancy of the Project within the Property at such times and in such sequences as Owner may choose consistent with the Development Plan and this Agreement.

3.1.24 "Subsequent Land Use Regulations". If applicable, means any Land Use Regulations defined in Section 3.1.16 that are adopted and effective after the Effective Date of this Agreement, as further defined in Section 4.7.

3.2 Exhibit Documents. The following documents, by this reference, are made part of this Agreement:

No. 1 - Legal Description of the Property;

No. 2 - Map showing Property and its location;

No. 3 - Operations Plan (in reference to the RFP);

No. 4 – Conceptual Plans – For final plans refer to the approved tenant improvement plan check by Building and Safety Division (BLD 25-XXXX); and

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent.

3.3 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Subject to Owner's receipt of all Development Approvals relative thereto, the Development of the Property is hereby authorized and shall, except as otherwise provided in this Agreement, be carried out only in accordance with the terms of this Agreement.

3.4 Ownership of Property. Owner represents and covenants that it has a legal or equitable interest in the Property, which has an Assessor's Parcel Number(s) of 8451-001-019 and is more particularly described in the application and Exhibit Document No. 1 in Section 3.2 and incorporated herein.

3.5 Term. The parties agree that the Term of this Agreement shall be 15 years commencing on the Effective Date subject to the written extension and early termination provisions described in this Agreement. Upon termination of this Agreement, this Agreement shall be deemed terminated and of no further force and effect, except terms that are expressly stated in this Agreement to survive termination without the need of further documentation from the parties hereto. The Agreement's Community Benefit Fee(s) are subject to renegotiation after the first five years, and every five years thereafter. If the parties are unable to re-negotiate the Community Benefit Fee, then the Community Benefit Fee set forth in this Agreement shall continue to apply.

3.5.1 Term Extension. This Agreement may be extended by mutual written Agreement of City and Owner in writing and signed by Owner and the Mayor of Covina. If the Mayor of Covina does not sign the Agreement or renegotiated Agreement, any such Agreement or renegotiated Agreement is null and void.

3.6 Immediate Termination.

3.6.1 Automatic and Immediate Termination. This Agreement shall automatically and immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement as set forth in Section 3.5.

(ii) Termination or revocation of Conditional Use Permit 25-003 or applicable Cannabis Business Permit.

3.6.2 Discretionary Immediate Termination. This Agreement shall, at the discretion of the City, immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Failure to timely pay any fees or monies to the City. If fees or monies due to the City pursuant to this Agreement, including but not limited to Community Benefit Fee payments, are not paid on time pursuant to this Agreement, the City may, at the election of the City, terminate this Agreement without any need for a hearing and without any opportunity to be heard by anyone. Accordingly, Article 8 "Defaults and Remedies" does not apply to a failure to pay fees because the City may terminate immediately and automatically for failure to pay fees and no opportunity to cure and no opportunity to be heard is available for failure to pay fees.

(ii) Failure to obtain a Certificate of Occupancy and operate the business within six (6) months from the date the Mayor signs this Agreement. The permitted uses must be commenced within six (6) months of issuance of the cannabis business permit. If Owner fails to move forward in a timely way to obtain a Certificate of Occupancy and commence the permitted use then the City may seek to revoke the commercial cannabis permit and the conditional use permit, and seek to terminate this Agreement.

3.6.3 Delay Not Attributable to Owner. Regulatory and/or bureaucratic delays, meaning delays attributable solely to the City, Department of Cannabis Control, or other applicable regulatory authority, and not attributable to the Owner, will not trigger the automatic termination in this Section.

3.6.4 Effect of Termination. Termination of this Agreement shall constitute termination of all land use entitlements and permits approved for the Owner and/or Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination, or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination, or with respect to any obligations which are specifically and expressly set forth as surviving this Agreement.

3.7 Notices.

3.7.1 Notice Defined. As used in this Agreement, notice includes, without limitation, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

3.7.2 Written Notice and Delivery. All notices shall be in writing and shall be considered given:

(i) when delivered in person to the recipient named below; or

(ii) five (5) days after deposit in the United States mail, postage prepaid, addressed to the recipient named below; or

(iii) on the date of personal delivery shown in the records of the delivery company after delivery to the recipient named below; or

(iv) on the date of delivery by facsimile transmission to the recipient named below if a hard copy of the notice is deposited in the United States mail, postage prepaid, addressed to the recipient named below. All notices shall be addressed as follows:

If to the City:
City of Covina Community Development Department
ATTN: Community Development Director
125 E College St, Covina, CA 91723
(tel) (626) 384-5460
(email) blee@covinaca.gov

With courtesy copy:
City of Covina City Attorney's Office
ATTN: City Attorney
125 E College St, Covina, CA 91723.
(tel) (213) 626-8484
(email) clee@rwglaw.com

If to the Owner:
Rilano Covina INC
ATTN: Eleno Casillas
2023 Exmoor Place.
Glendora, CA, 91741
(tel) 714-222-5401
(email) hank@rilanoinc.com

With courtesy copy:
Rilano Covina INC
ATTN: Richard Probst
79602 Carmel Valley Ave
Indio CA, 92201
(tel) 626-367-6628
(email) rick@rilanoinc.com

With courtesy copy: Rilano Covina INC
ATTN:Jian Barazi
26632 Town Center Dr, Suite 300
Foothill Ranch, CA, 92610
(tel)818-222-998

With courtesy copy: Rilano Covina INC
ATTN: Bernardina Caeti
26632 Town Center Dr, Suite 300
Foothill Ranch, CA, 92610
(626) 332-7421

3.7.3 Address Changes. Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3.8 Validity of this Agreement. Owner and the City each acknowledge that neither party has made any representations to the other concerning the enforceability or validity of any one or more provisions of this Agreement. The parties acknowledge and agree that neither party shall allege in any administrative or judicial proceeding that the entering into or the performance of any obligations created in this Agreement violates federal or state law, with respect to all federal, state, and local statutes, ordinances, or regulations in effect as of the Effective Date.

3.9 Fee. Fee means the amount(s) set by the City or negotiated with or by the Owner, to provide City commensurate benefit based on a private benefit conferred upon Owner. Fee shall include City's cost to research cannabis and cannabis laws and regulations, conduct public meetings, draft and negotiate this Agreement, process applications, and any other acts taken by the City in furtherance of medical and adult commercial use of cannabis in the City.

ARTICLE 4. DEVELOPMENT OF THE PROPERTY.

4.1 Right to Develop. Owner shall, subject to the terms of this Agreement, develop the Property with a Commercial Cannabis Business in accordance with the Development Plan. The Property shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan.

4.2 Conditional Use Permit. Pursuant to CMC Section 17.84.040.A, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining and maintaining the Conditional Use Permit for the conduct of cannabis business activities.

4.3 Cannabis Business Permit. Pursuant to CMC Chapter 5.80 and Section 17.84.040.B, no person may engage in commercial cannabis activity in the City without obtaining a cannabis business permit issued by the City.

4.4 State Cannabis Licenses. Pursuant to California Cannabis Laws, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining a State Cannabis License to conduct cannabis business activities on the Property.

4.5 Effect of Agreement on Land Use Regulations. Except as otherwise provided by this Agreement, the Development Plan shall establish the rules, regulations and official policies and conditions of approval governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement, occupancy and construction standards and specifications applicable to development of the Property. Provided, however, that in approving tentative subdivision maps, if any, the City may impose ordinary and necessary dedications for rights-of-way or easements for public access, utilities, water, sewers, and drainage, having a nexus with the particular subdivision; provided, further, that the City may impose and will require normal and customary subdivision improvement Agreements and commensurate security to secure performance of Owner's obligations thereunder.

4.6 Changes to Project. The parties acknowledge that changes to the Project or Development Approvals may be appropriate and mutually desirable. The City shall act on such applications, if any, in accordance with the Existing Land Use Regulations, subject to the Reservations of Authority, or except as otherwise provided by this Agreement. If approved in writing by the City Council, any such change in the Existing Development Approvals shall be considered an additional Existing Development Approval.

4.7 Reservations of Authority. Any other provision of this Agreement to the contrary notwithstanding, the Development of the Property shall be subject to subsequently adopted ordinances, resolutions ("Subsequent Land Use Regulations" or sometimes referred to as "Reservation of Authority") only on the following topics:

(i) Processing Fees imposed by the City to cover the estimated or actual costs to the City of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued, which fees are charged to reimburse the City's lawful expenses attributable to such applications, processing, permitting, review, and inspection and which are in force and effect on a general basis at such time as said approvals, permits, review, inspection, or entitlement are granted or conducted by the City.

(ii) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(iii) Regulations governing engineering and construction standards and specifications including, any and all uniform codes adopted by the State of California and subsequently adopted by the City.

(iv) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety; provided, however, the following shall apply:

(a) That to the extent possible, such regulations shall be applied and construed so as to provide Owner with the rights and assurances provided in this Agreement;

(b) That such regulations apply uniformly to all new development projects of the same uses within the City; and

(v) Regulations that do not conflict with the Development Plan. The term "do not conflict" means new rules, regulations, and policies which: (a) do not modify the Development Plan, including, without limitation, the permitted land uses, the density or intensity of use, the phasing or timing of Development of the Project, the maximum height and size of proposed buildings on the Property, provisions for dedication of land for public purposes and development exactions, except as expressly permitted elsewhere in this Agreement, and standards for design, development and construction of the Project; (b) do not prevent Owner from obtaining any Subsequent Development Approvals, including, without limitation, all necessary approvals, permits, certificates, and the like, at such dates and under such circumstances as Owner would otherwise be entitled by the Development Plan; or (c) do not prevent Owner from commencing, prosecuting, and finishing grading of the land, constructing public and private improvements, and occupying the Property, or any portion thereof, all at such dates and schedules as Owner would otherwise be entitled to do so by the Development Plan.

(vi) Contemplated City Rules and Guidelines for Commercial Cannabis Businesses. The City anticipates issuing rules and administrative guidelines associated with the implementation of Ordinance No. 23-01. City may establish requirements that are identical to or place a higher standard of care as existing provisions of California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines not listed in this Section as part of the City's commercial cannabis regulatory program. Owner shall comply with any and all administrative guidelines adopted by the City that govern or pertain to the City's commercial cannabis regulatory program. Nothing this Agreement shall be construed as limiting the City to amend the CMC or issue guidelines following the effective Date of this Agreement that Developer is required to adhere to.

(vii) The City shall not be prohibited from applying Subsequent Land Use Regulations that do not affect permitted uses of the land, density, design, public improvements (including construction standards and specifications) or the rate of development of the Development, nor shall the City be prohibited from denying or conditionally approving any Subsequent Development applications on the basis of such Subsequent Land Use Regulations.

4.8 Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of the City possess authority to regulate aspects of the Commercial Cannabis Business and development of the Property separately from or jointly with the City, and this Agreement does not limit the authority of such other public agencies. The City and Owner shall reasonably cooperate with other public agencies processing approvals or State licenses for the Project.

4.9 Tentative Subdivision Map and Development Approvals Lifespan. The term of any tentative subdivision map approved as a part of the project, if any, shall be in effect for the Term of this Agreement, and may be extended pursuant to the provisions of the California Subdivision Map Act (Government Code §§ 66410 et seq.).

4.10 Satisfaction of Conditions of Approval. Owner shall comply with all county and state laws and City ordinances and regulations and any and all conditions of approval for any entitlement, permit, or license it receives from the City, state, county, and Health and Fire Departments.

4.11 Subsequent Entitlements. Prior to commencement of construction of the Project, Owner shall be required to submit applications for any and all subsequent entitlements, if any, consistent with the terms and conditions set forth in this Agreement.

4.12 City Records Inspection. Owner acknowledges and agrees that the City is empowered to examine Owner's books and records, including tax returns. The City has the power and authority to examine such books and records at any reasonable time, including but not limited to, during normal business hours. If the City wishes to inspect the areas of the Property where the cannabis is being manufactured or cultivated, if applicable, City may do so at any time with 24 hours prior notice to Owner except in exigent circumstances or when the City reasonably believes a crime is being committed on the premises. If there are exigent circumstances or the City reasonably believes a crime is being committed on the premises, then the City may inspect with no notice whatsoever. In addition, City agrees that all of its employees or agents which enter the manufacturing or cultivation areas shall follow all of the policies and guidelines imposed on Owner's employees, including without limitation, the wearing of any clothing or equipment to insure that no pests or impurities shall enter the manufacturing and cultivation areas.

4.13 Inspections. The City may conduct non-record inspections as set forth in Section 7.7.

4.14 Initiatives and Referenda. If any City ordinance, rule, regulation, or addition to the CMC is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement or any associated Development Approval, such CMC changes shall not be applied to the Site or the Project; provided, however, the parties acknowledge the City's approval of this Agreement is a legislative action subject to referendum.

ARTICLE 5. ARTICLE 5. PUBLIC BENEFITS.

5.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs and adverse effects which will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on Owner which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the negative impacts on the City, and private benefits conferred on Owner by providing more fully for the satisfaction of the public needs resulting from the Project.

5.2 Community Benefits Fee(s). In addition to the benefits provided by the operation of the business, the City's primary benefit and its primary consideration for entering into this Agreement is the agreement and covenant of the Owner to pay to the City an annual amount equal to five percent (5%) of the annual Gross Revenues of the Commercial Cannabis Business, referred to herein as the Community Benefit Fee.

5.2.1 Installment Payments. As used herein, the term Owner shall make quarterly installments towards the annual amount of the Community Benefit Fee payment, based upon the Commercial Cannabis Business' Gross Revenue as reflected in its quarterly financial reports. Such installment payments shall be made at the time and in the manner as directed by the City Manager. However, the Parties agree that the amount of the total Community Benefit Fee payment made for the full fiscal year shall be adjusted to reflect the Gross Revenues as reflected in Owner's annual audited financial statement, a copy of which shall be provided by Owner's auditor directly to the City. Such audited financial report shall be produced within ninety (90) days of the end of the fiscal year. If the audited annual financial statement is not provided to the City within that time frame, the City may initiate an audit at Owner's sole expense, and may continue said audit even if the independent audited financial statement is subsequently provided.

5.2.2 Accounting. Owner agrees to maintain its books and records in a manner consistent with standard accounting procedures and good practices, and to fairly report all monies received by the Commercial Cannabis Business. during the relevant period. As provided in Section 4.12, the City shall have the right to conduct audits of the books and records, and the operational procedures, of Owner as they relate to the Commercial Cannabis Business. Such audits shall not unreasonably interfere with the operation of the Commercial Cannabis Business either as to frequency or procedure, but may take such audit steps as is necessary to achieve a real evaluation of the accuracy of the Commercial Cannabis Business's accounting records and the amounts of Community Benefit Fee payment owed to the City.

5.2.3 Audits. Owner agrees to pay the costs of not more than two (2) audits of its records per year (not including any year-end audit occasioned by a failure of Owner to produce an audited annual financial report within the required ninety (90) day period, which shall also be at Owner's expense), whether conducted by the City's in-house staff, based upon comparable labor and other costs to private organizations, or by private accounting or audit firms. The costs of such audits shall be reasonable given the purpose and scope of the audit. The City may undertake additional audits if it has a reasonable concern that the Community Benefit Fee payments are not being made in the correct amount. Such additional audits shall be at the cost of the City, except that if an audit determines that the amount of Gross Revenue received by the Commercial Cannabis Business for the relevant audit period has been understated by seven percent (7%) or more, Owner shall reimburse the City for the full costs of the audit. If any audit of the Commercial Cannabis Business as permitted under this Agreement demonstrates that Owner has underpaid the annual Community Benefit Fee payment, Owner shall, within ten (10) days of receiving the results of the audit, make payment to the City of any shortfall in the Community Benefit Fee payment, together with interest thereon from the date each portion of the shortfall should have been paid until it is in fact paid, at the annual rate of seven percent (7%). If the amount of the shortfall exceeds the amount actually paid by seven percent (7%) or more, Owner shall also pay to the City, as compensation for its efforts in enforcing the payment provisions of this Agreement and not as a penalty, an amount equal to ten percent (10%) of the shortfall (including interest).

5.2.4 Preferred Payment for Community Benefit Fee. The preferred method of payments made by Owner to City under the terms of this Agreement shall be made by check, money order or wire transfer.

5.3 Future Revenue Mechanisms. During the term of this Agreement, if the City imposes (by citizen initiative or otherwise) an alternative revenue mechanism specifically related to cannabis operations (e.g., a cannabis tax), the parties agrees to renegotiate in good faith the terms of this Agreement so as to comply with an alternative revenue mechanism. As used in this section, "alternative revenue mechanism" does not include generally applicable taxes, fees, or assessments levied on or collected from both cannabis and non-cannabis operations.

5.4 Public Outreach and Education. Owner shall coordinate and cooperate with the City and other Owners of Commercial Cannabis Business located within City of Covina in the establishment and implementation of appropriate public outreach and education programs. The public outreach and education programs shall be approved by City.

5.5 Labor Peace Agreement. If the Owner has ten (10) or more employees, the Owner shall enter into a Labor Peace Agreement, as defined by Business and Profession's Code Section 26001(aa), within sixty (60) days of employing its tenth (10th) employee, and abide by the terms of such Labor Peace Agreement. If Owner has less than ten (10) employees at the time of this Agreement's signing, such Owner shall in good faith provide a notarized Statement of Intent to the City no later than this Agreement's signing indicating that within thirty (30) days of issuance of the Cannabis Business Permit the Owner will enter into and abide by the terms of a Labor Peace Agreement with any labor organization. Attached as Exhibit Document No. 5 and incorporated herein is a true and correct copy of the actual Labor Peace Agreement; or applicable Notarized Statement of Intent. Owner shall abide by the terms of the Labor Peace Agreement if and when so adopted in accordance with this Subsection. If Owner fails to comply with the Labor Peace Agreement requirement in accordance with this Subsection, such failure shall constitute a default of this Agreement.

5.6 Jobs and Wage Creation.

5.6.1 Local Outreach. Owner agrees to use its reasonable efforts to market employment opportunities at the Project to Covina residents. Job announcements shall be posted at City Hall, along with proof that the job announcements were advertised in at least two (2) newspapers published, printed, or distributed in the City and on various social media sites accessible to the general public. In addition, Owner shall make a good faith effort to advertise job announcements at local job fairs, on local radio and through public agencies and organizations.

5.6.2 Full-time work. Owner shall make its best efforts to fill every position with a full-time employee. However, at no time shall Owner have a labor force that is composed of less than 50% full-time employees within its labor force, and Owner shall make a good faith effort to maintain a full-time employee level of seventy five percent (75%). Owner agrees to provide to its eligible employees leave benefits, health and wellness benefits and other employee benefits to the extent such benefits are required to be paid for by Owner under applicable state and federal employment laws.

5.6.3 Living Wage. Owner shall provide a living wage to employees. "Living Wage" means one hundred fifty percent (150%) more than the applicable amount of the hourly minimum wage mandated by California state or federal law, whichever is greater.

5.7 Development Agreement Administrative Fee Deposit. Owner shall be responsible for all of the City's actual costs associated with processing Development Approvals for the Project including, but not limited to, costs associated with the City's review and processing of the Project, including but not limited to reviewing the Project's entitlements, including all environmental clearance documents, permits, licenses and all documents evidencing compliance with state and local law. Upon approval of the Agreement, within five business days of approval, Owner must deposit twenty thousand dollars ($20,000) with the City for the purpose of reimbursing the City for any associated costs with processing the Project, as detailed above, and reimbursing the City for its actual costs incurred in drafting and processing this Agreement. Owner will be liable for the City's actual costs incurred in processing future Development Approval applications. City acknowledges and agrees that this payment is not merely a deposit, but is a cap on the amount of the City's actual costs incurred in processing this Agreement.

ARTICLE 6. DISTRIBUTION AND TRANSPORTATION

6.1 Transportation of Cannabis. All pick ups and drop offs of cannabis and cannabis products into and out of the City of Covina shall be by a licensed distributor. Owner shall not, on its own or through any person or entity, arrange for pick ups or drop offs of cannabis or cannabis products into or out of the City of Covina for any purpose, except by a licensed distributor. This provision shall not apply if the Owners is a license microbusiness that includes distribution as part of its business.

6.2 Distribution of Cannabis. Owner shall distribute its cannabis and cannabis products only through a licensed distributor. Owner shall cooperate fully with the distributor regarding the accounting for product, revenue, and tax collection.

6.3 Distributor Fees. Owner and any licensed distributor shall reach their own Agreement regarding fees for the distributor's services.

ARTICLE 7. REVIEW FOR COMPLIANCE.

7.1 Periodic Review. The City may review this Agreement annually, on or before each anniversary of the Effective Date, in order to ascertain Owner's good faith compliance with this Agreement. During the periodic review, Owner shall be required to demonstrate compliance with all the terms of the Agreement. The review shall be conducted by the Director of Community Development. In connection with this periodic review, Owner shall demonstrate good faith compliance with the terms of this Agreement. If, as a result of the review, the City finds and determines that Owner has not complied in good faith with the terms and conditions of this Agreement, the City may serve on Owner a notice to cure setting forth in detail the nature of Owner's non-compliance with this Agreement. If Owner fails to cure the non-compliance within sixty (60) days of the date of the notice or, if such cure cannot be effected within such sixty (60) day period and Owner fails to commence and proceed in good faith in an effort to cure such non-compliance within such sixty (60) day period, City may, by written notice to Owner, terminate this Agreement.

7.2 Special Review. The City may order a special review of compliance with this Agreement at any time, if the City reasonably believes that Owner is in breach of this Agreement.

If the City finds that Owner has not complied in good faith with the terms or conditions of this Agreement, the City may terminate this Agreement notwithstanding any other provision of this Agreement to the contrary, or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the City.

7.3 The termination provision in Sections 7.1 and 7.2 do not apply to restrict the termination provisions in Section 3.6 regarding failure to pay fees and failure to move forward in a timely way to get all necessary permits, licenses, and a Certificate of Occupancy.

7.4 Certificate of Compliance. If, at the conclusion of a periodic or special review, the City determines that Owner is in compliance with this Agreement, upon request of the Owner the City shall issue a Certificate of Compliance ("Certificate") to Owner stating that after the most recent periodic or special review, and based upon the information known or made known to the City, that (i) this Agreement remains in effect and (ii) Owner is not in default. The City shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the City, regardless of whether or not the Certificate is relied upon by Owner.

7.5 Failure to Conduct Review. The City's failure to conduct a periodic review of this Agreement shall not constitute a breach of this Agreement.

7.6 Cost of Review. The costs incurred by City in connection with the periodic or special reviews shall be borne by the City. The Owner is not liable for any costs associated with any City periodic or special review of this Agreement. The Owner is not liable for costs incurred for reviews.

7.7 Inspections. The City has the right to inspect the premises at any time with 24 hours' notice to Owner in writing. Exception to 24 hours' notice: In case of exigent circumstances or if the City reasonable believes a crime is being committed, no notice whatsoever is required. Failure of the Owner to allow access to its facilities when the City requests an inspection, subject to the notice provisions described in the Section, is a violation of this Agreement.

ARTICLE 8. DEFAULTS AND REMEDIES.

8.1 Remedies in of City after Default. In the event of a Default by Owner, City may terminate this Agreement and shall otherwise have hereunder all legal and equitable remedies as provided by law. Before City may terminate this Agreement or take action to obtain judicial relief, the City shall comply with the notice and cure provisions of Section 8.3.

Owner hereby agrees to waive and/or release the City of Covina for any claim or claims or cause of action, not specifically and expressly reserved herein, which Owner may have at the time of execution of Agreement relating to any application to the City of Covina including but not limited to, any application for any type of Commercial Cannabis Business license or conditional use permit from the City of Covina.

CALIFORNIA CIVIL CODE SECTION 1542

The Owner expressly acknowledges that this Agreement is intended to include in its effect, a waiver without limitation, of all claims or causes of actions which have arisen and of which each side knows or does not know, should have known, had reason to know or suspects to exist in their respective favor at the time of execution hereof, that this Agreement contemplates the extinguishment of any such Claim or Claims. The Owner specifically acknowledges and waives and releases the rights granted to Owner under **California Civil Code Section 1542**, which states as follows:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

By expressly waiving the rights granted to Owner under **California Civil Code Section 1542**, the Owner represents that they understand and acknowledge that if they have suffered any injury, damage as a result of the application for or request for any permit from the City of Covina and (i) they are not presently aware of any damage or injury, or (ii) any damage or injury has not yet manifested itself, any claims for any such damage or injury are forever released and discharged.

Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the exercise by the City of its power of eminent domain. Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the grossly negligent or malicious acts of the City and its officials, officers, agents, and employees. Nothing herein shall modify or abridge any defenses or immunities available to the City and its employees pursuant to the Government Tort Liability Act and all other applicable statutes and decisional law.

Except as set forth in the preceding paragraph relating to eminent domain, Owner's remedies shall be limited to those set forth in this Section 8.1, Section 8.2, and Section 8.3 except for those in Section 3.6.

8.2 Specific Performance. The nature of a development agreement under the Development Agreement Law is a very unusual contract involving promoting a development project facing many complex issues including but not limited to environmental, financial, market, regulatory and other constantly evolving factors over an extremely long time frame. The high level of uncertainty and risk involved justify the extraordinary commitments made to Owner by City. The parties acknowledge that City would not have entered into this Agreement had it been exposed to monetary damages claims from Owner for any termination, or Default hereunder. As such, the parties agree that in no event shall Owner be entitled to recover monetary damages of any amount or of any kind against City for City's termination or Default under this Agreement. For purposes of enforcement, therefore, Owner's sole remedy for any Default of this Agreement shall be the remedy of specific performance. Before Owner takes action to obtain a judicial order for specific performance against City, Owner shall comply with the notice and cure provisions of Section 8.3.

8.3 Notice and Opportunity to Cure. A non-Defaulting Party in its discretion may elect to declare a Default under this Agreement in accordance with the procedures hereinafter set forth for any alleged Default of the other party ("Defaulting Party"). However, the non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure. The Defaulting Party shall be deemed in Default under this Agreement, if the breach or failure can be cured, but the Defaulting Party has failed to take such actions and cure such Default within sixty (60) days after the date of such notice. However, if such Default cannot be cured within such sixty (60) day period, and if the Defaulting Party does each of the following:

1. Notifies the non-Defaulting Party in writing with a reasonable explanation as to the reasons the asserted Default is not curable within the sixty (60) day period;

2. Notifies the non-Defaulting Party of the Defaulting Party's proposed cause of action to cure the Default;

3. Promptly commences to cure the Default within the sixty (60) day period;

4. Makes periodic reports to the non-Defaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to timely completion, then:

The Defaulting Party shall not be deemed in Default of this Agreement once the Default has been timely cured.

8.4 Termination Notice. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any Default, or fail to diligently pursue such cure as prescribed above, the non-Defaulting Party may, in its discretion, provide the Defaulting Party with a written notice of intent to terminate this Agreement ("Termination Notice"). The Termination Notice shall state that the non-Defaulting Party will elect to terminate the Agreement within sixty (60) days and state the reasons therefor (including a copy of any specific charges of Default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the non-Defaulting Party's election to terminate this Agreement shall only be rescinded (i) if the Defaulting Party fully and completely cures all Defaults prior to the date of termination, or (ii) if the non-Defaulting Party elects to revoke the Termination Notice.

8.5 Waiver of Breach. By not filing a legal challenge to City's action to approve or issue any Development Approval within the period established by applicable law, Owner shall be deemed to have waived any claim that any condition of approval attached to said Development Approval is improper or that the action, as approved, constitutes a breach of the provisions of this Agreement. By recordation of a final subdivision map on any portion of the Property, Owner shall be deemed to have waived any claim that any Condition of Approval of such final subdivision map is improper or that the Condition of Approval constitutes a breach of the provisions of this Agreement.

8.6 Attorney's Fees. In the event either party to this Agreement is forced to bring legal action to enforce its rights under this Agreement, and notwithstanding the limitation of the parties'

remedies under Section 8.2, the prevailing party in any such action shall be entitled to recover its reasonable attorney's fees and costs of suit.

ARTICLE 9. THIRD PARTY LITIGATION.

9.1 Non-liability of Parties. As set forth above, City has determined that this Agreement is consistent with the General Plan and meets all of the legal requirements of State law. The parties acknowledge that:

A. In the future there may be challenges to the legality, validity and adequacy of the Development Approvals, the CEQA Determination, and/or this Agreement; and

B. If successful, such challenges could delay or prevent the performance of this Agreement and the Development of the Property.

C. In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 9, neither party shall have liability under this Agreement for any failure of either party to perform its respective obligations under this Agreement under this Agreement as the direct result of a judicial determination resulting from any claim or litigation that on the Effective Date, or at any time thereafter, the Land Use Regulations, the Development Approvals, or any related CEQA Determination for the Project, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Revision of Land Use Regulations. If, for any reason, the Land Use Regulations, the Development Approvals (including, without limitation, this Agreement), the CEQA Determination or any part thereof is hereafter judicially determined, as provided above, to not be in compliance with applicable laws or regulations and, if such noncompliance can be cured by an appropriate action otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. If required by a judicial decision, City shall process any of Owner's applications for amendments to any of the Development Approvals, the CEQA Determination, and this Agreement, as necessary in response to such judicial decision. The Parties understand and agree that no promise can be made as to any future approval, however, because land use regulations involve the exercise of City's police power and it is settled California law that government may not contract away its right to exercise its police power in the future. *Avco Community Developers Inc. v. South Coast Regional Com*., 17 Cal.3d 785, 800 (1976); *City of Glendale v. Superior Court*, 18 Cal.App.4th 1768 (1993).

9.3 Participation in Litigation: Indemnity. To the full extent permitted by law, Owner agrees to and shall fully indemnify, hold harmless, and defend, City and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of this Agreement, any of the other Development Approvals, or the CEQA Determination. Owner's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul any approval, should it occur, related to this Agreement, any of the other Development Approvals, or the CEQA Determination, including actions invoking Planning and Zoning Law or

CEQA, and shall also include actions related to enforcement of conflicts between State and Federal law. Owner shall reimburse City for any court costs and attorneys' fees that City may be required by a court to pay as a result of such Claim(s). City may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Owner, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Owner. Such participation in the defense of such Claim(s) or the retention of separate counsel by City shall not relieve Owner of its obligations under this Agreement.

9.4 City shall promptly provide written notice to Owner of any Claim(s). City shall take all necessary and reasonable steps to provide such notice to Owner in a timely fashion and in a manner that will not result in any substantial prejudice to Owner's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). City acknowledges that Owner desires to provide the defense of any Claim(s) in a cost efficient manner. City and Owner shall coordinate and cooperate in their defense activities, whether City is participating in defense undertaken by Owner or is retaining separate counsel. As used in this Agreement, cooperation does not include City having to take any action or make any decision that City does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires City to exercise its discretion in a particular manner.

9.5 Owner may not resolve such Claim(s) without City's prior written consent. In all events, City shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Owner's consent shall be required (and may be granted or withheld in Owner's discretion) if the resolution of the Claim(s) shall require a payment by Owner or limit Owner's rights under the Development Approvals, including, without limitation, this Agreement. Owner's obligation to pay the cost of any such Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

9.6 In the event Owner fails or refuses to reimburse City for its cost to defend any Claim(s), City shall have the right to terminate this Agreement, subject to the notice and cure requirements of Section 8.3 above. Additionally, in the event of any such Claim(s), the Term of this Agreement shall be tolled for the period during which such Claim(s) are proceeding until fully and finally resolved

9.7 In order to ensure compliance with this Article 9, within twenty (20) days after notification by City of the receipt of any Claim(s), Owner shall deposit with City cash or other security in the amount of one hundred thousand dollars ($100,000), satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to City of all costs and fees related to any action triggering the obligations of this Article 9. If City is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Owner shall restore the deposit to its original amount within fifteen (15) days after notice from City that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to secure the obligations of this Article 9, Owner shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9.8 Hold Harmless: Owner's Construction and Other Activities. Owner shall indemnify, defend, save and hold City and its Agents, as defined in this Article 9 above, and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Owner's or Owner's agents, contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by Owner or by any of Owner's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Owner or any of Owner's agents, contractors or subcontractors. Notwithstanding anything to the contrary in this Section 9.8, nothing herein shall make Owner liable for the negligence or willful misconduct of City's Agent(s).

9.9 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than City's Default as provided herein and shall continue to be the liability and obligation of Owner, binding upon Owner, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

9.10 Environmental Contamination. Owner shall indemnify and hold the City, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of the Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors, excepting any acts or omissions of City as successor to any portions of the Property dedicated or transferred to City by Owner, for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, the City, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. The City may in its discretion participate in the defense of any such claim, action or proceeding. The provisions of this Section 9.10 do not apply to environmental conditions that predate Owner's ownership or control of the Property or applicable portion; provided, however, that the foregoing limitation shall not operate to bar, limit, or modify any of Owner's statutory or equitable obligations as an owner or seller of the Property.

ARTICLE 10. THIRD PARTY LENDERS, ASSIGNMENT & SALE.

10.1 Encumbrances. The parties hereto agree that this Agreement shall not prevent or limit Owner, in any manner, at Owner's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property.

10.2 Lender Requested Modification/Interpretation. The City acknowledges that the lenders providing such financing may request certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. The City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement and as long as such requests do not minimize, reduce, curtail, negate or in any way limit City's rights under this Agreement.

10.3 Assignment/Transfer/Sale. No assignment, transfer or sale of the rights or obligations of the Owner under this Agreement is permitted. Any sale, transfer, or assignment without City Council approval is a breach of this Agreement.

ARTICLE 11. MISCELLANEOUS PROVISIONS.

11.1 Penalty.

11.1.1 Owner acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and if necessary enforcement actions to protect health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Owner fails to make any payment due, as required by this Agreement, including the Public Benefit Fee(s) in Article 5, City may impose a "Non-Performance Penalty." A "Non-Performance Penalty" of ten percent (10%) shall be applied to all past due payments. Payment of Non-Performance Penalty shall be in a single installment due on or before fifteen (15) days following delivery of a notice of non-performance penalty by the City to the Owner. This provision shall survive the termination of this Agreement.

11.1.2 If Owner fails to pay the Non-Performance Penalty, then, in addition to the principal amount of the Non-Performance Penalty, Owner shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from fifteen (15) days following delivery of a notice of Non-Performance Penalty. This provision shall survive the termination of this Agreement.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and Agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or Agreements that are not contained or expressly contained herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement, provided, however, City at its option may rely on statements by Owner's agents at the public hearings leading to the City's approval of the project or on written documents by Owner's agents that are a part of the public record.

11.3 Severability. If any term, provision, covenant, or condition of this Agreement shall be determined invalid, void, or unenforceable, by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. The foregoing notwithstanding, the provision of the public benefits set forth in Article 5, including the payment of the fees set forth therein, are essential elements of this Agreement and the City would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void, or unenforceable, at the City's option this entire Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever. The foregoing notwithstanding, the development rights set forth in Article 4 of this Agreement are essential elements of this Agreement and Owner would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void or unenforceable, at Owner's option this entire

Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to principles of conflicts of laws. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, since all parties were represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Singular and Plural; Gender, and Person. Except where the context requires otherwise, the singular of any word shall include the plural and vice versa, and pronouns inferring the masculine gender shall include the feminine gender and neuter, and vice versa, and a reference to "person" shall include, in addition to a natural person, any governmental entity and any partnership, corporation, joint venture or any other form of business entity.

11.7 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.8 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.9 No Third Party Beneficiaries. The only parties to this Agreement are Owner and the City. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. There are no third party beneficiaries and this Agreement is not intended, and shall not be construed, to benefit, or be enforceable by any other person whatsoever.

11.10 Supersedes Previous Agreements. This Agreement when signed and executed by Owner and the Mayor of Covina supersedes any previous Agreements and renders them null and void.

11.11 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.12 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.13 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and prosecuted in the Superior Court of the

County of Los Angeles, State of California, and the parties hereto waive all provisions of federal or state law or judicial decision providing for the filing, removal or change of venue to any other state or federal court, including, without limitation, Code of Civil Procedure Section 394.

11.14 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Owner is that of a government entity regulating the development of private property and the owner of such property.

11.15 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.16 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain.

11.17 Agent for Service of Process. In the event Owner is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer, resident of the State of California, or if it is a foreign corporation, then Owner shall file, upon its execution of this Agreement, with the Chief Executive Officer or his or her designee, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon Owner. If for any reason service of such process upon such agent is not feasible, then in such event Owner may be personally served with such process out of the County of Los Angeles and such service shall constitute valid service upon Owner. Owner is amenable to the process so described, submits to the jurisdiction of the Court so obtained, and waives any and all objections and protests thereto.

11.18 Authority to Execute. The person or persons executing this Agreement on behalf of Owner warrants and represents that he/she/they have the authority to execute this Agreement on behalf of his/her/their corporation, partnership or business entity and warrants and represents that he/she/they has/have the authority to bind Owner to the performance of its obligations hereunder. Owner shall each deliver to City on execution of this Agreement a certified copy of a resolution and or minute order of their respective board of directors or appropriate governing body authorizing the execution of this Agreement and naming the officers that are authorized to execute this Agreement on its behalf. Each individual executing this Agreement on behalf of his or her respective company or entity shall represent and warrant that:

(i) The individual is authorized to execute and deliver this Agreement on behalf of that company or entity in accordance with a duly adopted resolution of the company's board of directors or appropriate governing body and in accordance with that company's or entity's articles of incorporation or charter and bylaws or applicable formation documents; and

(ii) This Agreement is binding on that company or entity in accordance with its terms; and

(iii) The company or entity is a duly organized and legally existing company or entity in good standing; and

(iv) The execution and delivery of this Agreement by that company or entity shall not result in any breach of or constitute a default under any mortgage, deed of trust, loan agreement, credit agreement, partnership agreement, or other contract or instrument to which that company or entity is party or by which that company or entity may be bound.

11.19 Nexus/Reasonable Relationship Challenges. Owner agrees that the fees imposed are in fact reasonable and related to the mitigation of the negative impacts of the business on the City and consents to, and waives any rights it may have now or in the future to challenge the legal validity of, the conditions, requirements, policies or programs set forth in this Agreement including, without limitation, any claim that the terms in this Agreement constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, and/or impose an unlawful tax.

11.20 No Money Damages Relief Against the City. The parties acknowledge that the City would not have entered into this Agreement had it been exposed to damage claims from Owner, or anyone acting on behalf of Owner for any breach thereof. As such, the parties agree that in no event shall Owner, or Owners' partners, or anyone acting on behalf of Owner be entitled to recover money damages against City for breach of this Agreement.

11.21 Laws. Owner agrees to comply with all applicable state, regional, and local laws, regulations, polices and rules. In addition, Owner further agrees to comply with all issued entitlements, permits, licenses, including any and all applicable development standards. Specifically, Owner agrees to comply with all applicable provisions of CMC.

11.22 Compliance with Conditions of Approval. Owner agrees to comply with and fulfill all conditions of approval for any and all entitlement, permits, and/or licenses it receives from the City. All conditions of approval for all entitlements, permits and/or licenses are attached hereto and incorporated herein by this reference.

11.23 Consistency with Applicable Commercial Cannabis Regulation. The City and Owner acknowledge that this Agreement shall be read consistent with any statewide or national regulation of commercial cannabis that is promulgated in the future, either by legislative action or voter approval.

(SIGNATURES FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates written above.

CITY OF COVINA

By: _____
_____, Mayor

Date: _____

OWNER

By: _____

Its: _____

Date: _____

ATTEST:

By: _____
Fabian Velez, Chief Deputy City Clerk

Date: _____

By: _____

Its: _____

Date: _____

(Two signatures of corporate officers required unless corporate documents authorize only one person to sign the agreement on behalf of the corporation)

APPROVED AS TO FORM:

By: _____
Candice Lee, City Attorney

Date: _____

APPROVED AS TO FORM:

By: _____
Legal Counsel for _____

Date: _____

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

List of Exhibit Documents

No. 1 - Legal Description of the Property

No. 2 - Map showing Property and its location

No. 3 - Operations and Management Plan (refer to the RFP)

No. 4 - Conceptual Plans – For final plans refer to the approved tenant improvement plan check by Building and Safety Division (BLD 25-XXXX)

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent

Exhibit Document No. 1
Legal Description of the Property

WILL BE PROVIDED FOR CITY COUNCIL

Exhibit Document No. 2
Map showing Property and its location

WILL BE PROVIDED FOR CITY COUNCIL

Exhibit Document No. 3
Operations Plan (in reference to the RFP)

WILL BE PROVIDED FOR CITY COUNCIL

Exhibit Document No. 4
Conceptual Plans – for final plans refer to the approved tenant improvement plan check by the Building and Safety Division

WILL BE PROVIDED FOR CITY COUNCIL

Exhibit Document No. 5
Labor Peace Agreement; or applicable Notarized Statement of Intent

WILL BE PROVIDED FOR CITY COUNCIL

ORDINANCE 25-07

AN ORDINANCE OF THE CITY OF COVINA APPROVING A DEVELOPMENT AGREEMENT BETWEEN RILANO COVINA INC, AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVAL OF A 3,443 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE MIXED-USE OVERLAY DISTRICT (MUOD) / COMMERCIAL (REGIONAL OR COMMUNITY SHOPPING CENTER) C-3A ZONE, LOCATED AT 216 EAST ROWLAND STREET, (APN: 8451-001-019) AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Rilano Covina Inc. ("Rilano") has proposed and sought development approvals of a cannabis retail business to be located 216 E. Rowland Street. The proposal is for a Cannabis Retail Establishment, consisting of 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, for property located at 216 E Rowland St, Covina, CA, 91723 (APN: 8451-001-019); and

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, the project is categorically exempt pursuant to State CEQA Guidelines Section 15301(e)(1) as a Class 1 exempt project because the project aligns with additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet. The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area and the approval of the Development Agreement and the project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed use is consistent with similar uses already established in the commercial center. No structural additions are proposed; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and Development Agreement and found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with

public convenience and beneficial to the public welfare, will not adversely impact the orderly development of property, and contains the required elements as required by law and the City; and

WHEREAS, the City Council, after published notice, held a public hearing on July 15, 2025 concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on July 15, 2025, the City Council of the City of Covina held a noticed public hearing to review the Development Agreement pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing; and

WHEREAS, on July 15, 2025, the City Council of the City of Covina, concurrently with the consideration of the proposed Project including Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032, also considered the proposed Development Agreement at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing; 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. CEQA. The City Council, based on its own independent judgment, determines that the project to be carried out by the Development Agreement is categorically exempt pursuant to State CEQA Guidelines Section Section 15301(e)(1) as a Class 1 exempt project. The project aligns with additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet. The proposed expansion is less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area and the approval of the Development Agreement and the project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed use is consistent with similar uses already established in the commercial center. No structural additions are proposed;

SECTION 2. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan, including but not limited to the Land Use Element designation for the site and with applicable policies and objectives of the General Plan;
2. Is in conformity with good land use practices because the project approvals, and the terms and provisions of the Development Agreement will guarantee adequate safety and security of the building and operation and provide for financial and community benefits to the City so as to ensure that its operation will be compatible with and not

injurious to surrounding uses and will provide general benefits to the City and the community;

3. Will not be detrimental to the health, safety and general welfare as the project approvals and provisions of the development agreement will guarantee adequate safety measures;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be developed and operated in compliance with strict standards consistent with state law, City ordinances and conditions of approval; and
5. Contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15 years, subject to extension by mutual agreement of the City and Rilano (Section 3.5); provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4); contains terms for operation by reference to the "Development Approvals" that Rilano must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11) and various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification. Based on these findings and other evidence in the record, the Development Agreement is consistent with, and the provisions of Government Code 65864 through 65869. 5.

SECTION 3. Based upon the aforementioned findings, and all other evidence in the record of the proceeding, the City Council hereby approves the Development Agreement between Rilano, Covina, Inc and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed Development Agreement shall be recorded against the title to the property within 10 days of the Effective Date of this Ordinance.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, **APPROVED**, and **ADOPTED** this __ day of _____, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, Mayor

ATTEST:

_____
FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
KEVIN ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 25-07 was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

_____
FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2025-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT (CUP) 25-003, TO PERMIT THE ESTABLISHMENT OF A CANNABIS RETAIL STORE IN THE MIXED-USE OVERLAY DISTRICT (MUOD) / COMMERCIAL (REGIONAL OR COMMUNITY SHOPPING CENTER) ZONE, AND SITE PLAN REVIEW (SPR) 25-032 TO ALLOW A 3,443 SQUARE-FEET TENANT IMPROVEMENT FOR A PROPERTY LOCATED AT 216 E ROWLAND ST, COVINA, CA, 91723 (APN 8451-001-019) AND MAKING A DETERMINATION OF EXEMPTION FROM THE (CEQA)

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina; and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit, and

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Richard Probst, has filed an application for a Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032 a request to approve a cannabis retail establishment (Rilano Covina Inc. ("Rilano")) on a 3,443 square-foott commercial tenant space and associated interior tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland St, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit; and that any approval of such permit shall be made by the City Council; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission and that the City Council to hold a hearing on an application for a development agreement; and

WHEREAS, on June 24, 2025, the Planning Commission conducted a public hearing on the proposed CUP 25-003, SPR 25-032, and development agreement at which time oral and written comments received prior to or at the meeting together with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said meeting on that date. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project (inclusive of the

application for CUP 25-003, SPR 25-032, and the development agreement), the Planning Commission adopted Resolution No. 2025-009 PC recommending that the City Council approve Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032; and

WHEREAS, on July 15, 2025, at a duly noticed public hearing as prescribed by law, the City Council considered the proposed Project and any documents received prior to or at the public hearing, at which time the City staff presented its report, and interested persons has an opportunity to testify either in support or in opposition to the proposed Project. The City Council conclude the public hearing on said date; and

WHEREAS, all legal perquisites prior to the adoption of this Resolution have occurred.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing both orally and documentary, and after being fully informed, the City Council hereby find and decide, pursuant to the Title 17.62.120 (Conditional Use Permit) and Title 17.64.070 of the Municipal Code:

A. <u>Findings for Conditional Use Permit (CMC Section 17.62.120)</u>

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 6,960-square-foot building has existed on the subject site since 1954, with no known issues pertaining to appurtenant commercial activities. The 3,443 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. There is more than one access way on site which can avoid congestion. The City/Traffic engineer has reviewed the proposal and determined that Rowland St and Second Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within the Commercial (Regional or Community Shopping Center) C-3A zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail business establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure

that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: The proposed operation of a cannabis retail store within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail business conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone Development Standards, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community

Shopping Center) C-3A zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 18,164 square feet (0.42 acres) in land area and developed with a 6,960 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Fact: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**

Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

SECTION 3. The City Council, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class 1 exemption, which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance and additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet. The project involves a proposed expansion of less than 50 percent, with an addition of 1,306 square feet to an existing 2,137-square-foot tenant space, totaling 3,443 square feet and occupying only 49.60% of the commercial center's floor area. The project involves interior improvements and upgrades. No structural additions are proposed. Furthermore, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby recommends that the City Council approves:

A. Conditional Use Permit 25-003 and Site Plan Review 25-032 subject to the conditions of approval incorporated here and attached hereto as Exhibit "A."

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This resolution shall be effective upon the effective date of Ordinance 25-07.

SECTION 7. Certification, 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 15th day of July, 2025.

City of Covina, California

BY: _____

VICTOR LINARES, 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 2025-87 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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

CONDITIONAL USE PERMIT (CUP) 25-003 AND
SITE PLAN REVIEW (SPR) 25-032
APN: 8451-001-019

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032,** shall allow a Cannabis Retail establishment ("Rilano"), expand an existing 2,137 square-feet commercial retail space an additional 1,306 square feet, totaling 3,443 square feet of cannabis retail space, and associated tenant improvements, within the Mixed-Use Overlay District (MUOD) / Commercial (Regional or Community Shopping Center) C-3A zone, located at 216 E Rowland Street, Covina, CA, 91723 (APN: 8451-001-019).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-003 and Site Plan Review (SPR) 25-032:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 216 E Rowland Street.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the Development Agreement shall set forth the terms and conditions under which the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-009 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Proposal for a 3,956 square-foot Cannabis Retail Establishment
Presented by: Eduardo Lomeli, Assistant Planner
Recommendation: City Council consideration of the following:
1. City Council Adoption of Resolution CC 2025-88, approving Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, and determination of exemption from CEQA, to approve a cannabis retail establishment ("Zen Garden "), in a 3,956 square-foot commercial tenant space and associated interior tenant improvements, within the Covina Town Center Specific Plan (CTCSP) Mixed Use (MU) Zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018), and making a finding of exemption under CEQA; and
2. Waive full reading, read by title only, and introduce Ordinance 25-08 entitled, "An Ordinance of the City of Covina approving a development agreement between Zen GW Cali Partners LLC, and the City of Covina, related to approval of a 3,956 square foot cannabis retail establishment within the Covina Town Center Specific Plan (CTCSP) Mixed Use (MU) zone located at 125 South Citrus Avenue (APN 8444-001-018) and making a finding of exemption under CEQA".

EXECUTIVE SUMMARY:

On June 24, 2025 the Planning Commission of the City of Covina conducted a duly noticed public hearing to consider a proposal for a three-thousand nine-hundred and fifty-six (3,956) square-foot tenant improvement to allow a cannabis retail establishment to operate in the Covina Town Center Specific Plan (CTCSP) / Mixed-Use (MU) District zone at 125 S Citrus Avenue, Covina, California 91723.

The Planning Commission concluded said hearing on June 24, 2025 and adopted Planning Commission 2025-013 and 014 PC by a 3-0-2 vote, recommending the City Council adopt the following items; Approving Conditional Use Permit (CUP) 25-004, Site Plan Review (SPR) 25-039, Development Agreement 25-002 and making a determination of exemption from the California Environmental Quality Act (CEQA) to allow the operations of a 3,956 square-foot cannabis retail establishment located at 125 S Citrus Ave (APN: 8444-001-018).

Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.
e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.

f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment B) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement. The development agreement contains all required terms and provisions consistent with state law as further detailed below.

BACKGROUND:

On March 5, 2025, the applicant submitted applications for a Conditional Use Permit (CUP) and Site Plan Review (SPR) for an interior and exterior tenant improvement to accommodate a cannabis retail store to allow the sale of cannabis products within the City of Covina.

The store is scheduled to operate daily from 9:00 am to 9:00 pm, with deliveries arranged during these hours. The business anticipates employing approximately 20-27 individuals. During morning hours, employees will work in the retail section, increasing to the number of employees during peak hours.

Security measures for Zen Garden will include one uniformed security guards and a video surveillance system. All entrances to the facility will be secured and locked, with non-public areas accessible only via electronic access panels. Devices known as "mosquitos" will be installed to deter vandalism, and a third-party monitoring company will oversee the facility after hours. The building will also feature gates and an alarm system, while nighttime security service patrols will occur.

The interior will feature metal and woods as a main element of design. The crisply painted walls are in a neutral tone to highlight the alluring mix of tones and textures that create this overall aesthetically pleasing look. At the entrance, a welcoming area featuring metal façade scallops to highlight the natural light. For seating, deep olive-green velvet chairs in earthy hues are complimented by wood flooring and metal accents that create a lounge atmosphere. The sales floor will showcase an open floor concept, which will include a lobby check-in area, a sales area with glass display cases and counters, as well as an employee area that consists of an office, break room, security vault, and a product intake/delivery room. Additionally, an ATM will be available on the sales floor. Natural Surveillance was also incorporated into several key functions of the business. A glass wall separates the screening lobby from the retail area, ensuring the orderly and controlled screening of those seeking entry to the retail area;

The proposed Commercial Cannabis Business is required to obtain three land use entitlements from the City: (1) a Conditional Use Permit (CUP 25-004), (2) Site Plan Review (SPR 25-039), and (3) a Development Agreement (DA 25-002). In conjunction with the consideration of these three land use entitlements, a determination is also required to be made pursuant to the California Environmental Quality Act. Separately from the land use entitlement process, a Cannabis Business Permit is required for the proposed business as required by the Covina Municipal Code. The facts and findings supporting the approval of all three land use entitlements (CUP 25-004, SPR 25-039 and DA 25-003) are contained in the June 24, 2025, Staff Report for the Planning Commission's consideration of these applications, which Staff Report is attached as Attachment A to this Report. The facts and findings contained in that Report, together with the additional information in this Report, provide and contain the basis for the findings and approval of these land use applications by the City Council.

In addition, thereto, the Development Agreement contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15 years, subject to extension by mutual agreement of the City and Zen Garden (Section 3.5). It provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4). The agreement also contains terms for operation by reference to the "Development

Approvals" that Zen Garden must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11). Various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification

FISCAL IMPACT:

The adoption of a Development Agreement will enable the City to collect a community benefit fee of five percent (5%) of gross receipts plus an additional one percent (1%) of gross receipts that the applicants committed to provide in their application. This measure is intended to facilitate improvements and upgrades within the City and create employment opportunities for Covina residents. Additionally, this adoption will enable the cannabis business to collaborate with the City in establishing and implementing public outreach and education programs.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under Section 15301 (1), for the project consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. The project involves interior improvements and upgrades to an existing facility. No structural additions are proposed.

Respectfully submitted,



Eduardo Lomeli
Assistant Planner

Planning Commission Regular Meeting

STAFF REPORT

ITEM NO. PH 2

Meeting: Planning Commission Regular Meeting of Tuesday June 24, 2025

Title: **Proposal for a 3,956 square-foot Cannabis Retail Establishment**

Title Description: **Recommendation to the City Council regarding Conditional Use Permit (CUP) 25-004, Site Plan Review (SPR) 25-039, Development Agreement and determination of exemption from CEQA:** a request to approve a Cannabis Retail establishment ("Zen Garden") within a 3,956 square-foot commercial retail space, and associated tenant improvements, within the Covina Town Center Specific Plan (CTCSP) / Mixed-Use (MU) District zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018).

Presented by: **Eduardo Lomeli, Assistant Planner**

PROJECT SITE INFORMATION

A. Project Information:

Request:	Conditional Use Permit (CUP) 25-004 Site Plan Review (SPR) 25-039 Development Agreement
Applicant/Authorized Agent:	Andrew McIntyre
Property Owner:	City of Covina
Location:	125 S Citrus Ave
Assessor Parcel Map No's:	8444-001-018

B. Site and Surrounding Land Uses:

The following table provides the General Plan designation, Zoning, and existing uses of the site and surrounding areas:

Table 1: Site and Surrounding Land Uses

	General Plan	Zoning	Existing Uses
Site	Town Center Specific Plan	Town Center Specific Plan (TCSP) Mixed Use (MU)	Multi-Commercial Uses (Fitness Center, Gastropub - Edna Vees)

North	Town Center Specific Plan	Town Center Specific Plan (TCSP) Mixed Use (MU)	Drive Thru Restaurant (Alpha Omega Burgers)
South	Town Center Specific Plan	Town Center Specific Plan (TCSP) Mixed Use (MU)	Multi-Commercial Uses
East	Town Center Specific Plan	Town Center Specific Plan (TCSP) Mixed Use (MU)	Mortuary (Custer Christiansen Mortuary)
West	Town Center Specific Plan	Town Center Specific Plan (TCSP) Mixed Use (MU)	Residential

C. Site Characteristics:

The Project site is approximately 0.30 acres in size, with an existing 11,865-square-foot one-story commercial center, accommodating multiple tenants. The building is divided into 3 tenant spaces providing a variety of uses. The commercial center has one entrance that is accessible from South Citrus Ave leading to an alleyway and into the parking lot. Off street parking is available on Citrus Ave and there is (45) forty-five existing parking spaces and (2) two handicap stalls. There is currently one (1) trash enclosure designated on this location.

BACKGROUND / PROJECT ANALYSIS

In September 2023, the City issued a Request for Proposals (RFP) inviting qualified individuals or companies to operate a cannabis business or a cannabis microbusiness within the city limits. The deadline for submitting proposals was December 20, 2023. The RFP outlined the criteria for qualification, which were reviewed by the Cannabis Committee, which consisted of the City Manager, Deputy City Manager, Chief of Police, and the Deputy City Manager/Community Development Director. The committee evaluated and scored the candidates based on the criteria specified in the RFP.

Candidates who met the requirements were invited to the next phase of review by the City Council. A City Council meeting was held to review the candidate submissions. Ultimately, the council is authorized to issue no more than three (3) Cannabis Business Permits, with one permit granted for every 15,000 residents, rounding down for any fraction, in accordance with Covina Municipal Code (CMC) Section 5.80.080. The entire vetting process took approximately 6 to 9 months. Those individuals or companies selected through this Request for Proposals (RFP) would then advance to the formal phases of obtaining a Cannabis Business Permit and a Conditional Use Permit (CUP).

On March 5, 2025, the applicant submitted applications for a Conditional Use Permit (CUP) and Site Plan Review (SPR) for a tenant improvement to accomodate a cannabis retail store to allow the sale of cannabis products within the City of Covina,

Business Operation:

The hours of operation are Monday through Sunday, from 9:00 a.m. to 9:00 p.m. Deliveries will follow the same schedule. Online delivery orders will not be accepted after 8:00 p.m. to ensure that all orders are fulfilled by 9:00 p.m.

Security:

During business hours, one uniformed security officer will be assigned to the premises. Shifts will be offset in order to provide for scheduled rest and meal periods without adversely affecting security operations while also allowing for a broader range of coverage in the pre-opening and post-closing time frames. During Premises Patrol, the security officer will be tasked with maintaining an active, visible, presence throughout the interior and exterior areas of the premises. The primary responsibilities of the Premises Patrol security officer will include:

- Maintaining an active, visible security presence visible from the adjacent thoroughfares;
- Deterring and mitigating loitering/trespassing, consumption of cannabis within 100 feet of the premises;
- Escorting vendors and retail delivery drivers to/from the loading area and providing oversight of transfers; and
- Pre-screening those approaching the business for signs of criminal intent (e.g. disguises, weapons).

Design:

The proposed cannabis retail business will consist of interior improvements featuring metal and woods as a main feature. The crisply painted walls are in a neutral tone to highlight the alluring mix of tones and textures that create this overall aesthetically pleasing look. At the entrance, a welcoming area featuring metal façade scallops to highlight the natural light. For seating, deep olive-green velvet chairs in earthy hues are complimented by wood flooring and metal accents that create a lounge atmosphere. The sales floor will showcase an open floor concept, which will include a lobby check-in area, a sales area with glass display cases and counters, as well as an employee area that consists of an office, break room, security vault, and a product intake/delivery room. Additionally, an ATM will be available on the sales floor. Natural Surveillance was also incorporated into several key functions of the business including:

- The public entrance/exit is situated at the front readily visible to passersby.
- Storefront windows on the east sides of the business allow visibility from the adjacent public thoroughfares into the screening lobby and retail areas;
- The retail area and point-of-sale area are designed such that employees assigned to the sales area enjoy natural surveillance over the entry/exit and all areas of the retail area; and
- In lieu of a full-height wall separating the lobby from the retail area, the glass wall allows natural surveillance between staff in the Sales/Retail area and the lobby – affording the staff ample perception and reaction in the event of criminal activity.

Territorial Reinforcement was also incorporated into the public and private areas of the business:

- A glass wall separates the screening lobby from the retail area, ensuring the orderly and controlled screening of those seeking entry to the retail area;
- The sales area and retail area are separated by point-of-sale counters and swing gates, clearly communicating a boundary between the areas and affording protection to cash and product stored behind the point-of-sale counter; and
- Role-specific access credentialing of employees is afforded by its use of a common staff corridor with high-security rooms requiring credentialed access therefrom. This model allows all employees to access staff amenities without subjecting product, cash and infrastructure to vulnerability and employees without a legitimate business need to enter these areas.

Lighting:

The applicant has complied with the city's lighting standards by submitting a comprehensive photometric lighting plan. The project site will be well-lit to enhance public safety and visibility. The applicant will install exterior security lighting that provides and maintains at least 1.5 foot-candles of uniform, white LED lighting around the perimeter of the building and at access points. For standalone cannabis businesses, it is essential that the exterior of the building and parking lot areas have sufficient lighting to ensure the safe movement of vehicles and pedestrians. Both the Planning Division and the Covina Police Department reviewed the photometric lighting plan and are satisfied with their proposal.

Parking:
Under Covina Municipal Code (CMC) Section 17.84.090, cannabis retailers must provide one parking spot for each 200 square feet of gross floor area plus one parking spot for each employee, unless otherwise determined by the director pursuant to a traffic and parking study. Under ***Table 1*** below, the Off-Site Parking Matrix summarizes the on-site parking for the site and the proposed expanded use. The amount of total parking spaces provided is 32 with roughly 5-10 employees. The proposed parking layout will offer 47 parking spaces with additional parallel parking off Citrus Ave.

Additionally, Parking within the Covina Town Center Specific Plan (CTCSP) is transferred onto city-owned public parking facilities. In this case, The Covina City Hall Public Parking Lot is East of the subject site with approximately 100 parking stalls, including existing angled street parking along Citrus Avenue, resulting in adequate parking for the proposed use.

Please note that Assembly Bill 2097 (AB 2097) is a recent California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. This project is approximately .04 miles from a high transit bus stop. Overall, the staff has determined there is sufficient parking available within the site.

Table – 1

Off-Site Required Parking Matrix

Minimum Required Off-Street Commercial Parking Space(s)	**Total Gross Floor**	**Parking Space Provided**
Cannabis Retail Store - One for each 200 square feet of gross floor area plus one for each employee at any shift, unless otherwise determined by the director pursuant to a traffic and parking study.	3,956 sf ÷ 200 sf = 19.7 parking stalls (Round to the nearest tenth) 10 employee = 10 parking stalls **= 35 parking stalls**	15 Parking stalls 1 ADA parking stalls
Total:	35 parking spaces	16 parking spaces overall

Conditional Use Permit:
Under Chapter 17.84 ("Cannabis Prohibitions and Regulations") of the CMC, any proposal for cannabis retail must include a development agreement and a conditional use permit. Additionally, the proposal must comply with the standards outlined within the chapter, as well as the requirements of the underlying zoning district. For this property, the relevant zoning district requirements typically pertain to the "Covina Town Center Specific Plan Mixed Use" zone and CMC Chapter 17.84. As previously described, all proposed

modifications to accommodate such use are interior tenant improvements and exterior site improvements that will include parking resurfacing and restriping.

Cannabis Business Permit:
Upon receiving the planning commission's recommendation for approval to the City Council, the applicant must begin the Cannabis Business Permit approval process with the Code Enforcement Division. This division will handle the permit application and oversee the annual cannabis renewal permit in collaboration with the Covina Police Department, as well as the Planning and Building & Safety Divisions. Once the City Council formally approves the project and all documentation approval requirements are met, a Cannabis Business Permit will be issued.

Business License:
All applicants who wish to establish, maintain, operate, or conduct a cannabis business in the city must obtain a business license. To secure a Cannabis Business Permit, a business license is necessary.

State License:
All applicants who proposes to establish, maintain, operate, or conduct a cannabis business in the city and every property for which a cannabis business is proposed to be established, maintained, operated, or conducted shall obtain all state licenses for the activity to be conducted. The applicant must cooperate with other public agencies to secure all necessary state license(s) prior to obtaining a Cannabis Business Permit through Code Enforcement.

Development Agreement:
Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.
e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment No. F) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement

Operation and Management Plan.
City staff, comprising the Planning Division, Code Enforcement, and the Covina Police, met with our counterparts from the City of Santa Ana to gain a better understanding of cannabis business operations. To further enhance our knowledge, Santa Ana staff conducted detailed site visits to various cannabis retail establishments to observe their day-to-day operations and management practices. Following these visits,

City staff reviewed the application for the proposed operation and management plan and found no concerns and are satisfied with the proposal presented.

Signage:
In accordance with CMC 17.84.090.C, no cannabis or cannabis products, nor graphics depicting cannabis or cannabis products, will be visible from the exterior of the business or on any vehicles owned or used by the business.

No outdoor storage of cannabis or cannabis products is permitted at any time. According to CMC 17.84.070.H.7, Zen Garden will notify all patrons of the following through conspicuous signage posted throughout the premises, including within the lobby and in view of the point of sale area:

- The secondary sale, barter, or distribution of cannabis is a crime and can lead to arrest.
- Loitering on and around the cannabis business is prohibited by California Penal Code Section 647(e). Patrons must leave the site immediately and are not allowed to consume cannabis in the vicinity of the cannabis retail site, on the property, or in the parking lot.
- Patrons may be subject to prosecution under federal cannabis laws.
- The use of cannabis may impair a person's ability to drive a motor vehicle or operate machinery.

Zen Garden will post a clearly legible sign in a prominent location outside the building, near the entrance to the premises, indicating that the following actions are prohibited on the premises:

- Smoking, ingesting, or consuming cannabis, marijuana, or alcohol
- Possessing deadly weapons, including concealed firearms, even if licensed
- Allowing persons under the age of 21 on the premises
- Wearing hats, sunglasses, hoodies, or other accessories that obscure identity
- Bringing personal bags, backpacks, duffel bags, large purses, or other containers

All signage submitted by the applicant will be reviewed as a separate sign permit application, and related plans will be required to demonstrate compliance with the City's cannabis sign ordinance for the property.

FINDINGS OF FACTS

CMC Section 17.62.120 provides that the Planning Commission, in approving a Conditional Use Permit shall find as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 11,865-square-foot building has existed on the subject site since 1948, with no known issues pertaining to appurtenant commercial activities. The 3,956 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Town Center Specific Plan – Mixed Use zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and

park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. The City/Traffic engineer has reviewed the proposal and determined that Citrus Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within the Town Center Specific Plan – Mixed Use. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail store establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and Covina Town Center Specific Plan which it would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: As described in detail within the "Project Analysis," the proposed operation of a cannabis retail store within the Town Center Specific Plan – Mixed Use zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail store conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Covina Town Center Specific Plan, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: As described in detail within the 'Project Analysis' and illustrated on attached architectural plans (Attachment D), the proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Town Center Specific Plan – Mixed Use zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 12,941 square feet (0.30 acres) in land area and developed with a 11,865 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;

   Fact: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Town Center Specific Plan – Mixed Use zone there by facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves interior improvements and upgrades. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**

   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**

   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

C. <u>Findings for Development Agreement (Government Code Section 65867.5)</u>

A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for June 24, 2025 was published in the San Gabriel Valley Examiner newspaper on June 12, 2025.

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under Section 15301 (1), for the project consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior

partitions. The project involves interior improvements and upgrades to an existing facility. No structural additions are proposed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-013 recommending that the City Council approve Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, with the attached Conditions of Approval, and make a determination of exemption from California Environmental Quality Act (CEQA); and Resolution No. 2025-014 recommending that the City Council adopt Development Agreement XX and make a determination of exemption from CEQA.

Prepared by:

Eduardo Lomeli
Assistant Planner

Approved By:

Brian K. Lee
Director of Community Development

EXHIBITS

- **A.** City Application
- **B.** Cannabis Zoning Verification Letter
- **C.** 300-feet radius map | address label
- **D.** Submitted Plans
- **E.** Resolution No. 2025-013 PC - (CUP)25-004 and (SPR)25-039, w/ Conditions of Approval
- **F.** Resolution No. 2025-014 PC - Development Agreement
    1. Exhibit A – Ordinance No. XXX
    2. Development Agreement

ATTACHMENT A

City Application

CHECKLIST FOR
Conditional Use Permit – Non Development

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

All property in Covina is divided into zones. Each zone is designated with certain permitted, conditional and prohibited uses for the land. The purpose of a "conditional use permit" is to allow for a special review and a determination if the proposed use or the location of that use is compatible with the surrounding uses. In reviewing a conditional use permit application, the staff and Planning Commission will evaluate such items as a building placement, massing, and size, characteristic of the use, traffic generation, noise, hours of operation, adequacy of parking, circulation, proposed intensity, landscaping and overall compatibility of the use with adjoining properties and other related development impacts. Conditions may be imposed as necessary to insure that the proposed use will be compatible with the surrounding properties and environment. The Planning Commission is required to hold at least one public hearing on the Conditional Use Permit Application. At least 10 days prior to the meeting, owners of property within 300 feet of the subject site will be notified by mail of the forthcoming hearing, and a notice of the public hearing will be posted. The Planning Commission's decision is final, unless an appeal is filed. For further information, refer to Covina Municipal Code Section 17.62.

SECTION 1: Filing Requirements

- ☐ Standard Application Form
- ☐ Property Owner's Authorization Form, Project Contact List Form, Project Description Form
- ☐ **Four (4) sets** of the development plans, **FOLDED** (see Section 4), to be reviewed by staff for completeness and accuracy
- ☐ **One (1) flash drive with complete digital submittal package AND plans** (files smaller than 12.5mb are acceptable as PDF attachments, larger files must be sent via google link, dropbox link, or similar service). Do NOT embed a google link
- ☐ Public Hearing Information
  - ☐ Property ownership list: Two sets of typed, gummed labels on 8-1/2" x 11" sheets, listing the name, address, and assessor's parcel number of all property owners within 300 feet of the exterior boundaries of the subject property (see format in attached example). The list shall be obtained from the latest equalized assessment roll issued by the Tax Assessor
  - ☐ A radius map drawn on the Assessor's Parcel Maps, spliced together on an 8-1/2" x 11" format, indicating the subject property with a 300 foot radius drawn around the property as shown in the attached example
  - ☐ An affidavit certifying property owners' list

SECTION 2: Filing Fees

Contact the Planning Division to determine which fees are applicable

- ☐ Conditional Use Permit ..... See current fee list
- ☐ Public Works – Environmental Services ..... See current fee list

SECTION 3: Plan Preparation Guidelines

Plans not conforming to these guidelines will not be accepted for processing

- ☐ 1. All plans shall be drawn on uniform size sheets no greater than 24" by 36" in size
- ☐ 2. All plans shall be drawn to an engineering scale of 1" = 20', 1" 30', 1" = 40', or 1" = 50' with the scale clearly labeled and with the north arrow oriented towards the top of the sheet
- ☐ 3. All required plans shall be collated and stapled together as an individual development plan set; each set shall be folded to the size of 8" by 13" and secured with a rubber band

☐ 4. All plans shall be clear, legible, and accurately scaled

SECTION 4: Contents of Development Plans

The items listed below are considered a minimum; additional information may be necessary for clarification during the review process

☐ **A. Detailed Site Plan shall include the following:**

- ☐ Name, address, and phone number of the applicant and the author of the plan (architect, engineer, etc.)
- ☐ Property lines with lot dimensions
- ☐ Dimensioned locations of:
  - ☐ Setbacks (actual) from all buildings to street curb face and the side and rear property lines
  - ☐ Existing street dedications and improvements, including curbs, gutters, sidewalks, and paving widths
  - ☐ Nearby areas and driveways
  - ☐ Dimensions and square footage of all buildings, structures including the main house, garage, porches, decks, patios and sheds
  - ☐ Distances between buildings and/or structures
- ☐ Location, height, and materials of the walls and fences (Sections if required)
- ☐ Existing improvements to the property, and the location of the proposed uses

☐ **B. Elevations shall include the following:**

- ☐ All sides of building elevations for all existing and proposed building and structures. Label North, South, East West elevations
- ☐ Label all existing and proposed building materials

☐ **C. Floor Plan shall include the following:**

Residential

- ☐ All floors, including labels use of each room (bedroom, kitchen, game room, etc.)
- ☐ Dimension all exterior walls, doors, windows, and room sizes

Non-Residential

- ☐ The proposed seating arrangement and number of seats and aisle-ways
- ☐ The location of interior uses (i.e. office, bathroom, waiting area, etc.)
- ☐ Dimension all room sizes, corridors and hallways, and aisle widths
- ☐ Show existing and proposed improvements
- ☐ Churches and schools shall also indicate location of public assembly rooms (i.e., sanctuary or other meeting rooms for 50 or more persons) and classrooms, nurseries, exit pathway and doors, location of existing or proposed 1-hour fire-rated walls, and label the number of children and adults in each classroom

☐ **D. Roof Plans shall include the following: (if applicable)**

- ☐ Show locations of existing and new roof mounted equipment and/or projections
- ☐ Cross sections showing roof parapet can screen the roof mounted equipment and/or projections

ALL PLANS ARE TO BE FOLDED, BY THE APPLICANT, PRIOR TO SUBMITTAL.

NOTE: After the Conditional Use Permit is approved by the Planning Commission, please contact Building & Safety Division for additional and specific requirements and fees for Building Plan Review Submittal.

SECTION 1

Standard Application Form – 1

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Proposed Project Name: Zen Garden Cannabis Dispensary	**STAFF USE ONLY**
Project Address: 125 S Citrus Ave, Covina CA 91723	File No. _____
Assessor's Parcel Number (APN): 8444-001-018	Assigned Planner: _____
Applicant Name: Zen GW Cali Partners, LLC	
Phone: 323-719-7376 E-Mail: al.calleres323@gmail.com	

Applicant address: 1 Corporate Park, Suite 112, Irvine CA 92606

Property Owner Name (If different than above): WLM-DC2, LLC

Property Owner Contact Information: themcintyreinc@gmail.com, 626-332-2978

Property Owner Address: 370 E Rowland St, Covina CA 91723

CC Property Owner in Correspondence? ☑ Yes ☐ No

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

☑ Conditional Use Permit	☐ PCD Amendment	☐ Tree Preservation Permit ☐ Minor
☐ Development Agreement	☐ Public Convenience or necessity (ABC)	☐ Vacation of Alley, Easement, Street
☐ General Plan Amendment	☐ Site Plan Review-Major	☐ Variance
☐ Historic Structure Designation	☐ Site Plan Review-Minor (Residential)	☐ Variance (Minor)
☐ Lot Line Adjustment/Lot Merger	☐ Site Plan Review-Minor (Non-Residential)	☐ Zoning Code Amendment/ Zone Change
☐ Pre-Application Review	☐ Tentative Parcel Map ☐ Time Extension	☐ _____ (Other)
☐ Planned Community Development (PCD)	☐ Tentative Tract Map ☐ Time Extension	☐ _____ (Other)

Project Description

Provide as much detail as possible/attach additional pages if necessary

The proposed project at 125 S Citrus Avenue is an Adult-Use Cannabis Retail Storefront and Delivery Operation, providing legal cannabis products to adults for recreational and medical use. The applicant proposes interior and exterior improvements to ensure a secure, compliant, and professional retail environment.

Property Owner Certification

I certify that I am presently the legal property owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application (Standard Application – 2). Insert N/A below if submitting authorization form.

Date: 2/27/25 Signature: Andrew McIntyre

Print Name and Title: Andrew McIntyre / President

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: WLM-DC2, LLC
   Complete Address: 370 E Rowland St, Covina CA 91723
   Email: themcintyreinc@gmail.com Phone: 626-332-2978

2. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

3. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Zen GW Cali Partners, LLC Phone: 323-719-7376
Applicant's Complete Address: 1 Corporate Park, Suite 112, Irvine CA 92606 Email: al.calleres323@gmail.com

To file and present my/our interest for the referenced application(s): _____

Name (printed): Andrew McIntyre
Title: President Date: 2/27/25

Signature: Andrew McIntyre

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 125 S Citrus Ave, Covina CA 91723

Site Area: 12,995-sf pad Building Area: 3,423-sf Building Height: _____ No. of Floors: 1

Total anticipated number of employees: 25 Max shift: 15 Hours of operation: 9 AM - 9 PM

Does the business involve the sale of any food or beverages? ☐ No ■ Yes

Will the project be built in phases? ■ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☐ No ■ Yes If yes, list: Department of Cannabis Control

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ■ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: multi-tenant commercial

North: parking lot (zoned the same as the project site)

East: mortuary (zoned the same as the project site)

South: multi-tenant commercial (zoned the same as the project site)

West: residential and parking (zoned the same as the project site)

C. Physical Site

Will the project modify existing natural features? ■No ☐Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ■ None ☐Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? 6" above the existing sidewalk

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

■ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: no vegetation is currently present on site

Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: None. The existing building currently covers almost entire site.

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

■ No ☐ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ■ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

no environmental report has been prepared.

Contact person for environmental: Hide Iwagami Phone: 949-230-6006

Environmental firm: Hestia Atelier E-mail: hide.iwagami@hestiaatelier.com

Mailing Address: 3 Peters Canyon Rd. #110 Irvine, CA. 92606

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Hide Iwagami , certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): Hide Iwagami Date: 03/04/2025

Signature: Hide Iwagami Digitally signed by Hide Iwagami DN: C=US, E=hide.iwagami@hestiaatelier.com, O=Hestia Atelier, OU=Hestia, CN=Hide Iwagami Date: 2025.03.04 11:40:36-08'00'

Representative for: Applicant

Title: Architect

Standard Application - 4
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: 125 S Citrus Ave, Covina CA 91723	***STAFF USE ONLY***
Applicant: Zen GW Cali Partners, LLC	***FILE NO.:***
Primary Contact Person: Alex Calleres	***MUNIS:***
	RELATED FILES:

Address: 1 Corporate Park, Suite 112, Irvine CA 92606

Phone: 323-719-7376	*Fax:* N/A	*E-mail Address:* al.calleres323@gmail.com

Secondary Contact Person: *(Please Specify Name, Company, Title)*
Angela Thomas, Zen Garden, Owner

Address: 1 Corporate Park, Suite 112, Irvine CA 92606

Phone: 626-488-9674	*Fax:* N/A	*E-mail Address:* angthom27@gmail.com

Legal Property Owner:
WLM-DC2, LLC

Address: 370 E Rowland St, Covina CA 91723

Phone: 626-332-2978	*Fax:* N/A	*E-mail Address:* themcintyreinc@gmail.com

Architect: Hestia Atelier *Contact Person:* Hide Iwagami

Address: 3 Peters Canyon Rd. #110 Irvine, CA. 92606

Phone: 949-230-6006	*Fax:* N/A	*E-mail Address:* hide.iwagami@hestiaatelier.com

Engineer *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Landscape Architect *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Housing Division Supplemental Checklist

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

1. Project Address: 125 S Citrus Ave, Covina CA 91723
2. Existing Square Footage of Building: 11,865 SF
3. Is the structure/building being demolished? _____Yes X_____No
   If yes: what is the square footage of demolition proposed? N/A
   How many units are being demolished? N/A
4. What type of use is being demolished? i.e. residential (include number of units), Commercial, Office.
   N/A
5. What is the square footage of commercial/industrial/office use proposed? Please specify what type:
   commercial cannabis retail is being proposed at the existing 3,854-sf tenant space
6. What is the total number of housing units proposed at te project site? N/A
7. Will this project require a Tentative Tract Map (TTM) or Tentative Parcel Map (TPM)? No
   If so, how many subdivisions?_____

Standard Application - 5
Non-Residential Project Summary Table

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

Project Name: Zen Garden Cannabis Dispensary
Project Address: 125 S Citrus Ave, Covina CA 91723
General Plan: Town Center Specific Plan
Zoning District: TCSP - Mixed Use

PROJECT AREA		
Gross	0.08	Acres
Net (Exclusive of dedication for major external and secondary streets)	0.08	Acres

AREA DISTRIBUTION (Net Area)	Acres/Sq. FT.	% of Net Project Area
Building Coverage	3,423-sf	100%
Landscape Coverage	0	0%
Vehicular Coverage (Including parking, drive aisles, etc.)	0	0 %
Floor Area Ratio	0.91 for the entire building (11,865-sf bldg on a 12,995-sf pad)	32% (3,854-sf in 11,865-sf building)

FLOOR AREA DISTRIBUTION BY PROPOSED USE (Based on Net Area)

Area of Building Pad	No. of Stores	Gross Floor Area	Proposed Use
12,995-sf	1	11,865-sf	3,854-sf

PARKING (Calculate Each Use Within a Building Separately)

Type of Use	Parking Ratio	# Spaces Req.	# Spaces Provided
no parking	NA	NA	NA
Total:	0	0	0

Standard Application - 6
Residential Project Summary Table (5 or more Lots/Units)

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

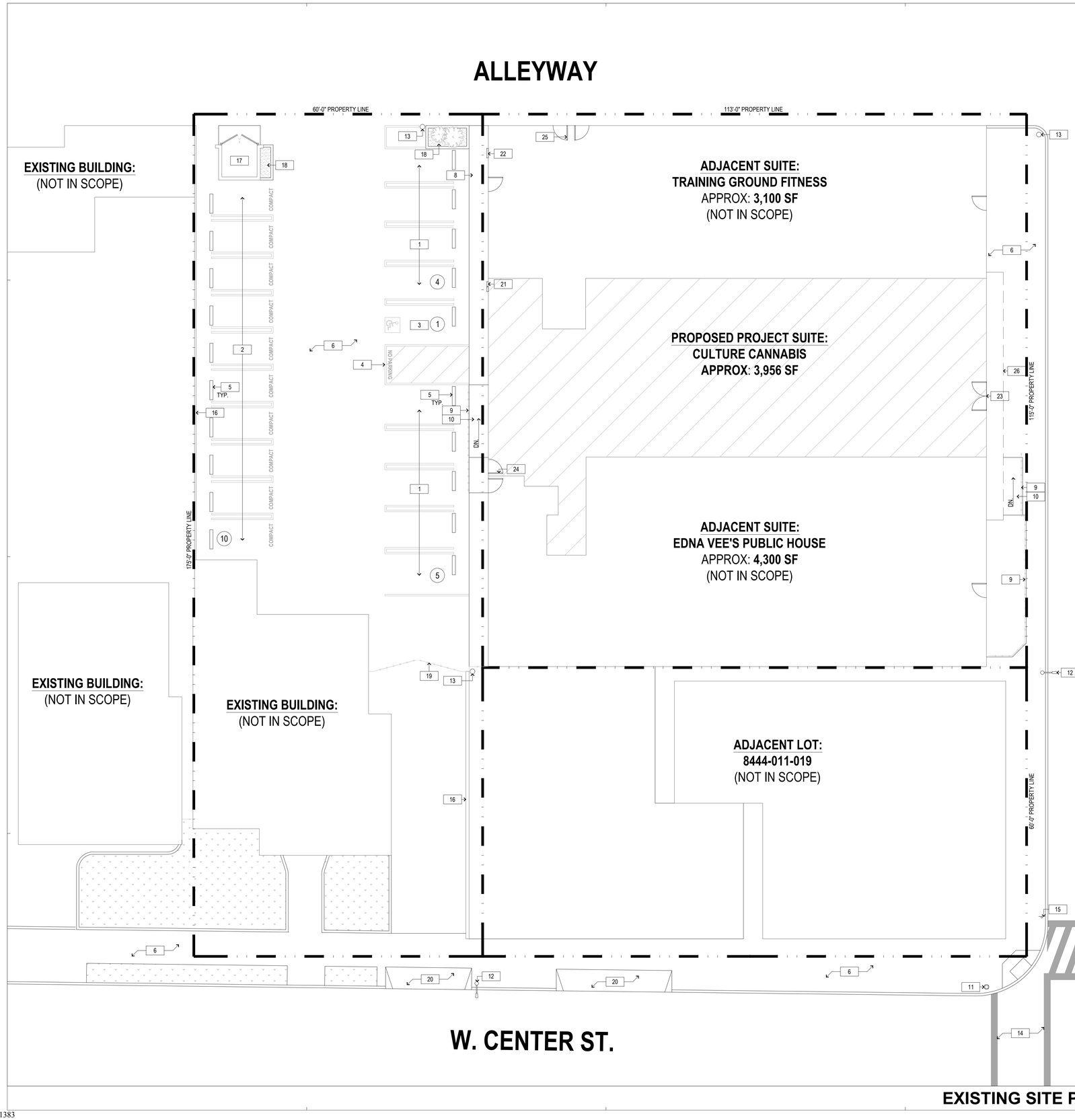
Project Name: Zen Garden Cannabis Dispensary
Project Address: 125 S Citrus Ave, Covina CA 91723
General Plan: Town Center Specific Plan
Zoning District: TCSP - Mixed Use

PROJECT AREA		
Gross		Acres
Net (Exclusive of dedication for major external and secondary streets)		Acres

DWELLING UNITS (Based on Net Area)	Number	Net Density
Single Family Detached		
Duplex		
Multi Family		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom		
Four Bedroom		
Total:		

AREA DISTRIBUTION (Based on Net Area)	Acres/Sq. Ft.	% of Net Project Area
Building Coverage	11,865-sf	
Landscape Coverage	none	none
Common Open Space	none	none
Private Open Space	none	none
Usable Open Space (Common + Private)	none	none
Floor Area Ratio	0.91	3,854-sf

PARKING	Parking Ratio	# of Units	Spaces Req'd	Spaces Provided
Single Family Detached				
Duplex				
Multi Family				
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom				
Four Bedroom				
Guest Parking				
Total:	None	None	None	None



EXISTING SITE PLAN 1" = 10'-0" 1

PROJECT INFORMATION

ADDRESS:	**125 S. CITRUS AVE, COVINA, CA 91723**
APN:	8444-001-017, 8444-001-018
GENERAL PLAN:	TCSP (TOWN CENTER SPECIFIC PLAN)
ZONING:	MIXED USE
CONSTRUCTION TYPE:	V-B
PROJECT BUILDING SF:	APPROX. 11,633 SF
PROJECT SUITE SF:	**APPROX. 3,956 SF**
LOT SIZE:	844-001-017: 10,500 SF (0.24 ACRES 844-001-018: 12,995 SF (0.30 ACRES) **TOTAL: 23,495 SF (0.54 ACRES)**
OCCUPANCY GROUP:	M (MERCANTILE)
OCCUPANT LOAD:	3,878 SF / 60 SF = 65 OCCUPANTS
PARKING:	OFFSITE PARKING WILL BE PROVIDED
ACCESSIBLE PARKING:	
REQUIRED:	1 ACCESSIBLE STALLS (1-25 STD STALLS = 1 ACCESSIBLE STALL)
PROVIDED:	1 ACCESSIBLE STALL

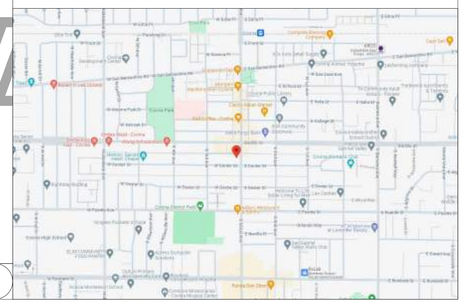
KEYNOTES

1. EXISTING PARKING STALLS TO REMAIN
2. EXISTING COMPACT PARKING STALLS TO REMAIN
3. EXISTING ADA PARKING STALL TO REMAIN
4. EXISTING ADA LOADING ZONE TO REMAIN
5. EXISTING WHEEL STOP TO REMAIN
6. EXISTING DRIVE AISLE TO REMAIN
7. EXISTING PUBLIC SIDEWALK TO REMAIN
8. EXISTING BUILDING SIDEWALK TO REMAIN
9. EXISTING HAND RAIL TO REMAIN
10. EXISTING ACCESSIBLE RAMP TO REMAIN
11. EXISTING FIRE HYDRANT TO REMAIN
12. EXISTING STREET LIGHT TO REMAIN
13. EXISTING UTILITY POLE TO REMAIN
14. EXISTING PUBLIC CROSSWALK TO REMAIN
15. EXISTING CROSSWALK SIGNAGE TO REMAIN
16. EXISTING CMU-BLOCK WALL TO REMAIN
17. EXISTING CMU-BLOCK TRASH ENCLOSURE TO REMAIN
18. EXISTING LANDSCAPING TO REMAIN
19. EXISTING CHAIN LINK FENCE GATE TO REMAIN
20. EXISTING DRIVEWAY TO REMAIN
21. EXISTING ELECTRICAL METERS TO REMAIN
22. EXISTING GAS METER TO REMAIN
23. EXISTING STOREFRONT DOOR TO REMAIN
24. EXISTING EXTERIOR DOOR TO REMAIN
25. EXISTING ELECTRICAL ROOM DOOR TO REMAIN
26. EXISTING OVERHANG TO REMAIN

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- (#) NUMBER OF PARKING SPACES
- EXISTING LANDSCAPE

VICINITY MAP



HESTIA ATELIER
DESIGN | ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEBOUNG I KWON
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

EXISTING SITE PLAN

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
SP1.0

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ODOR CONTROL

ODOR SERIES — CLEANLEAF Air Filtration Systems

Comply With Odor Regulations & Protect Your Plants

Controlling odor in and around your facility is a constant challenge. Make the CL1250D-CCP part of your **Odor Mitigation Plan**. Packed with 56 lbs. of activated carbon, the CL1250D-CCP eliminates the odor of even the most potent plants - with extra filters to help combat contaminants. Focus on your grow without worry of odor complaints or mold outbreaks.

- Each unit filters approximately 7,500 cubic feet. In order to create the proper air pattern, we always recommend placing two units.



SKU: CL1250D-CCP

Unit Specifications

Airflow	1000 CFM
Sound Level*	65 dBA @ 5'
Cabinet Size	25"W x 16.5"T x 59"L
Cabinet Material	16 Ga. Cold Rolled Steel
Cabinet Finish	White, Light Reflective Polyurethane
Motor	1/3 HP
Input Power	115V / 60Hz / 1PH / 7.5A

Filter Stages

- (2) 35% Efficient Pleated Pre/After Filter, 15" x
- 28" x 2" (8) 7lb. Activated Carbon Canisters, **56 lbs. Total**
- 26" x 26" x 2" - 35% Efficient Pleated After-Filter

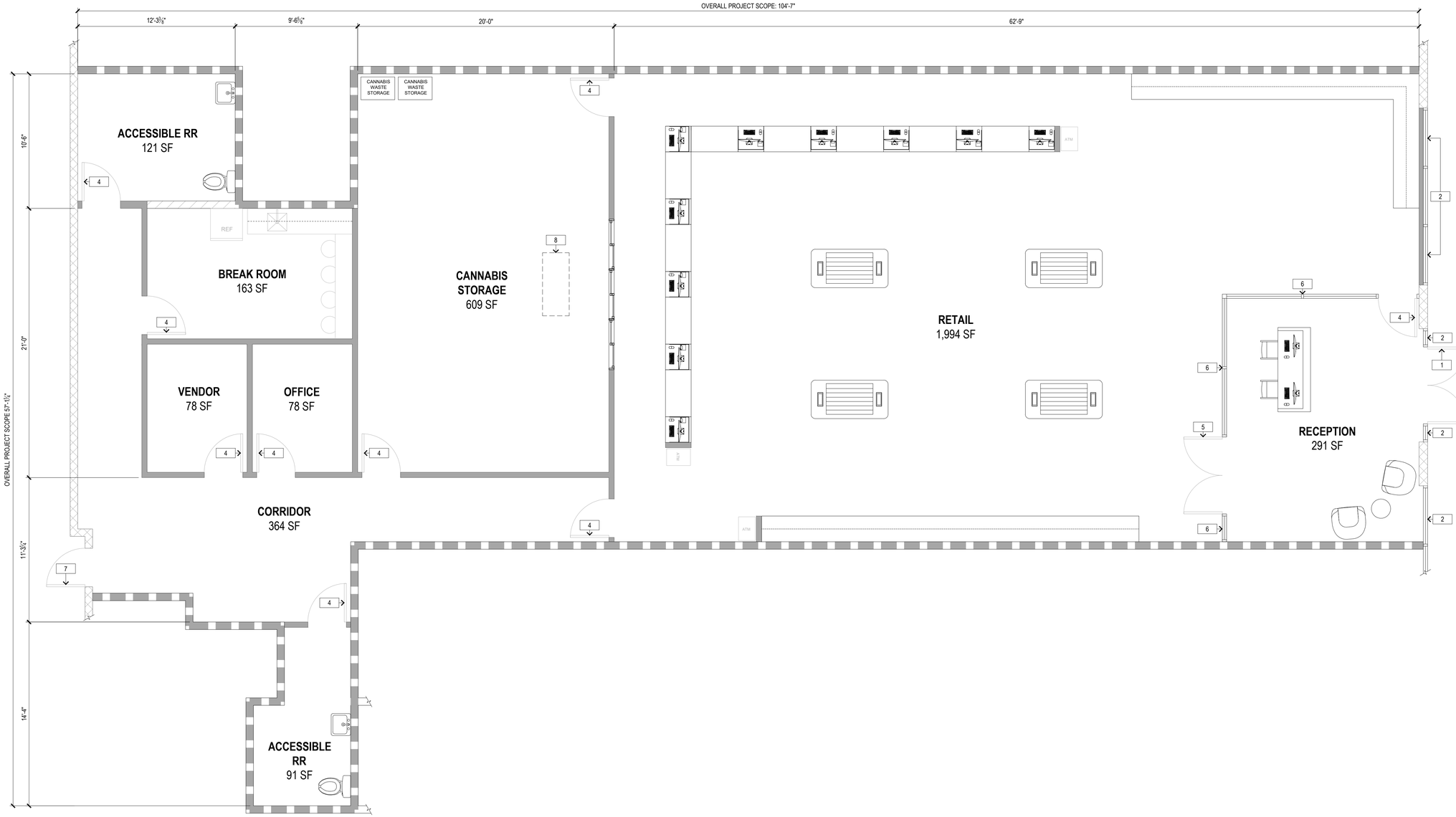


KEYNOTES

1. EXISTING STOREFRONT DOUBLE DOORS TO REMAIN
2. EXISTING STOREFRONT GLAZING AND MULLIONS TO REMAIN. BLACKOUT FILM TO BE APPLIED ON INTERIOR
3. EXISTING EXTERIOR DOOR TO REMAIN
4. PROPOSED INTERIOR DOOR
5. PROPOSED INTERIOR DOUBLE DOORS
6. PROPOSED INTERIOR GLAZING AND MULLIONS
7. EXISTING EXTERIOR DOOR. DOOR SWING DIRECTION TO BE REVERSED
8. ODOR CONTROL SYSTEM ABOVE CEILING, SEE MANUFACTURERS SPEC. BELOW

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL



N

PROPOSED FLOOR PLAN

1/4"=1'-0" (1)

HESTIA ATELIER

3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PREMISES DIAGRAM

CUP NUMBER:
Plan Check Number:

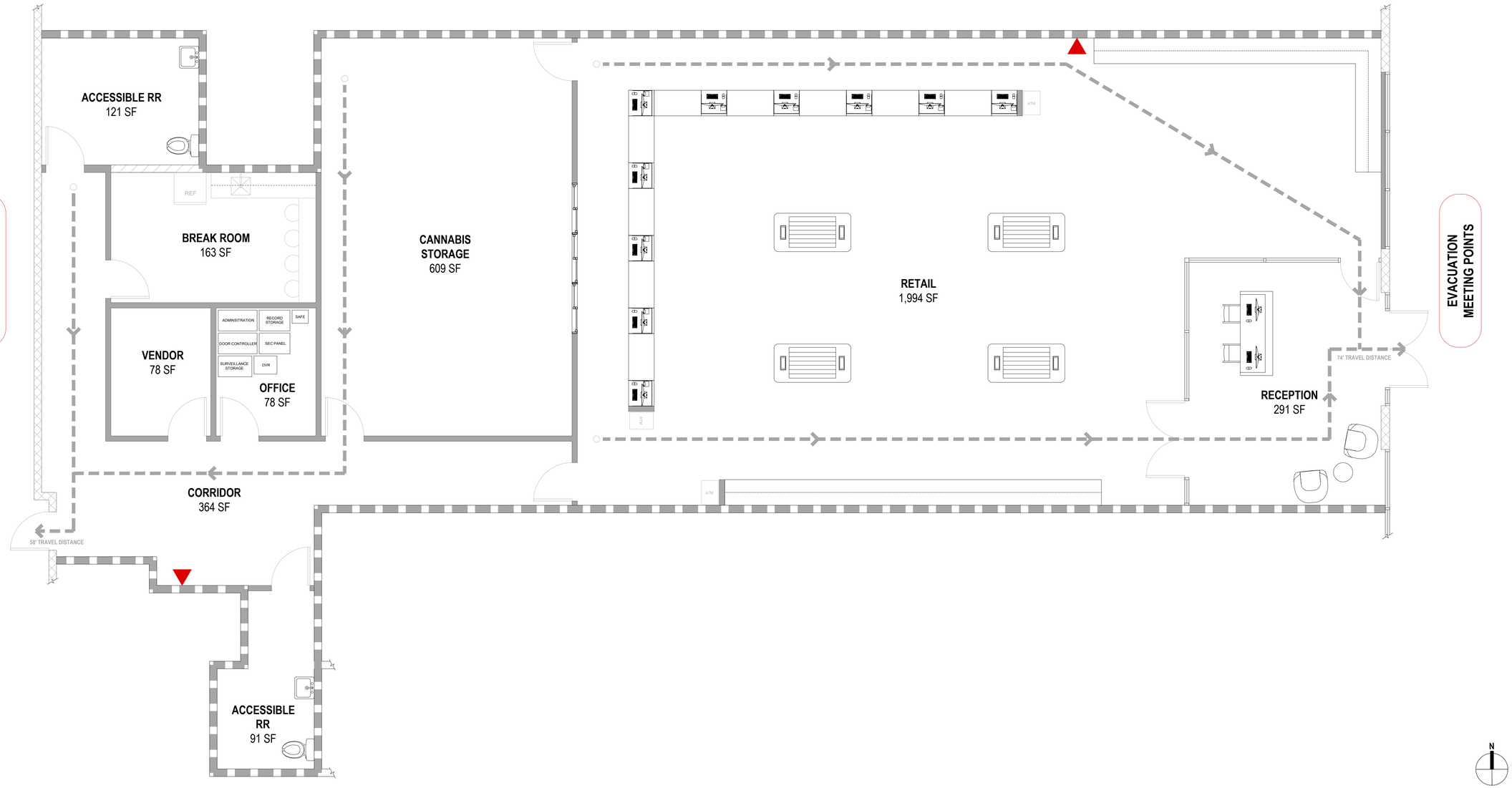
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LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL
- MEANS OF EGRESS
- FIRE EXTINGUISHER



FIRE, LIFE, AND SAFETY PLAN 1/4"=1'-0" 1

HESTIA ATELIER
DESIGN | ARCHITECTURE

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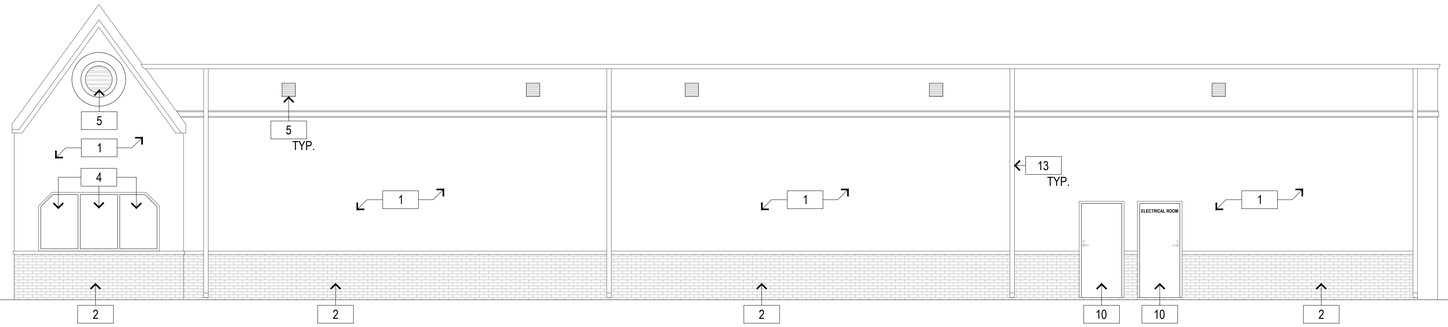
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CUP NUMBER:
Plan Check Number:

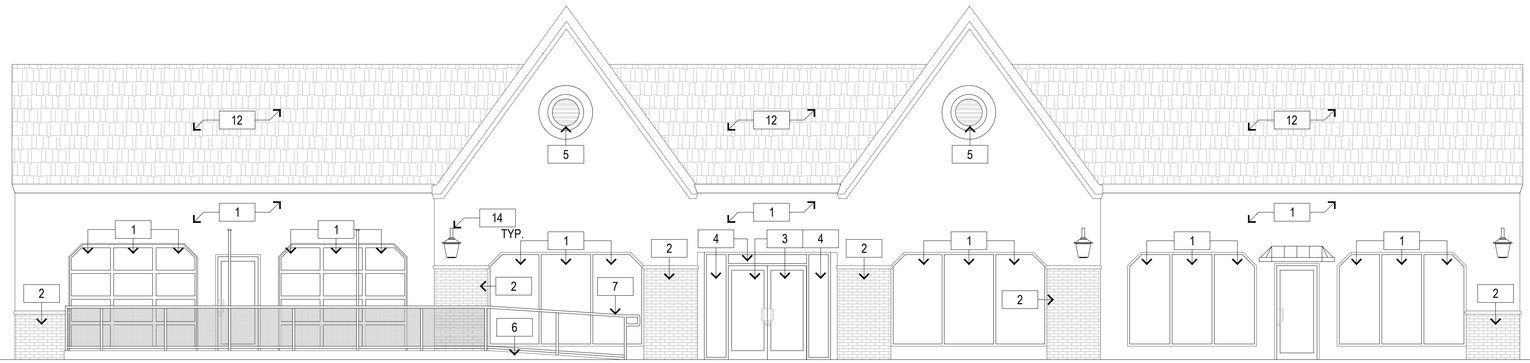
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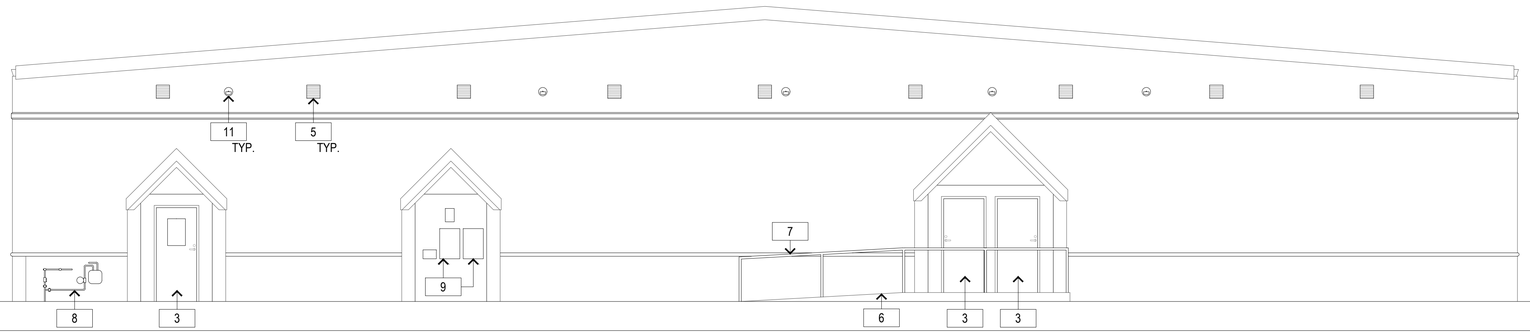
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EAST EXTERIOR ELEVATION 3/16" = 1'-0" 3



SOUTH EXTERIOR ELEVATION 3/16" = 1'-0" 2



WEST EXTERIOR ELEVATION 3/16" = 1'-0" 1

KEYNOTES

1	EXISTING EXTERIOR STUCCO TO REMAIN
2	EXISTING STONE VENEER TO REMAIN
3	EXISTING STOREFRONT DOOR TO REMAIN
4	EXISTING GLAZING AND MULLIONS TO REMAIN
5	EXISTING EXTERIOR HVAC VENT
6	EXISTING ACCESSIBLE RAMP TO REMAIN
7	EXISTING HAND RAIL TO REMAIN
8	EXISTING GAS METER TO REMAIN
9	EXISTING ELECTRICAL PANEL TO REMAIN
10	EXISTING EXTERIOR DOOR TO REMAIN
11	EXISTING BUILDING LIGHT TO REMAIN
12	EXISTING SHINGLED ROOF
13	EXISTING DRAINAGE DOWNSPOUT TO REMAIN
14	EXISTING EXTERIOR SCONCE

HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEKYOUNG KIM
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

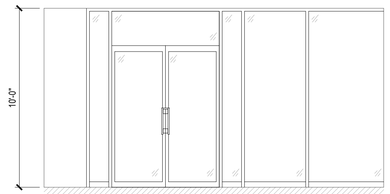
ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

EXISTING EXTERIOR ELEVATIONS

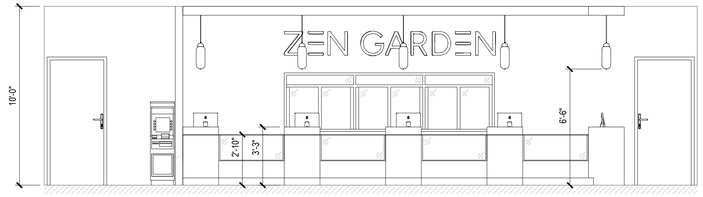
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Plan Check Number:
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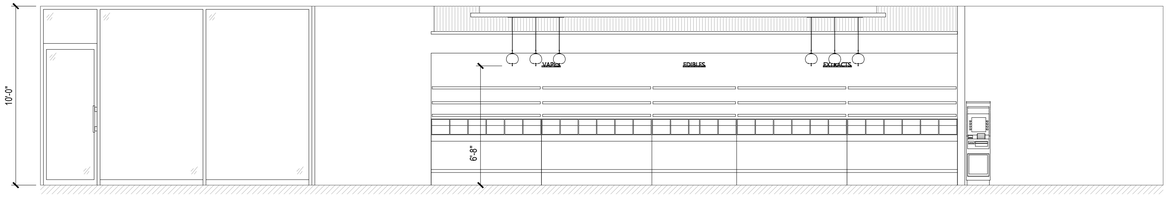
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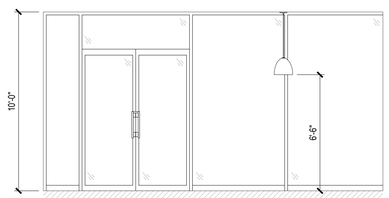
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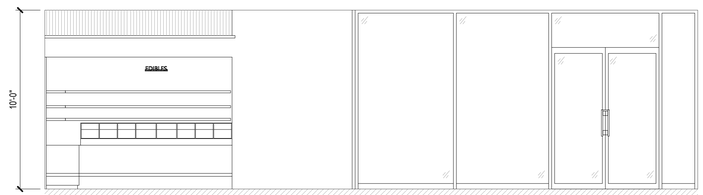
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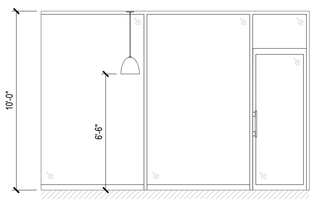
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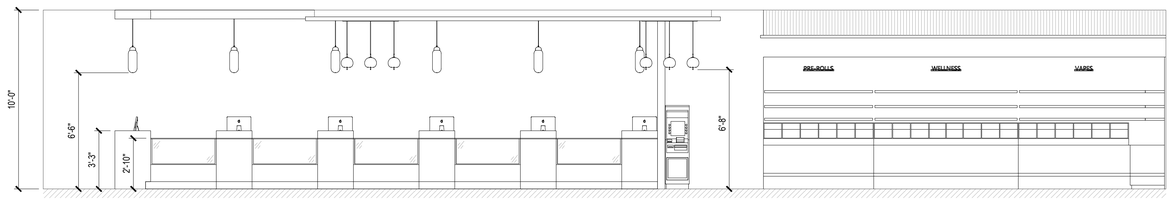
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EAST RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 2



NORTH RECEPTION INTERIOR ELEVATION 1/4" = 1'-0" 5



NORTH RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 1

DESIGN, ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEREMEH I BROWN
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

INTERIOR ELEVATIONS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

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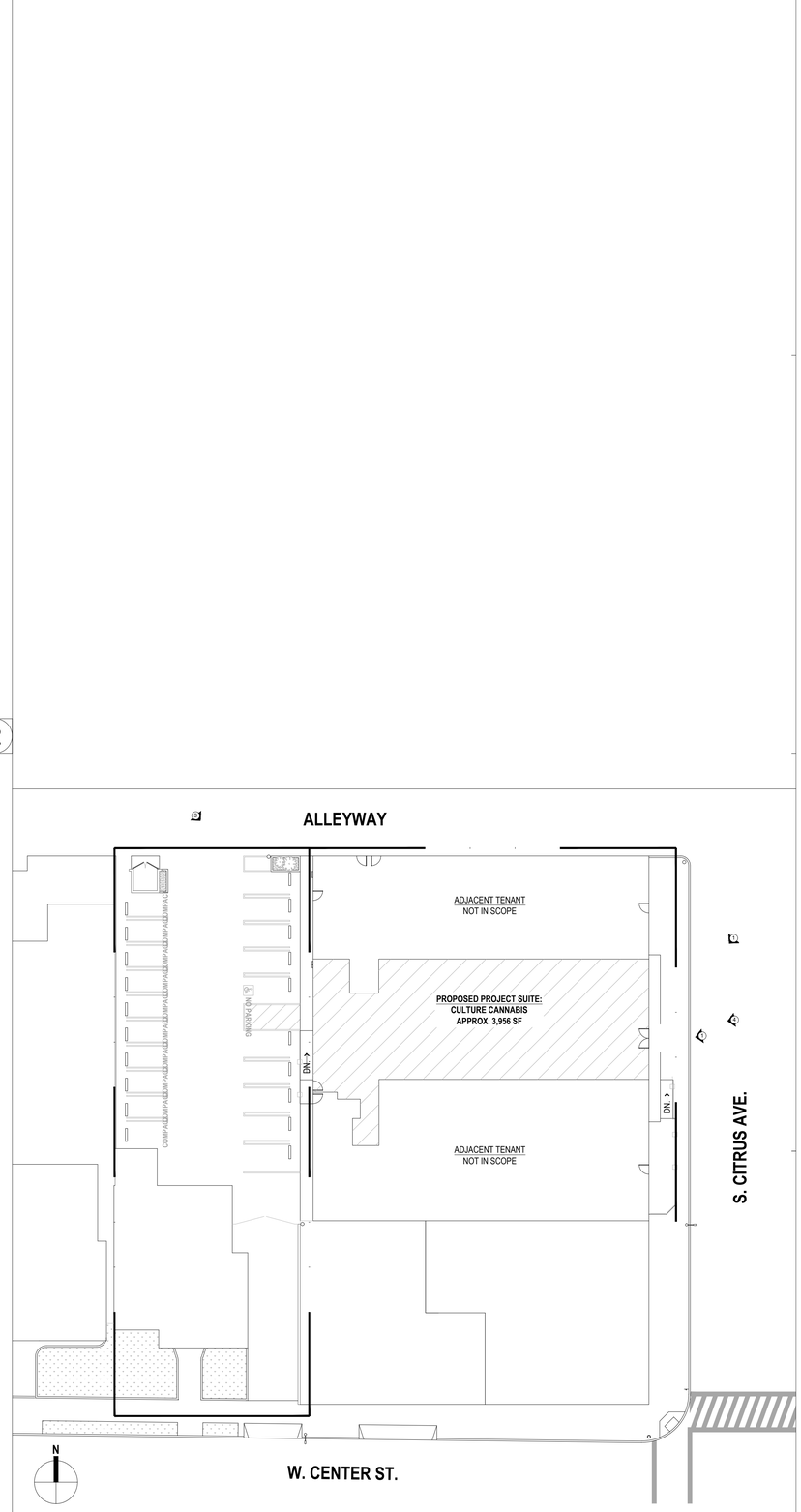
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN 3/64" = 1'-0" 1

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KASHYAP I PATEL
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PROPOSED EXTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

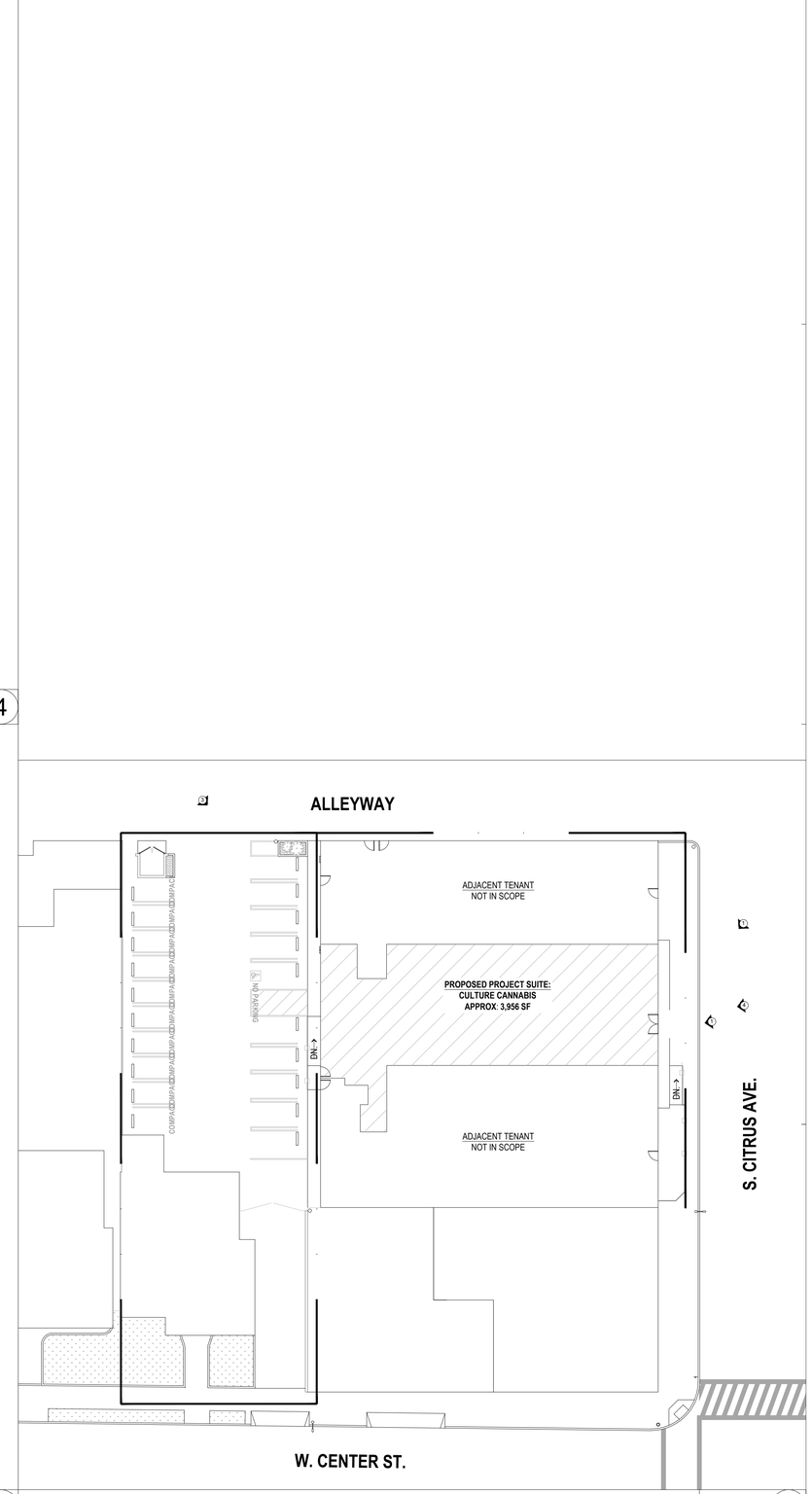
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VIEW 4 NTS 4

VIEW 3 NTS 3



KEY PLAN 3/64" = 1'-0" 1

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KASHANI IRANI
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

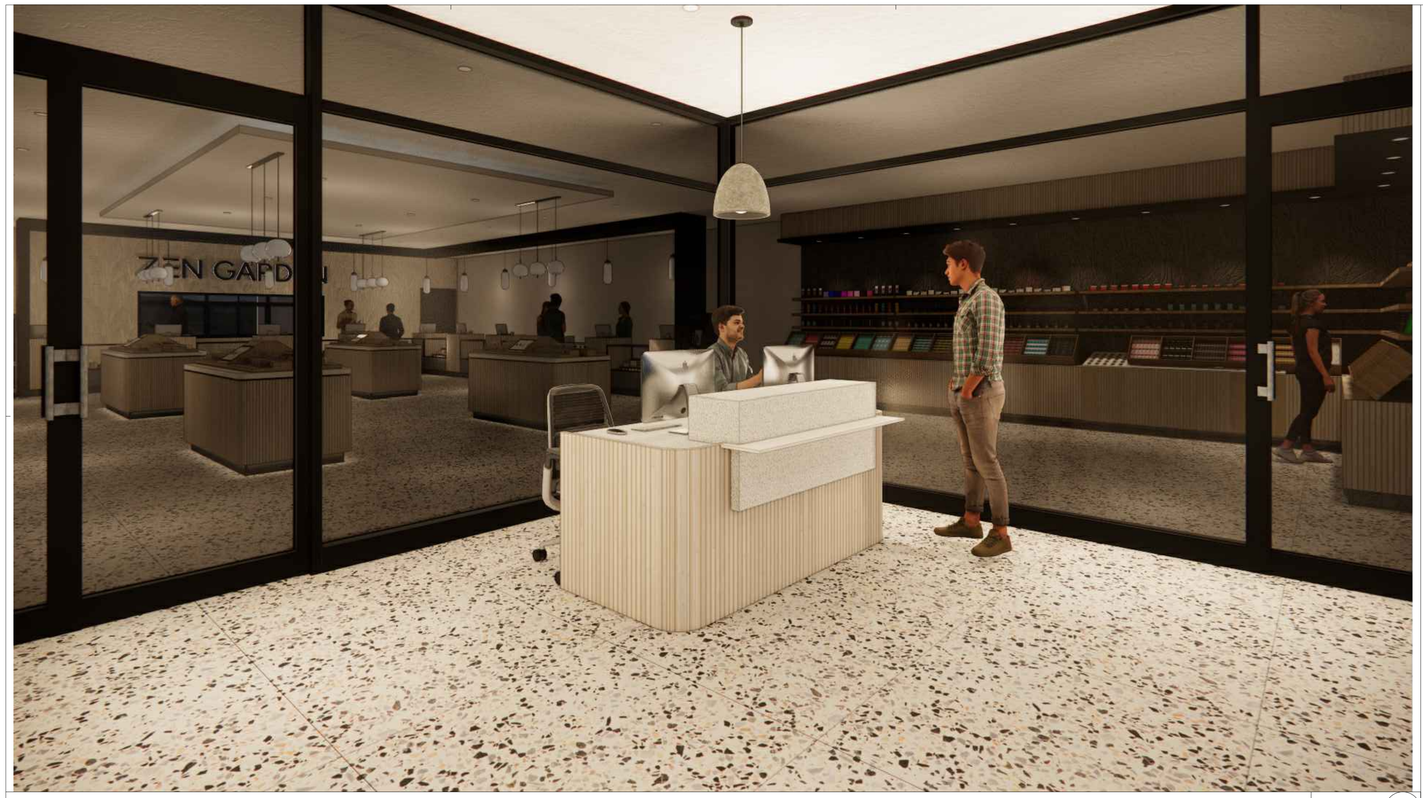
PROPOSED EXTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

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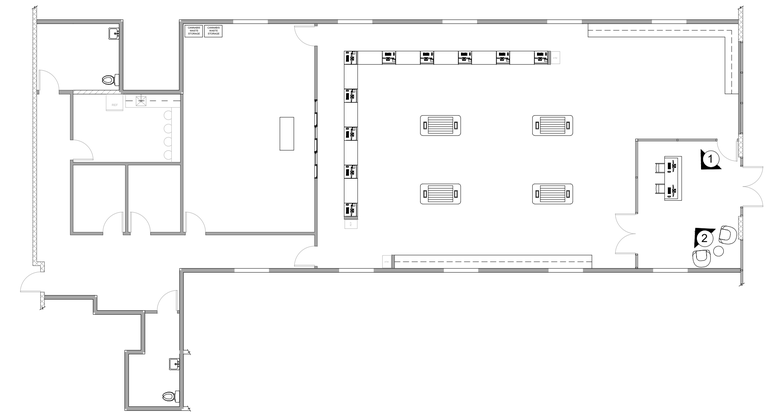
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN 3/32" = 1'-0" 1

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEEORI IRWIN
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

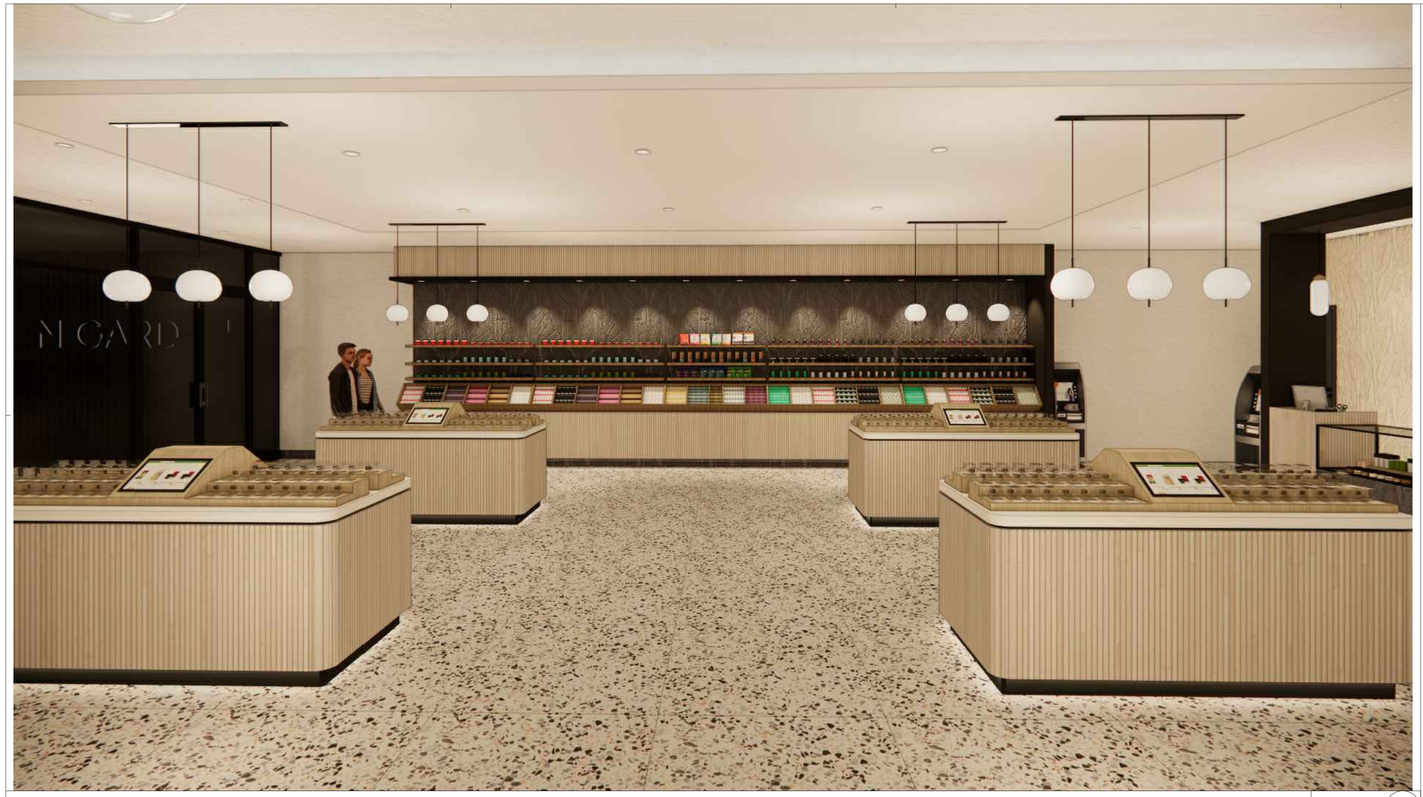
PROPOSED INTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

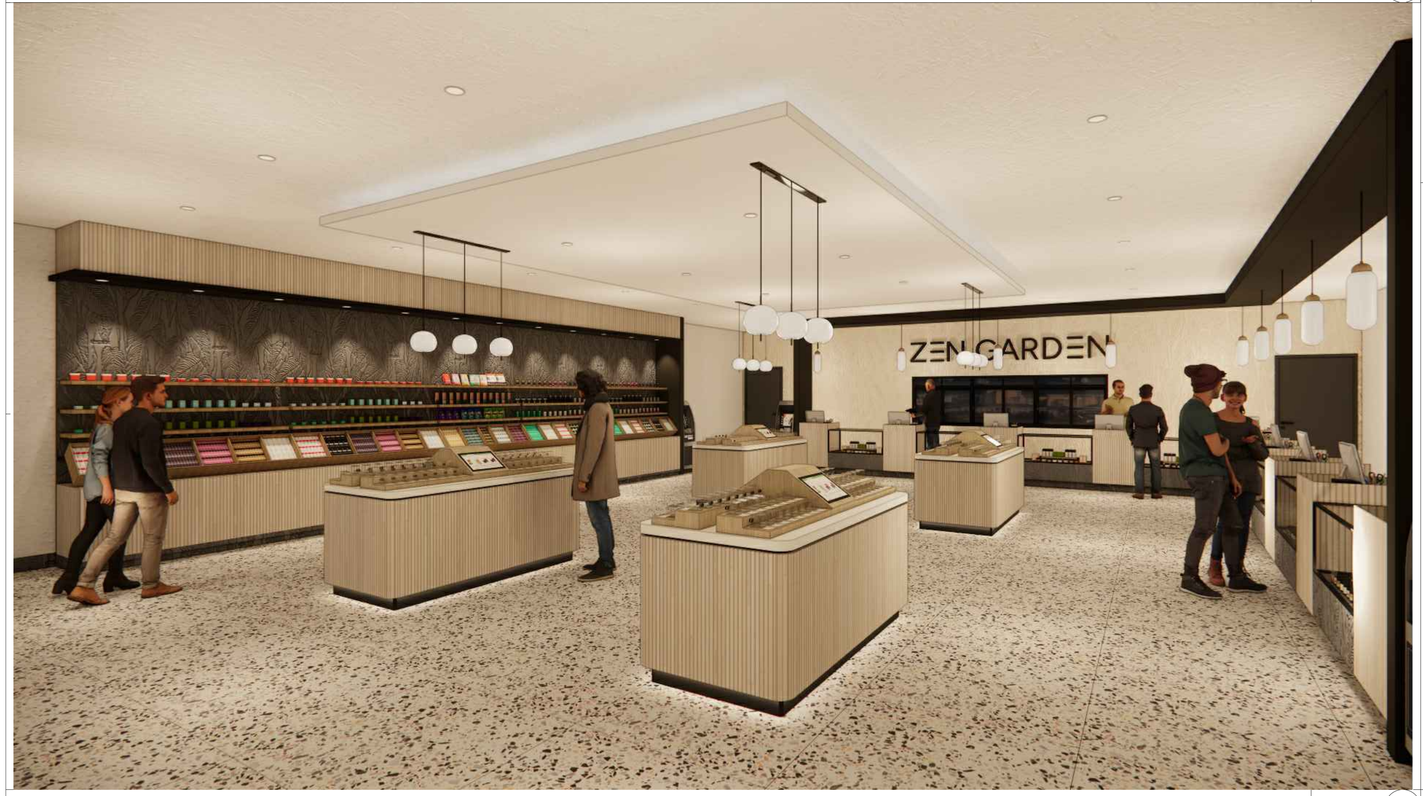
CUP PLANS	12/15/2023

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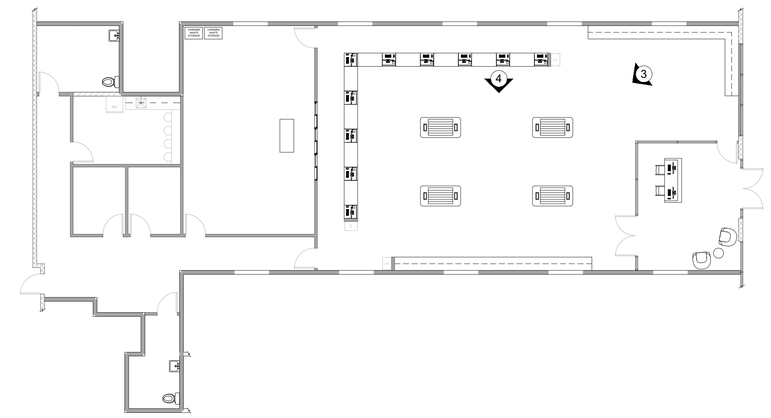
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Covina 125 s citrus\design\cup\a6.0 -



VIEW 4 NTS 4



VIEW 3 NTS 3



KEY PLAN 3/32" = 1'-0" 1

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEEYOUNG KWON
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

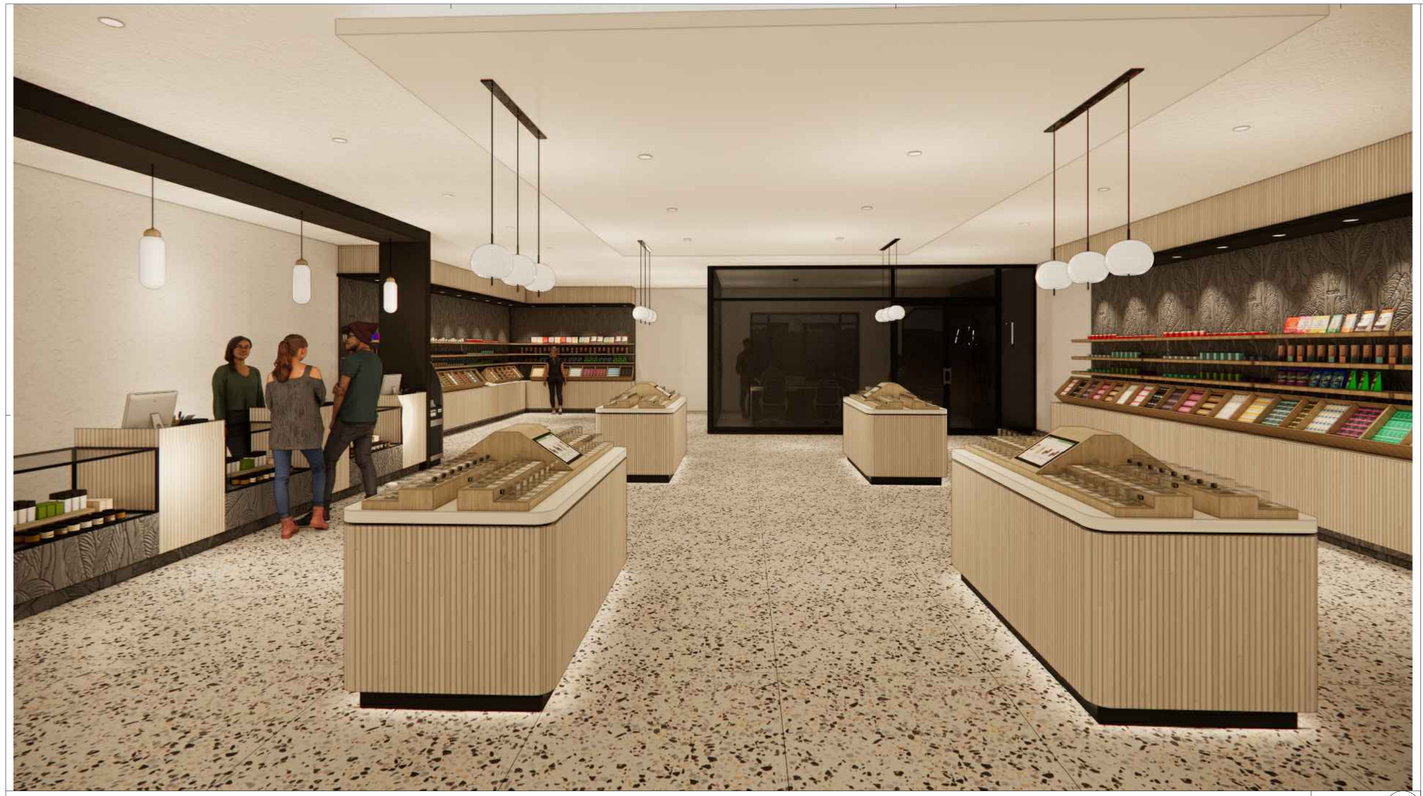
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CUP NUMBER:
Plan Check Number:

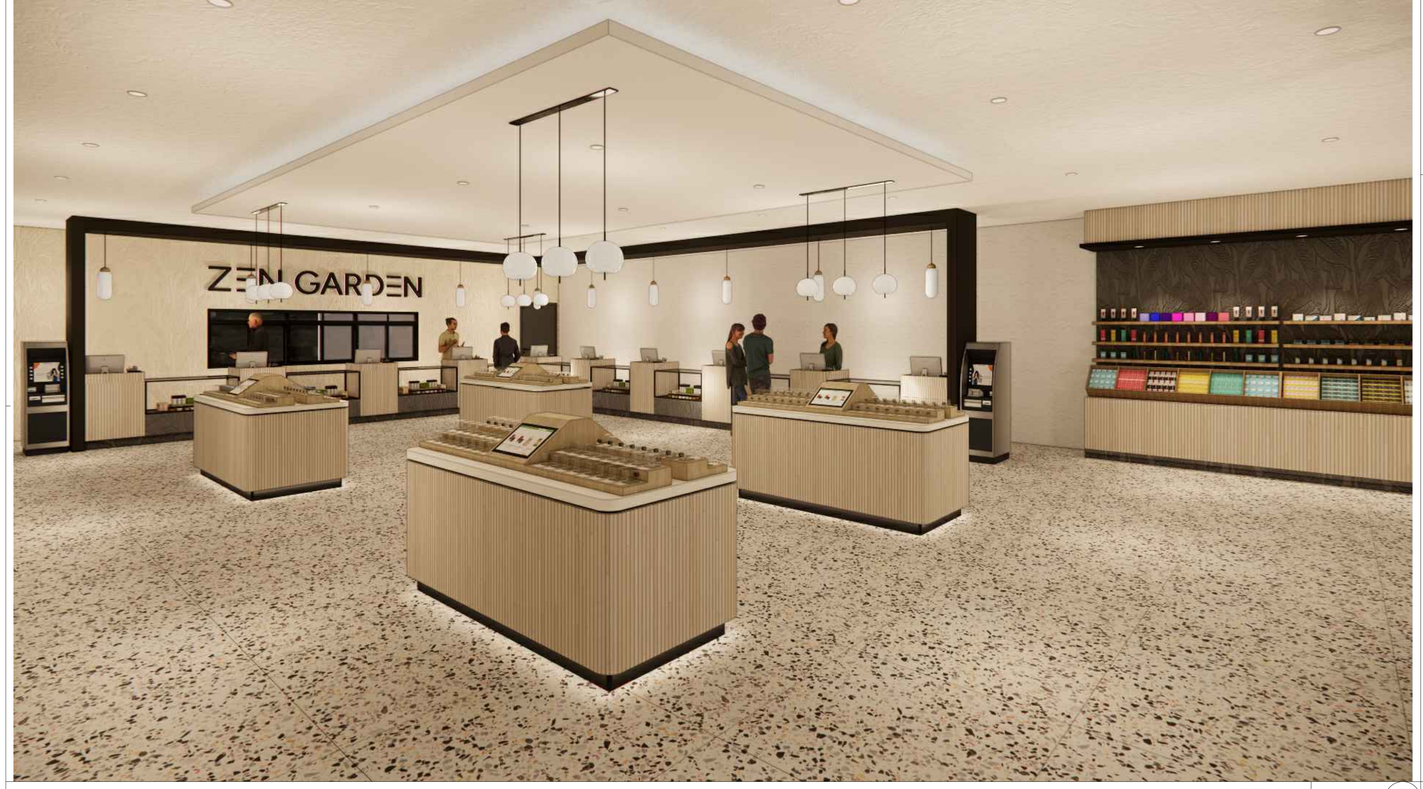
CUP PLANS	12/15/2023

SHEET
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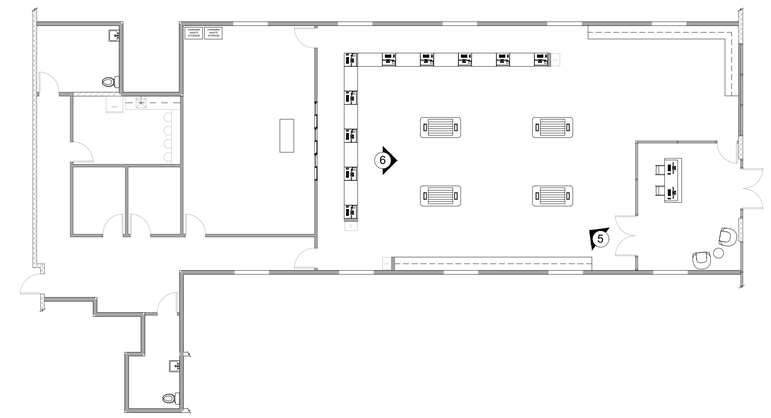
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plotted: Dec/15/2023 3:45 PM
drawing file name: interior renderings.dwg



VIEW 4 NTS 4



VIEW 3 NTS 3



KEY PLAN 3/32" = 1'-0" 1

HESTIA ATELIER DESIGN ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KASHANI INANI
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

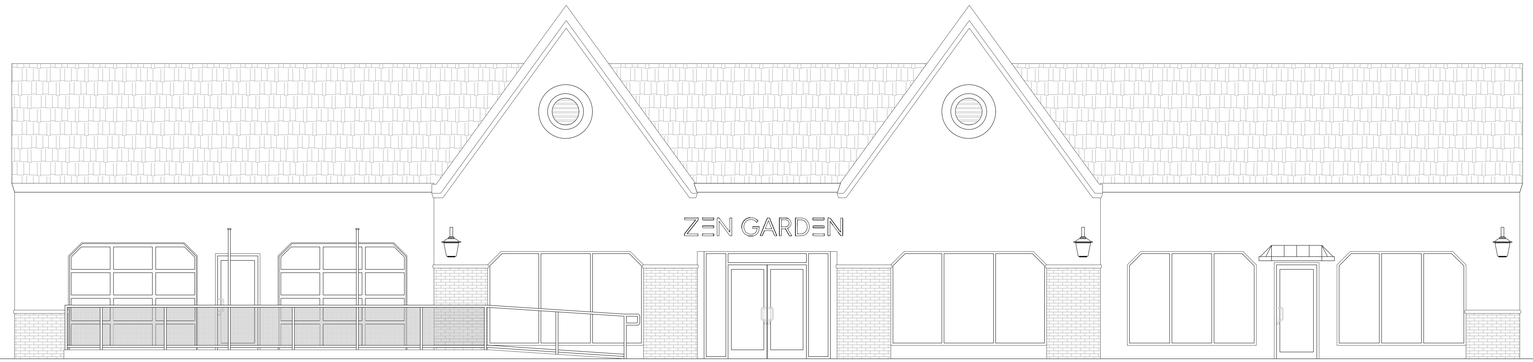
PROPOSED INTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
A6.2

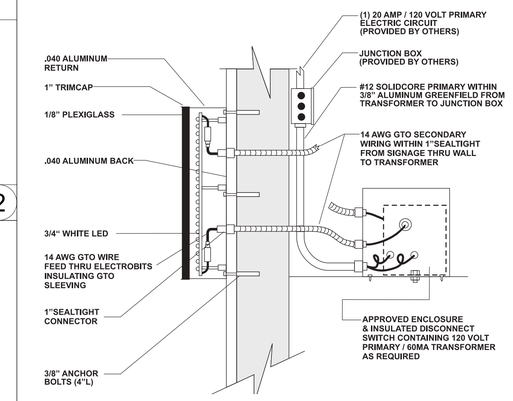
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drawing file name: 125 s citrus/design/cup/a6.0 - interior renderings.dwg



EAST EXTERIOR ELEVATION 3/16" = 1'-0" (2)



LED-LIT CHANNEL LETTER DETAILS



11'-9½"

5"

ZEN GARDEN

16 SQ. FT.

PROPOSED SIGNAGE 1-1/2" - 1'-0" (1)

ZEN GARDEN CHANNEL LETTERS

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	-	ALUMINUM CHANNEL LETTERS / WHITE ACRYLIC FACE	1
		5" RETURNS PAINTED BLACK / BLACK TRIM CAP / WHITE LEDS	
2	-	ARTWORK (ZEN GARDEN LOGO)	1
		MOUNTED - 3/8" REDHEAD ANCHOR BOLTS	

HESTIA ATELIER DESIGN, ARCHITECTURE

3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

SIGNAGE PLAN

CUP NUMBER:
Plan Check Number:
CUP PLANS 12/15/2023

SHEET
A7.0

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Page 1137 of 1383

NOTIFICATION PACKAGE

125 S Citrus Ave, Covina

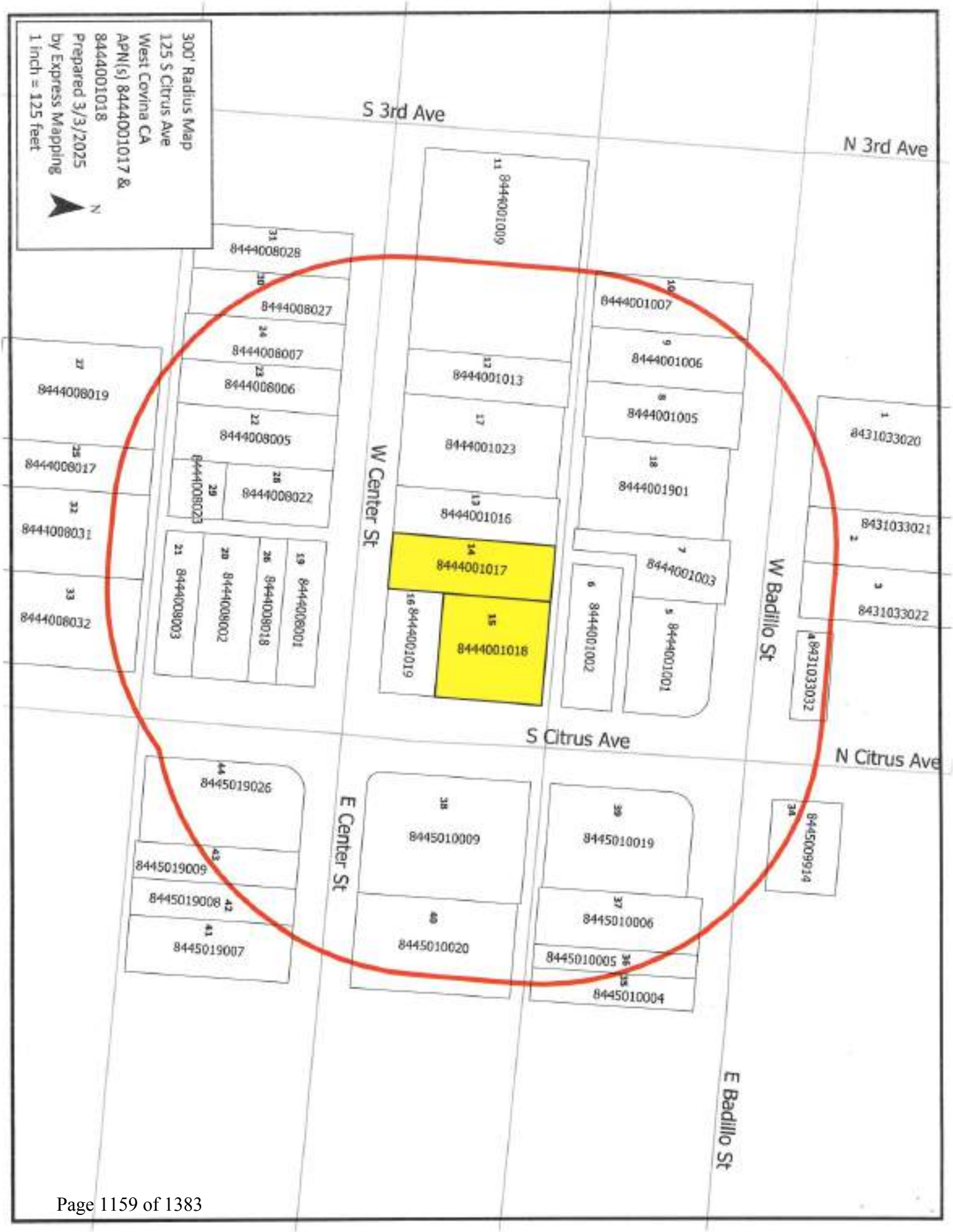
APNs 8444-001-017, 8444-001-018

INCLUDES:
300' OWNER LIST
300' RADIUS MAP
(2) SETS OF GUMMED LABELS (IN CITY PKG)
CERTIFICATION
COUNT: 44

PREPARED 03/03/2025
FILE #4483

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051
Toll Free (888) 990-MAPS


300' Radius Map
125 S Citrus Ave
West Covina CA
APN(s) 8444001017 &
8444001018
Prepared 3/3/2025
by Express Mapping
1 inch = 125 feet
N
S 3rd Ave
N 3rd Ave
S Citrus Ave
N Citrus Ave
W Center St
E Center St
W Badillo St
E Badillo St
8444001009
8444001007
8444001006
8444001005
8444001901
8444001003
8444001001
8444001002
8444001013
8444001023
8444001016
8444001017
8444001018
8444001019
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8444008007
8444008006
8444008005
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8445010009
8445010020
8445010006
8445010005
8445010004
8445019026
8445019009
8445019008
8445019007

Certified Property Owner's List
Affidavit

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Property Description and Certification Statement:

I, Charles Emerson, hereby certify that the attached list contains the names and addresses of all persons to whom property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of **300 feet** from the exterior boundaries of property legally described as:

Parcel # (APN): 8444-001-017 & Parcel # (APN): 8444-001-018

Legal Description: COVINA LOT 18 BLK 11 & COVINA N 115 FT OF LOT 19 AND N 115 FT EX OF ST OF LOT 20 BLK 11

Property Address: 119 W CENTER ST COVINA CA 91723-2637 & 125 S CITRUS AVE COVINA CA 91723-2622

Name (printed): Charles Emerson

Signature:

Title: Employee Express Mapping

Date: 03/03/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF March, 2025

Laura Emerson

NOTARY PUBLIC

LAURA EMERSON
Notary Public - California
Orange County
Commission # 2408795
My Comm. Expires Jul 16, 2026

8431-033-020 (1)
BADILLO ENTERPRISES
18571 BUENA VISTA AVE
YORBA LINDA CA 92886

8431-033-021 (2)
BADILLO ENTERPRISES
18571 BUENA VISTA AVE
YORBA LINDA CA 92886

8431-033-022 (3)
BADILLO ENTERPRISES
18571 BUENA VISTA AVE
YORBA LINDA CA 92886

8431-033-032 (4)
DANIEL L SMITH
101 N CITRUS AVE
COVINA CA 91723

8444-001-001 (5)
GEORGE VASSILIKI GOFAS
3715 CATALINA CT
CHINO CA 91710

8444-001-002 (6)
100 SOUTH CITRUS LLC
216 N GLENDORA AVE #200
GLENDORA CA 91741

8444-001-003 (7)
VANESSA FUCHS
PO BOX 426
GLENDORA CA 91740

8444-001-005 (8)
THOMAS & LINDSAY HESKETH
73433 PAPAANA PL
KAILUA KONA HI 96740

8444-001-006 (9)
ASSN OF THE CHURCH OF GOD
425 SIERRA MADRE VILLA AVE
PASADENA CA 91107

8444-001-007 (10)
BETTY H THIEL
191 S HOLLENBECK AVE
COVINA CA 91723

8444-001-009 (11)
CHAPEL WEST COVINA CALVARY
173 W CENTER ST
COVINA CA 91723

8444-001-013 (12)
MARK & IRMA LOPEZ
4520 ADAMS ST
CARLSBAD CA 92008

8444-001-016 (13)
PRG INVESTMENTS INC
216 E DEXTER ST
COVINA CA 91723

8444-001-017 (14)
WLM DC2 LLC
370 E ROWLAND ST
COVINA CA 91723

8444-001-018 (15)
WLM DC2 LLC
370 E ROWLAND ST
COVINA CA 91723

8444-001-019 (16)
POWER MINUTE VISION
630 W GLADSTONE ST
SAN DIMAS CA 91773

8444-001-023 (17)
AFT ONE LLC
5812 TEMPLE CITY BLVD #508
TEMPLE CITY CA 91780

8444-001-901 (18)
COVINA CITY
125 E COLLEGE ST
COVINA CA 91723

8444-008-001 (19)
CLAUDIA BOYD
4650 CANYON PARK LN
LA VERNE CA 91750

8444-008-002 (20)
211 SOUTH CITRUS AVENUE LLC
100 N CITRUS ST #638
WEST COVINA CA 91791

8444-008-003 (21)
MUHAMMAD & SHAILA ALI
12755 BRIDGE WATER DR
RANCHO CUCAMONGA CA 91739

8444-008-005 (22)
AYNYA LLC
1005 E LAS TUNAS DR #PMB155
SAN GABRIEL CA 91776

8444-008-006 (23)
SYLVIA W CHANG
616 S DEL MAR AVE #B
SAN GABRIEL CA 91776

8444-008-007 (24)
AIBING & CHAOYUN WANG
3125 PUENTE AVE
BALDWIN PARK CA 91706

8444-008-017 (25)
MT REAL ESTATE LLC
PO BOX 18087
ANAHEIM CA 92817

8444-008-018 (26)
LOUISE FRYE
PO BOX 1167
NIPOMO CA 93444

8444-008-019 (27)
MT REAL ESTATE LLC
4620 E CERRO VISTA DR
ANAHEIM CA 92807

8444-008-022 (28)
OLIVIA G SPINDOLA
20231 E DAMERAL DR
COVINA CA 91724

8444-008-023 (29)
211 SOUTH CITRUS AVENUE LLC
100 N CITRUS ST #638
WEST COVINA CA 91791

8444-008-027 (30)
MATAVAKKOLI LLC
PO BOX 822
DUARTE CA 91009

8444-008-028 (31)
MARILYN K HUMPHREY
775 E KEMP PL
COVINA CA 91722

8444-008-031 (32)
MT REAL ESTATE LLC
4620 E CERRO VISTA DR
ANAHEIM CA 92807

8444-008-032 (33)
DEXTER 131 LLC
2510 PALISADES DR
CORONA CA 92882

8445-009-914 (34)
COVINA CITY
125 E COLLEGE ST
COVINA CA 91723

8445-010-004 (35)
ANDREW J & LINDA WHEELER
114 N CITRUS AVE
COVINA CA 91723

8445-010-005 (36)
FRANCISCO R GONZALEZ
1401 S MONTEZUMA WAY
WEST COVINA CA 91791

8445-010-006 (37)
W RONALD MANWILL
114 E BADILLO ST
COVINA CA 91723

8445-010-009 (38)
GUERRA AND GUTIERREZ LLC
5800 E BEVERLY BLVD
LOS ANGELES CA 90022

8445-010-019 (39)
100 SOUTH CITRUS LLC
216 N GLENDORA AVE #200
GLENDORA CA 91741

8445-010-020 (40)
WLM CENTER STREET LLC
370 E ROWLAND ST
COVINA CA 91723

8445-019-007 (41)
XIU HUA LIANG
123 N YNEZ AVE
MONTEREY PARK CA 91754

8445-019-008 (42)
WILLIAM W & LINDA SEAL
20635 E RENSHAW ST
COVINA CA 91724

8445-019-009 (43)
JACQUELINE REED
116 E CENTER ST
COVINA CA 91723

8445-019-026 (44)
MARTYLEE PARKER
668 E WORKMAN ST
COVINA CA 91723

ATTACHMENT B

Cannabis Zoning Verification Letter

CITY OF COVINA www.covinaca.gov
125 East College Street Covina, CA 91723-2199 (626) 384-5450

January 25, 2024

Zen GW Cali Partners
125 S Citrus Ave
Covina, CA, 91723

SUBJECT: Approval of Cannabis Zoning Verification Clearance Letter for 125 S Citrus Ave, Covina, CA 91723 (APN: 8444-001-018)

Zen GW Cali partners, LLC:

The purpose of this letter is to respond to your request made to the City of Covina Community Development Department, Planning Division on **November 30th, 2023**, requesting a Cannabis Zoning Verification Clearance Letter, concerning the property located at 125 S Citrus Ave, (APN: 8444-001-018). In accordance with your request, the information provided in this Zoning Verification Clearance Letter addresses the pertinent information requested, under the provisions of Covina Municipal Code (CMC) Chapter 17.84 Cannabis Prohibitions and Regulations. The Covina Municipal Code (CMC) can be accessed online at www.codepublishing.com/CA/Covina, and the Zoning Code can be found under Title 17 of the CMC.

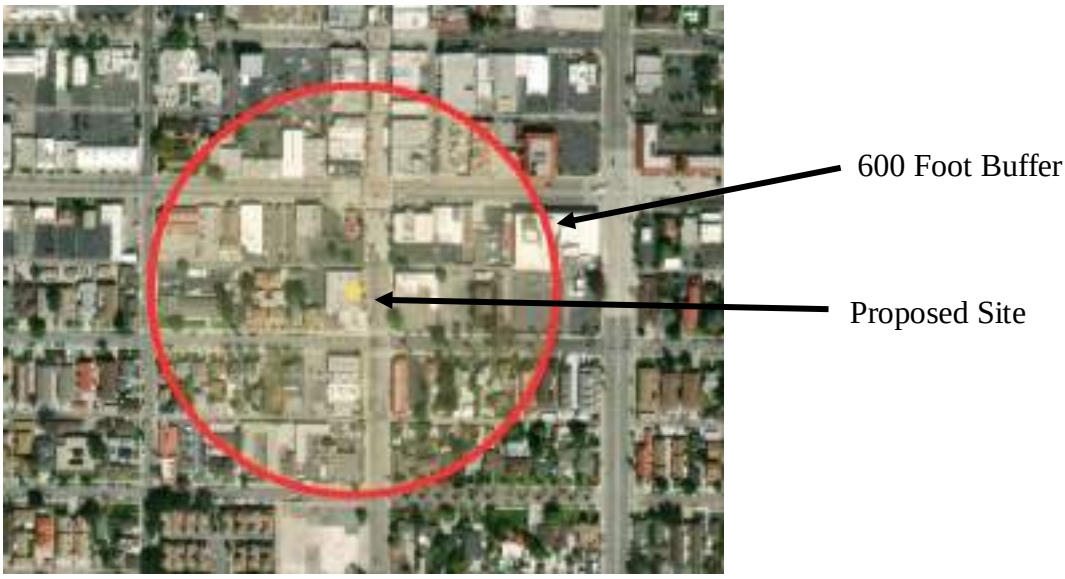
1. **General Plan Use and Zoning Designation.** The property is designated on the Covina General Plan and Land Use Map as Town Center Specific Plan. The site zoning designation is Covina Town Center Specific Plan (CTCSP) – "Mixed Use" (MU) District and, is intended to integrate compatible land uses including commercial, office, retail, and residential uses.

2. **Proximity to Sensitive Uses for Cannabis Businesses.** The establishment of a cannabis business shall comply with all applicable city zoning site development standards of the zone in which the cannabis business is located. No cannabis business shall be established or located within 600 feet of a school providing instruction in kindergarten or any grades one through 12, day care center, youth center, or park, as described in detail under Chapter 17.84 (Cannabis Prohibitions and Regulations) of the Covina Municipal Code (CMC).

It is the responsibility of the owners and/or operators of any cannabis business within the city to ensure that they operate in a manner compliance with CMC Chapter 17.84, all applicable state and local law, and any other regulations.

On 1/9/2024, city staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and therefore complies with this provision:

:



NOTE: There are no sensitive uses within the 600-foot buffer.

Please reference the entire code section under Chapter 17.84 (https://www.codepublishing.com/CA/Covina/#!/Covina17/Covina1784.html#17.84) for all other cannabis-related provisions on the City of Covina website at www.covinaca.gov. The Zoning Verification phase of your application request has been completed and may now proceed with Phase II of your formal application review. Please contact cannabisprogram@covinaca.gov for further information or questions on your application submittal.

Finally, as a reminder, it is the responsibility of the applicant to demonstrate that at least one (1) member of the application team for a Cannabis Application has attended the Mandatory City of Covina Cannabis Workshop held on October 5th 2023. As part of your submitted application package, you will need to identify the person(s) who attended the aforementioned Mandatory City of Covina Cannabis Workshop.

Sincerely,

Eduardo Lomeli
Planning Technician

Attachments: GIS Aerial Map (Site Address and Proximity to Sensitive Uses)

cc: Brian K. Lee, Community Development Director
Mercenia Lugo, Planning Manager

ATTACHMENT C

300-feet Radius Map & Address Label

NOTIFICATION PACKAGE

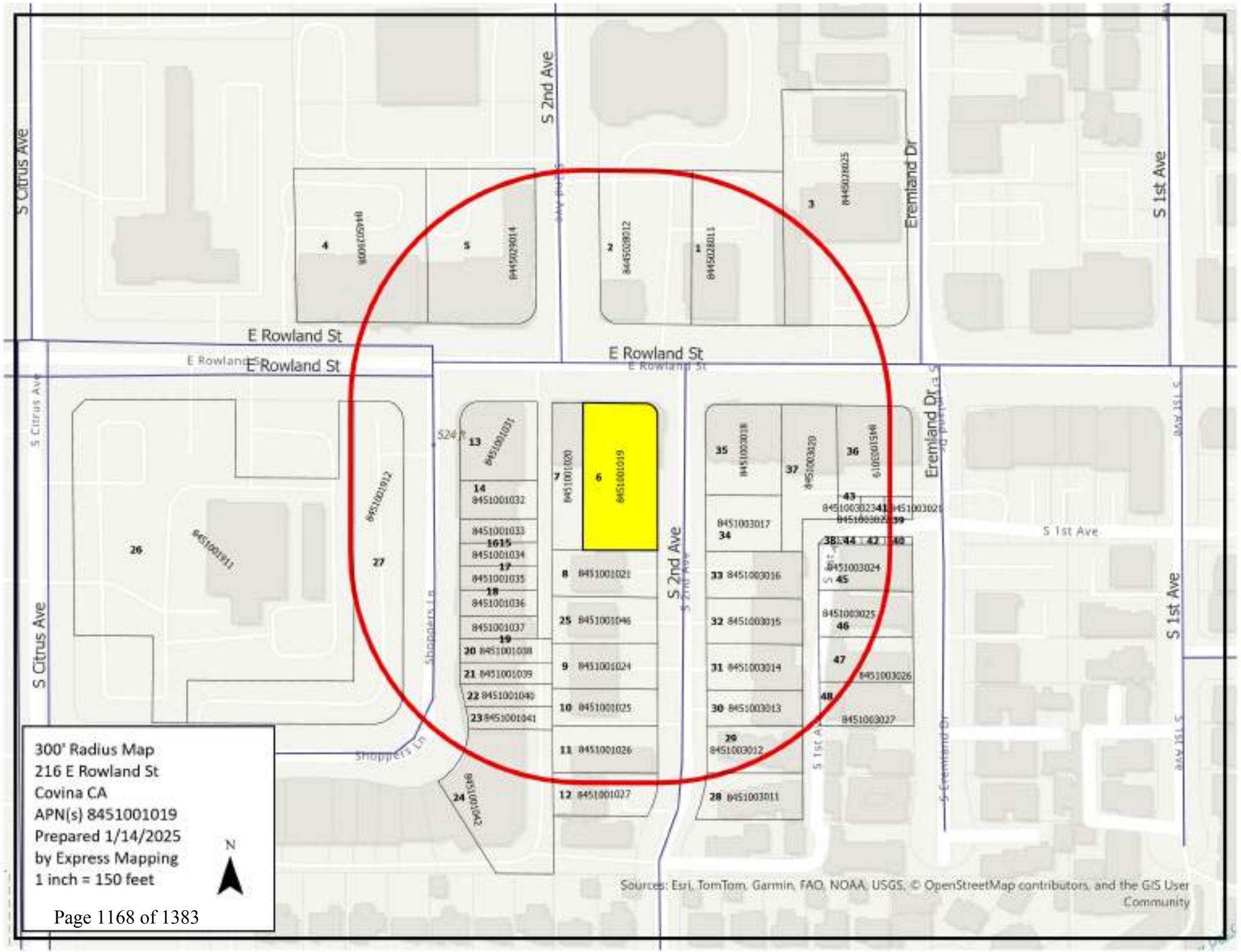
216 E Rowland St, Covina

APNs 8451-001-019

INCLUDES:
300' OWNER LIST
300' RADIUS MAP
(2) SETS OF GUMMED LABELS (IN CITY PKG)
NOTARIZED CERTIFICATION
COUNT: 48

PREPARED 01/14/2025
FILE #4371

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604
Local (949) 771-0051
Toll Free (888) 990-MAPS


S Citrus Ave
S 2nd Ave
Eremland Dr
S 1st Ave
E Rowland St
E Rowland St
E Rowland St
Shoppers Ln
S 2nd Ave
Eremland Dr
S 1st Ave
S Citrus Ave
Shoppers Ln
S 1st Ave
300' Radius Map
216 E Rowland St
Covina CA
APN(s) 8451001019
Prepared 1/14/2025
by Express Mapping
1 inch = 150 feet
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Certified Property Owner's List
Affidavit

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Property Description and Certification Statement:

I, Charles Emerson, hereby certify that the attached list contains the names and addresses of all persons to whom property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of **300 feet** from the exterior boundaries of property legally described as:

Parcel # (APN): 8451-001-019

216 E Rowland St, Covina CA 91723

TRACT # 19165 LOT COM N 0 10'17 E 49 FTFROM SE COR OF LOT 4 TH N 89 06'49 W TOA LINE PARALLEL WITH AND DIST W AT R/A 100 FT FROM E LINE OF SD LOT TH N SEE ASSESSOR MAPBOOK FOR MISSING PORTIONTO BEG PART OF LOTS 1,2, 3 AND LOT 4

Name (printed): Charles Emerson

Signature: [signature]

Title: Employee Express Mapping

Date: 01/14/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 2025

[signature]

NOTARY PUBLIC



8445-028-011 (1)
OSKO EUGEN TR OSKO FAMILY
PO BOX 1107
GLENDORA CA 91740

8445-028-012 (2)
JI JOON & YOO HWAN LEE
128 N MANSFIELD AVE
LOS ANGELES CA 90036

8445-028-025 (3)
ROWLAND PLAZA LLC
PO BOX 480797
LOS ANGELES CA 90048

8445-029-008 (4)
WILLIAM R TIMMONS
13184 NORTON AVE
CHINO CA 91710

8445-029-014 (5)
LINETTE S VILTE
758 SUNNYSIDE CT
GARDNERVILLE NV 89460

8451-001-019 (6)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-020 (7)
WLM-200 BLDG LLC
370 E ROWLAND ST
COVINA CA 91723

8451-001-021 (8)
BRYAN & CAIREEN DAVIS
629 S SECOND ST
COVINA CA 91723

8451-001-024 (9)
JOCELYN H SICAT
643 S 2ND AVE
COVINA CA 91723

8451-001-025 (10)
C AND K MANAGEMENT LLC
651 S 2ND AVE
COVINA CA 91723

8451-001-026 (11)
AHMED & SALMA SAEED
661 S 2ND AVE
COVINA CA 91723

8451-001-027 (12)
MARILYN VELARDE
480 BELLAGIO WAY
WALNUT CA 91789

8451-001-031 (13)
MESHEKOW LLC
5422 CALVIN AVE
TARZANA CA 91356

8451-001-032 (14)
DOUGLAS LIDLE
1415 CALLE ESPANA
SAN DIMAS CA 91773

8451-001-033 (15)
FONDA DON CHON RESTAURANT
618 SHOPPERS LN #620
COVINA CA 91723

8451-001-034 (16)
ELITE FUND MANAGEMENT LLC
13181 CROSSROADS PKWY N #460
CITY OF INDUSTRY CA 91746

8451-001-035 (17)
SERENITY BLESSING PROPERTY
1577 S WESTRIDGE RD
WEST COVINA CA 91791

8451-001-036 (18)
FREDI & THERESA A BECKER
327 PASCAUL LN
LAKE HAVASU CITY AZ 86403

8451-001-037 (19)
AMERICA LODGE NO 385
PO BOX 1063
GLENDORA CA 91740

8451-001-038 (20)
TOMAS R MONTOYA
137 E LOMA VISTA ST
COVINA CA 91723

8451-001-039 (21)
ANGIE L & JOANNE M LIN
19415 CHEYENNE WELLS CIR
WALNUT CA 91789

8451-001-040 (22)
GERALD & MAUREEN COLWELL
650 SHOPPERS LN
COVINA CA 91723

8451-001-041 (23)
POWER MINUTE VISION
630 W GLADSTONE ST
SAN DIMAS CA 91773

8451-001-042 (24)
AMPANG LLC
905 DE LA FUENTE ST
MONTEREY PARK CA 91754

8451-001-046 (25)
MARK S & DEBRA L BECK
150 S GLENWOOD AVE
GLENDORA CA 91741

8451-001-911 (26)
COVINA CITY
125 E COLLEGE ST
COVINA CA 91723

8451-001-912 (27)
COVINA CITY
125 E COLLEGE ST
COVINA CA 91723

8451-003-011 (28)
FULLHOUSE COVINA LLC
8450 GARVEY AVE #200
ROSEMEAD CA 91770

8451-003-012 (29)
FULLHOUSE COVINA LLC
8450 GARVEY AVE #200
ROSEMEAD CA 91770

8451-003-013 (30)
MATRIX DOCUMENT IMAGING INC
13424 WANDERING RIDGE WAY
CHINO HILLS CA 91709

8451-003-014 (31)
MATRIX DOCUMENT IMAGING INC
13424 WANDERING RIDGE WAY
CHINO HILLS CA 91709

8451-003-015 (32)
DOROTHY J WARREN
536 S 2ND AVE #K
COVINA CA 91723

8451-003-016 (33)
WLS 2ND AVENUE LLC
1002 KEMP DR
PLACENTIA CA 92870

8451-003-017 (34)
ROWLAND PARTNERS LLC
228 E ROWLAND ST
COVINA CA 91723

8451-003-018 (35)
ROWLAND PARTNERS LLC
228 E ROWLAND ST
COVINA CA 91723

8451-003-019 (36)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-020 (37)
4834 SAN BERNARDINO LLC
801 CARLTON PL
COVINA CA 91724

8451-003-020 (38)
4834 SAN BERNARDINO LLC
801 CARLTON PL
COVINA CA 91724

8451-003-021 (39)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-021 (40)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-022 (41)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-022 (42)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-023 (43)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-023 (44)
CHRISTINE A CAIRNS
1564 PUERTO VALLARTA DR
SAN JOSE CA 95120

8451-003-024 (45)
SIKH CENTER OF SOUTHERN
625 S EREMLAND DR
COVINA CA 91723

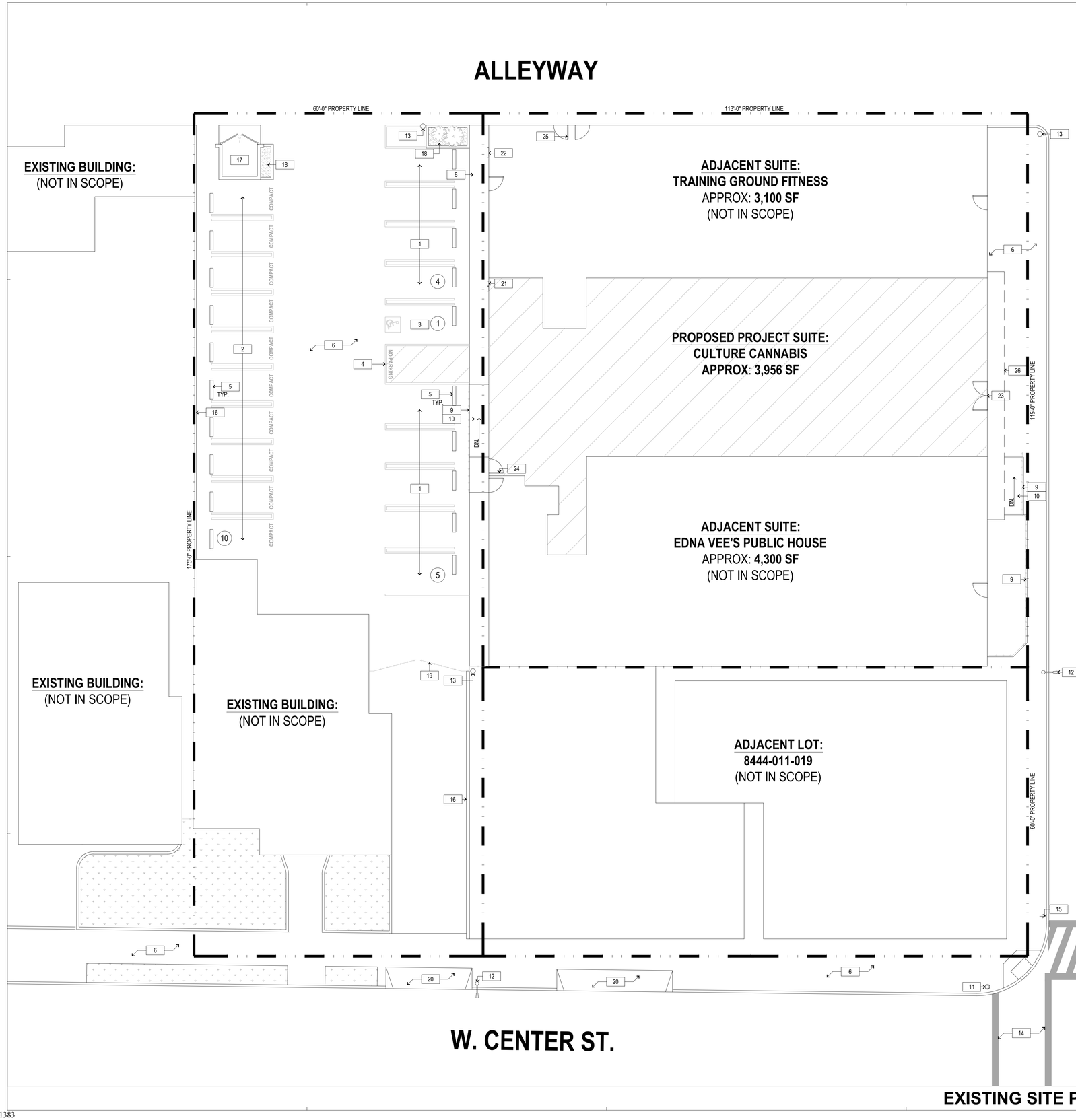
8451-003-025 (46)
RONALD D CUCCIA
20531 E RANCHO LOS CERRITOS
COVINA CA 91724

8451-003-026 (47)
ANNA LIM
1208 KRUSE DR
SOUTH EL MONTE CA 91733

8451-003-027 (48)
LEMERLE B CAPALBO
1119 W 16TH ST
UPLAND CA 91784

ATTACHMENT D

Project Plans



EXISTING SITE PLAN 1" = 10'-0" 1

PROJECT INFORMATION

ADDRESS:	**125 S. CITRUS AVE, COVINA, CA 91723**
APN:	8444-001-017, 8444-001-018
GENERAL PLAN:	TCSP (TOWN CENTER SPECIFIC PLAN)
ZONING:	MIXED USE
CONSTRUCTION TYPE:	V-B
PROJECT BUILDING SF:	APPROX. 11,633 SF
PROJECT SUITE SF:	**APPROX. 3,956 SF**
LOT SIZE:	844-001-017: 10,500 SF (0.24 ACRES) 844-001-018: 12,995 SF (0.30 ACRES) **TOTAL: 23,495 SF (0.54 ACRES)**
OCCUPANCY GROUP:	M (MERCANTILE)
OCCUPANT LOAD:	3,878 SF / 60 SF = 65 OCCUPANTS

PARKING CALCULATION BREAKDOWN:

TRAINING GROUND FITNESS (1/200 + 1 FOR EACH EMPLOYEE AT ANY SHIFT)

(TOTAL) 3,100 SF / 200 = 15 SPACES + 5 = **20 SPACES REQUIRED**

(PROJECT SCOPE) CULTURE CANNABIS: (1/200 + 1 FOR EACH EMPLOYEE)

(TOTAL) 3,956 SF / 200 = 20 SPACES + 5 = **25 SPACES REQUIRED**

EDNA VEE'S PUBLIC HOUSE (1/100 FOR THE FIRST 3,000SF + 1/50 ADDITIONAL SF)

(TOTAL) 4,300 SF: 3,000 SF / 100 = 30 SPACES + 1,300 SF / 50 = **80 SPACES REQUIRED**

125 SPACES TOTAL

ACCESSIBLE PARKING:

1 / 25 STANDARD STALLS = 1 ACCESSIBLE STALL

125 TOTAL / 25 = **5 ACCESSIBLE STALLS REQUIRED**

TOTAL: 130 SPACES REQUIRED

OFFSITE PARKING WILL BE PROVIDED

KEYNOTES

1	EXISTING PARKING STALLS TO REMAIN
2	EXISTING COMPACT PARKING STALLS TO REMAIN
3	EXISTING ADA PARKING STALL TO REMAIN
4	EXISTING ADA LOADING ZONE TO REMAIN
5	EXISTING WHEEL STOP TO REMAIN
6	EXISTING DRIVE AISLE TO REMAIN
7	EXISTING PUBLIC SIDEWALK TO REMAIN
8	EXISTING BUILDING SIDEWALK TO REMAIN
9	EXISTING HAND RAIL TO REMAIN
10	EXISTING ACCESSIBLE RAMP TO REMAIN
11	EXISTING FIRE HYDRANT TO REMAIN
12	EXISTING STREET LIGHT TO REMAIN
13	EXISTING UTILITY POLE TO REMAIN
14	EXISTING PUBLIC CROSSWALK TO REMAIN
15	EXISTING CROSSWALK SIGNAGE TO REMAIN
16	EXISTING CMU-BLOCK WALL TO REMAIN
17	EXISTING CMU-BLOCK TRASH ENCLOSURE TO REMAIN
18	EXISTING LANDSCAPING TO REMAIN
19	EXISTING CHAIN LINK FENCE GATE TO REMAIN
20	EXISTING DRIVEWAY TO REMAIN
21	EXISTING ELECTRICAL METERS TO REMAIN
22	EXISTING GAS METER TO REMAIN
23	EXISTING STOREFRONT DOOR TO REMAIN
24	EXISTING EXTERIOR DOOR TO REMAIN
25	EXISTING ELECTRICAL ROOM DOOR TO REMAIN
26	EXISTING OVERHANG TO REMAIN

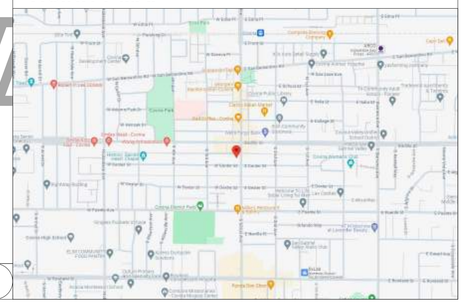
LEGEND

EXISTING PROPERTY LINE TO REMAIN

(#) NUMBER OF PARKING SPACES

EXISTING LANDSCAPE

VICINITY MAP



HESTIA ATELIER
DESIGN ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEEKOOT I KWAWU
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

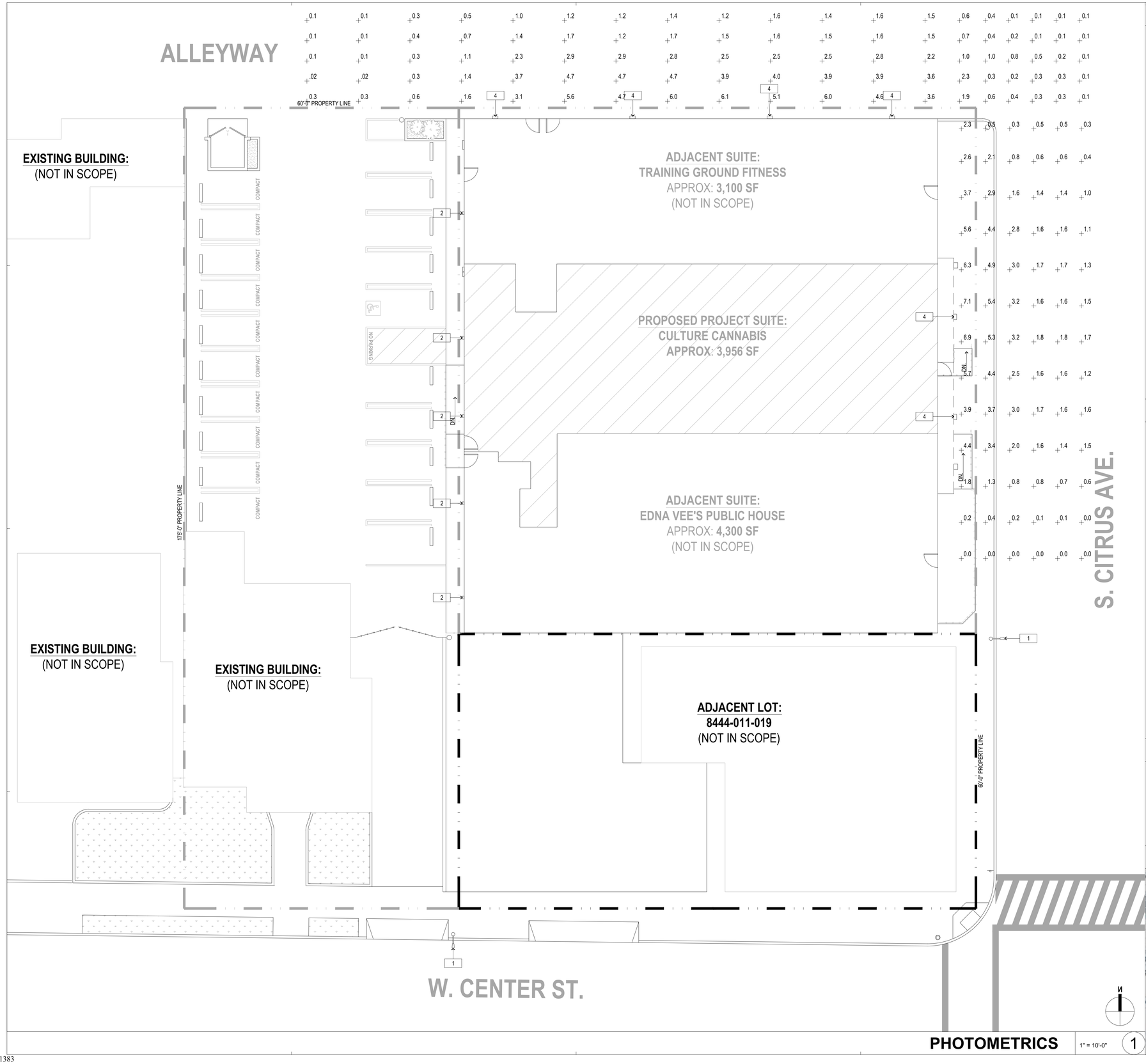
EXISTING SITE PLAN

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

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LIGHTING SPEC

Elements by TCP

LED Technical Data

LED Non-Cutoff Wall Pack - Polycarbonate Lens

Applications

This product family can be effectively used in outdoor wall mount locations. Commercial, industrial, retail and healthcare exterior lighting; parking lot, cargo door, high wall, area, security, etc.

Construction
- Die-cast aluminum housing
- Impact resistant polycarbonate lens
- Durable dark bronze powdercoat
- Same footprint as existing HID wall packs

Electrical
- cULus wet location rated
- Easy-to-access wiring compartment
- System rated for long 50,000 hour life
- Efficiently delivers up to 125 LPW

Optics
- Prismatic polycarbonate lens
- Delivers bright, white light and excellent uniformity

Item Number

Notes | Type

Warranty
Five-year limited warranty against defects in manufacturing.

Listings
UL and cUL listed. RoHS Compliant

Front View | Side View

ITEM #	DESCRIPTION	LUMENS	WATTAGE	LINE	VOLTAGE	POWER FACTOR	CCT	CRI	LPW	B	U	G
LED Wall Pack - 50,000 Hour												
WP5500140	LED Wall Pack - Nav Dim 40K	6900	55	125.5	120 -277V	≥0.9	4000K	≥80	50000	14.2	9.2	7.4
WP5500150	LED Wall Pack - Nav Dim 50K	6900	55	125.5	120 -277V	≥0.9	5000K	≥80	50000	14.2	9.2	7.4
WP5500140PC	LED Wall Pack - Nav Dim 40K W/PC	6900	55	125.5	120 -277V	≥0.9	4000K	≥80	50000	14.2	9.2	7.4
WP5500150PC	LED Wall Pack - Nav Dim 50K W/PC	6900	55	125.5	120 -277V	≥0.9	5000K	≥80	50000	14.2	9.2	7.4
WP1200140	LED Wall Pack - Nav Dim 40K	14500	120	120.8	120 -277V	≥0.9	4000K	≥80	50000	14.2	9.2	7.4
WP1200150	LED Wall Pack - Nav Dim 50K	14500	120	120.8	120 -277V	≥0.9	5000K	≥80	50000	14.2	9.2	7.4
WP1200140PC	LED Wall Pack - Nav Dim 40K W/PC	14500	120	120.8	120 -277V	≥0.9	4000K	≥80	50000	14.2	9.2	7.4
WP1200150PC	LED Wall Pack - Nav Dim 50K W/PC	14500	120	120.8	120 -277V	≥0.9	5000K	≥80	50000	14.2	9.2	7.4

TCP — we know light.™

KEYNOTES

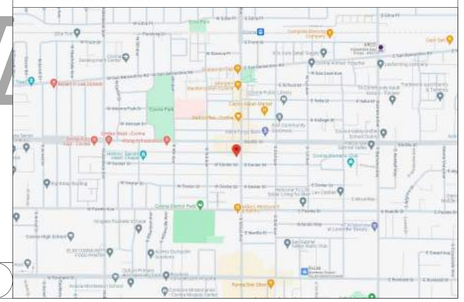
1. EXISTING STREET LIGHT TO REMAIN
2. EXISTING BUILDING SECURITY LIGHT TO REMAIN
3. EXISTING BUILDING DECORATIVE LIGHT TO REMAIN
4. NEW TCP LED NON-CUTOFF WALL PACK, MOUNTED AT 11'-0" A.F.F. (SEE SPEC. ABOVE)

LEGEND

EXISTING PROPERTY LINE TO REMAIN

EXISTING LANDSCAPE

VICINITY MAP



PHOTOMETRICS — 1" = 10'-0" — 1

HESTIA ATELIER
DESIGN + ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PHOTOMETRICS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

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ODOR CONTROL

ODOR SERIES — CLEANLEAF Air Filtration Systems

Comply With Odor Regulations & Protect Your Plants

Controlling odor in and around your facility is a constant challenge. Make the CL1250D-CCP part of your **Odor Mitigation Plan.** Packed with 56 lbs. of activated carbon, the CL1250D-CCP eliminates the odor of even the most potent plants – with extra filters to help combat contaminants. Focus on your grow without worry of odor complaints or mold outbreaks.

- Each unit filters approximately 7,500 cubic feet. In order to create the proper air pattern, we always recommend placing two units.



SKU: CL1250D-CCP

Unit Specifications

Airflow	1000 CFM
Sound Level*	68 dBA @ 5'
Cabinet Size	25"H x 16.5" T x 59"L
Cabinet Material	16 Ga. Cold Rolled Steel
Cabinet Finish	White, Light Reflective Polyurethane
Motor	1/3 HP
Input Power	115V / 60Hz / 1PH / 7.5A
Hanging Weight	330 lbs.
Shipping Weight	380 lbs.
Warranty	2 Years
Options	- WiFi/Modbus Smart Controls - High Static (4" w.g.) Continuously Variable Speed Motor (For ducted applications)

**Noise level measured at typical operating speed*

Filter Stages

- (2) 30% Efficient Pleated Pre/After Filter, 15" x
- 25" x 2" (6) Th. Activated Carbon Canisters, **56 lbs. Total**
- 26" x 26" x 2" - 35% Efficient Pleated After-Filter



Features & Benefits

- ✓ Easy Installation (Pre-Installed Eye Bolts/115V Wall Plug, 5-15p)
- ✓ Minimal Maintenance (Long Filter Life, Hinged Door Filter Access, Filter Change Indicator)

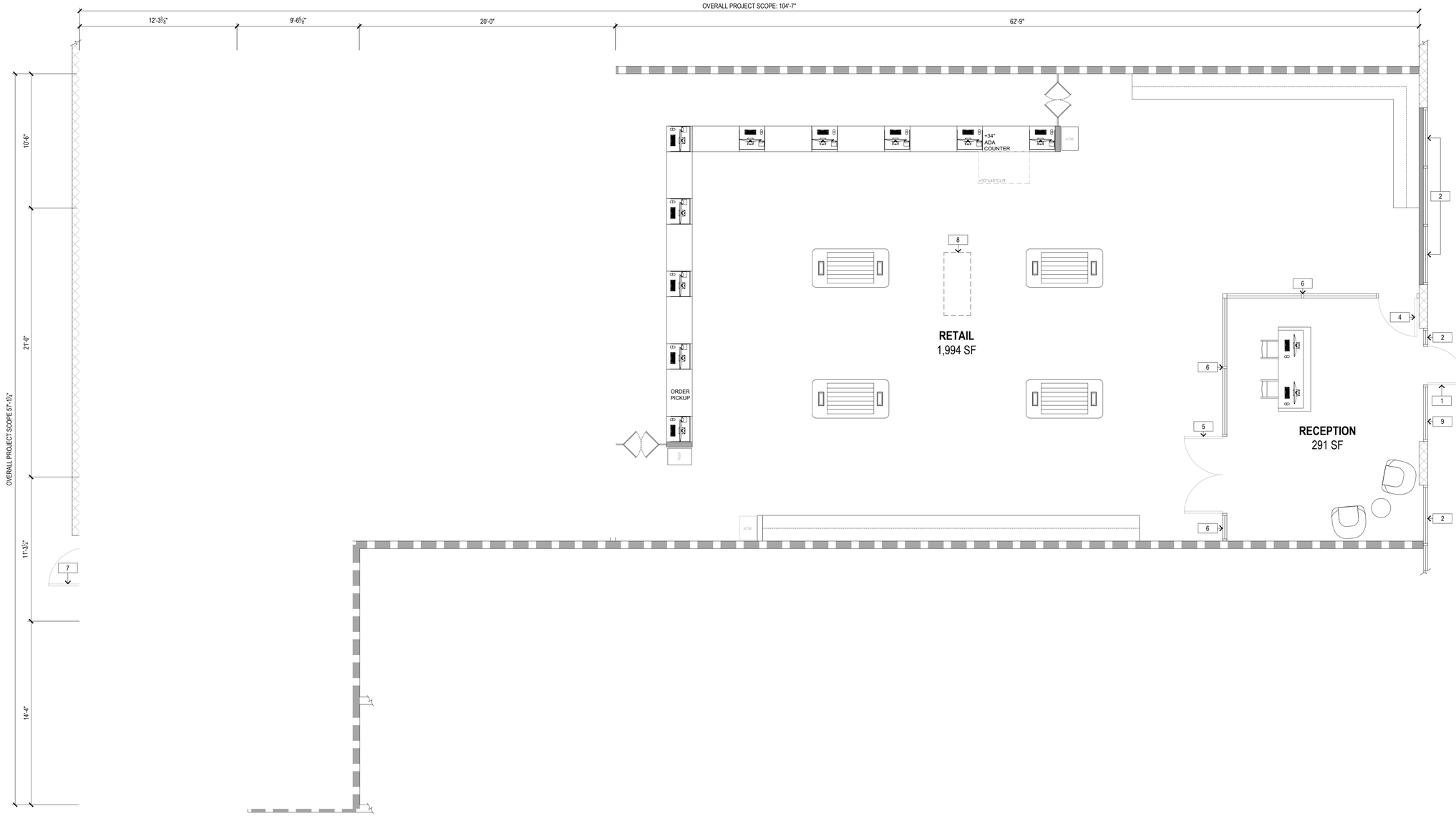
Contact the Cannabis Air-Filtration Expert: Dan@CleanLeaf.com | 1-866-455-2135 Ext. 307

KEYNOTES

1	NEW SINGLE STOREFRONT DOOR
2	EXISTING STOREFRONT GLAZING AND MULLIONS TO REMAIN. BLACKOUT FILM TO BE APPLIED ON INTERIOR
3	EXISTING EXTERIOR DOOR TO REMAIN
4	PROPOSED INTERIOR DOOR
5	PROPOSED INTERIOR DOUBLE DOORS
6	PROPOSED INTERIOR GLAZING AND MULLIONS
7	EXISTING EXTERIOR DOOR. DOOR SWING DIRECTION TO BE REVERSED
8	ODOR CONTROL SYSTEM ABOVE CEILING, SEE MANUFACTURERS SPEC.
9	NEW STOREFRONT GLAZING AND MULLIONS TO MATCH EXISTING.

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL
- PROPOSED SECURITY MESH WITH 3/4" PLYWOOD



N

PROPOSED FLOOR PLAN

1/4"=1'-0"

1

HESTIA ATELIER

3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PREMISES DIAGRAM

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Plan Check Number:

CUP PLANS	12/15/2023

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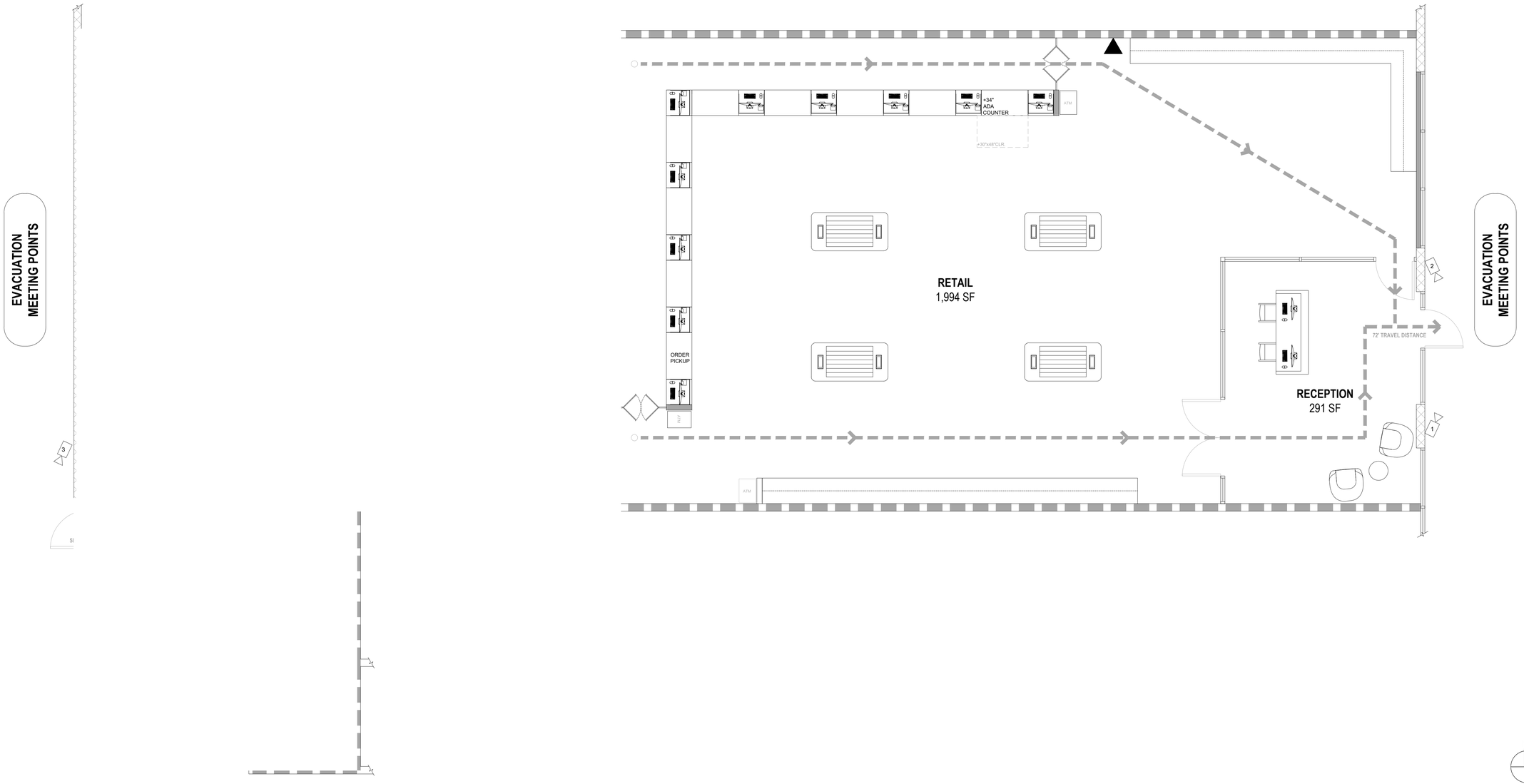
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LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL
- PROPOSED SECURITY MESH WITH 3/4" PLYWOOD
- MEANS OF EGRESS
- FIRE EXTINGUISHER
- SECURITY CAMERA (3 TOTAL)



FIRE, LIFE, AND SAFETY PLAN 1/4"=1'-0" 1

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Consultant

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COVINA, CA 91723

FIRE, LIFE, AND SAFETY PLAN

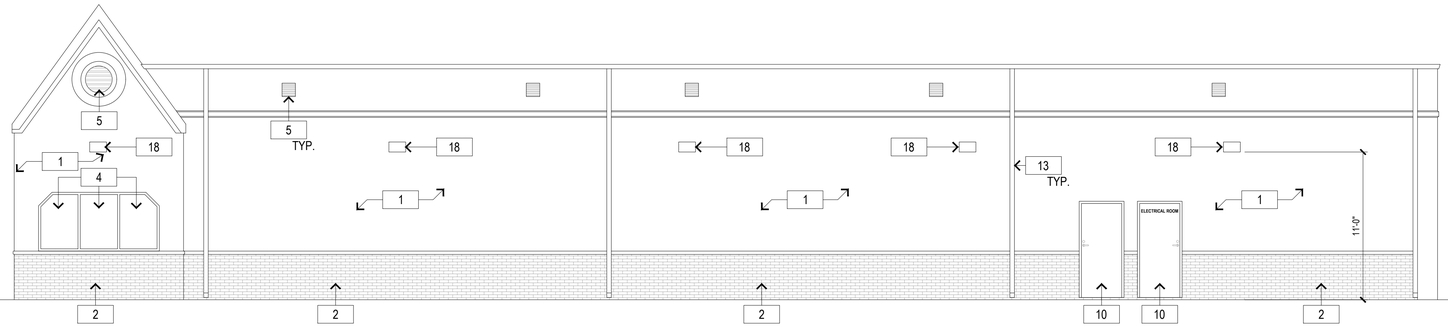
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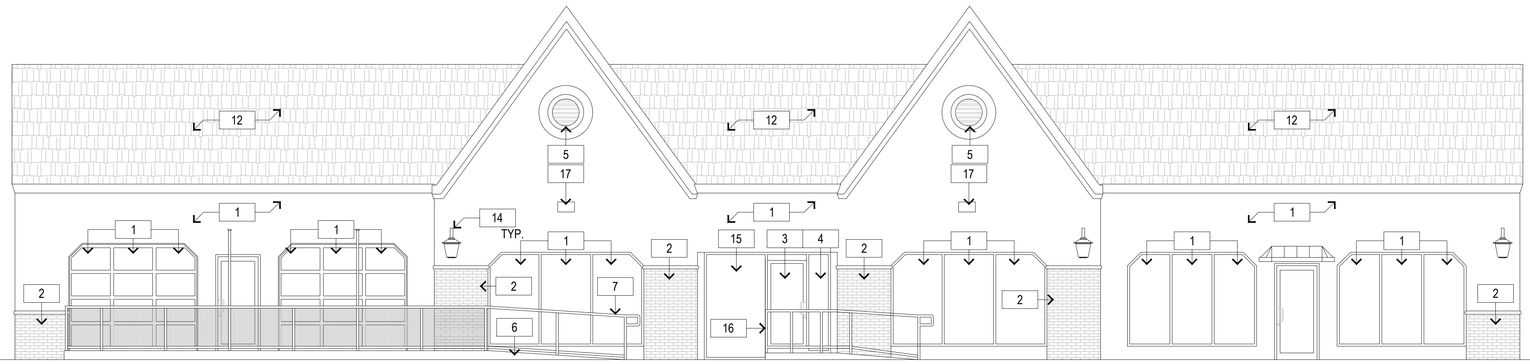
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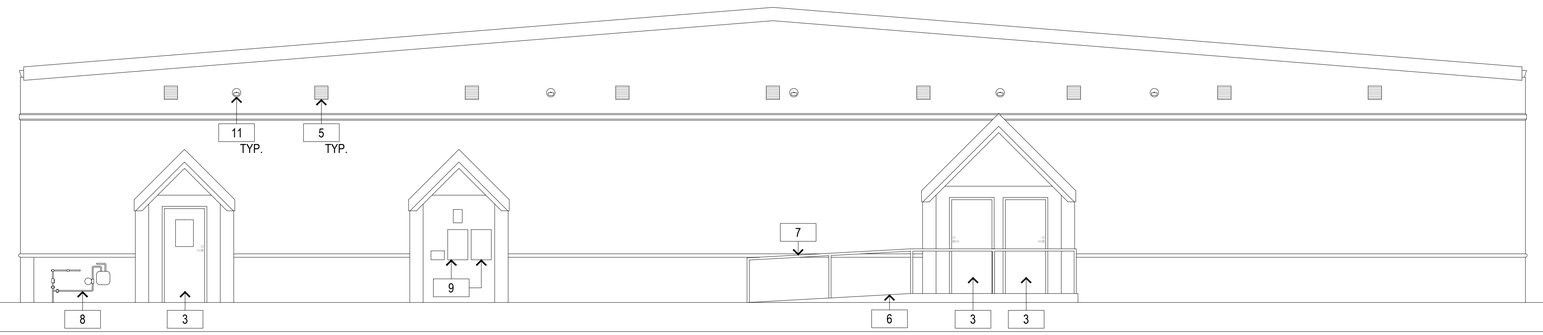
NORTH EXTERIOR ELEVATION 3/16" = 1'-0" 4



EAST EXTERIOR ELEVATION 3/16" = 1'-0" 3



SOUTH EXTERIOR ELEVATION 3/16" = 1'-0" 2



WEST EXTERIOR ELEVATION 3/16" = 1'-0" 1

KEYNOTES

1	EXISTING EXTERIOR STUCCO TO REMAIN
2	EXISTING STONE VENEER TO REMAIN
3	NEW STOREFRONT DOOR
4	EXISTING GLAZING AND MULLIONS TO REMAIN
5	EXISTING EXTERIOR HVAC VENT
6	EXISTING ACCESSIBLE RAMP TO REMAIN
7	EXISTING HAND RAIL TO REMAIN
8	EXISTING GAS METER TO REMAIN
9	EXISTING ELECTRICAL PANEL TO REMAIN
10	EXISTING EXTERIOR DOOR TO REMAIN
11	EXISTING BUILDING LIGHT TO REMAIN
12	EXISTING SHINGLED ROOF
13	EXISTING DRAINAGE DOWNSPOUT TO REMAIN
14	EXISTING EXTERIOR SCONCE
15	NEW STOREFRONT GLAZING TO MATCH EXISTING
16	NEW ADA 6" HIGH CURB RAMP
17	NEW LED WALL MOUNT LIGHT @ 11'-0" AFF

HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEEKOOT I KWAWU
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

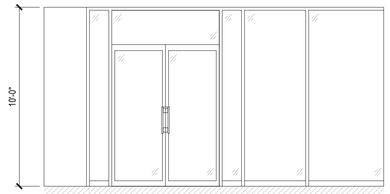
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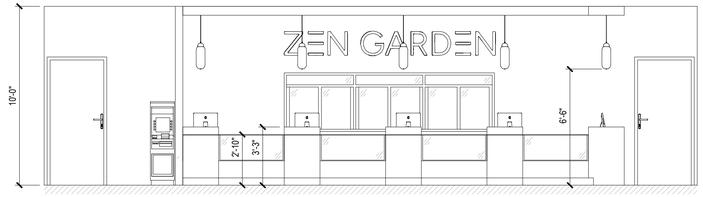
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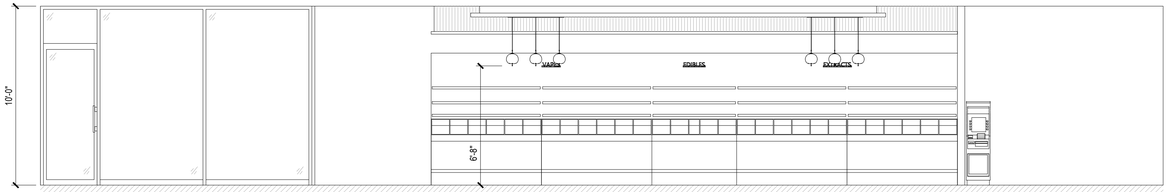
WEST RECEPTION INTERIOR ELEVATION 1/4" = 1'-0" 8



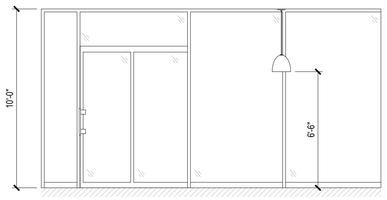
WEST RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 4



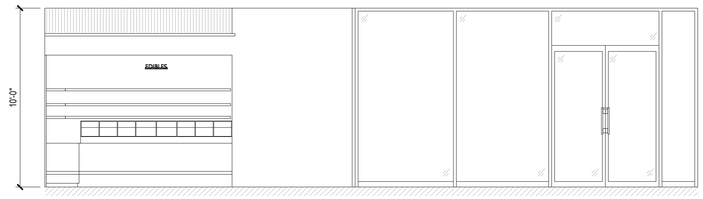
SOUTH RECEPTION INTERIOR ELEVATION 1/4" = 1'-0" 7



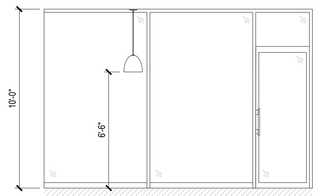
SOUTH RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 3



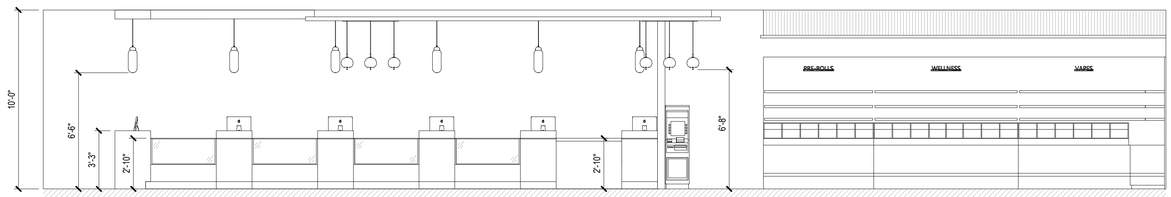
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EAST RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 2



NORTH RECEPTION INTERIOR ELEVATION 1/4" = 1'-0" 5



NORTH RETAIL INTERIOR ELEVATION 1/4" = 1'-0" 1

DESIGN, ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

INTERIOR ELEVATIONS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
A4.0

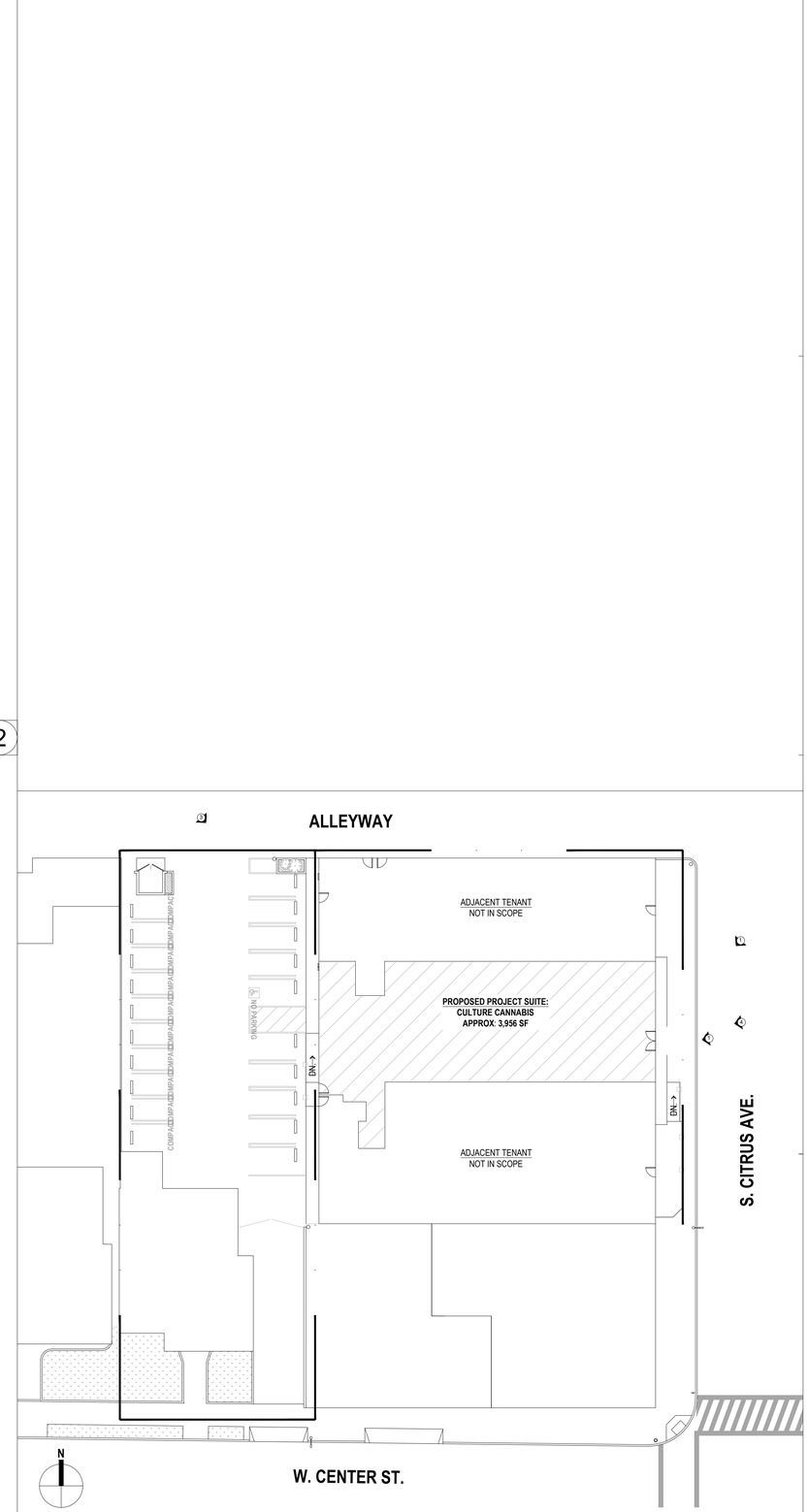
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN 3/64" = 1'-0" 1

HESTIA ATELIER
DESIGN | ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
STEPHEN I. KWONG
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PROPOSED EXTERIOR
RENDERINGS
DAY VIEW

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
A5.0

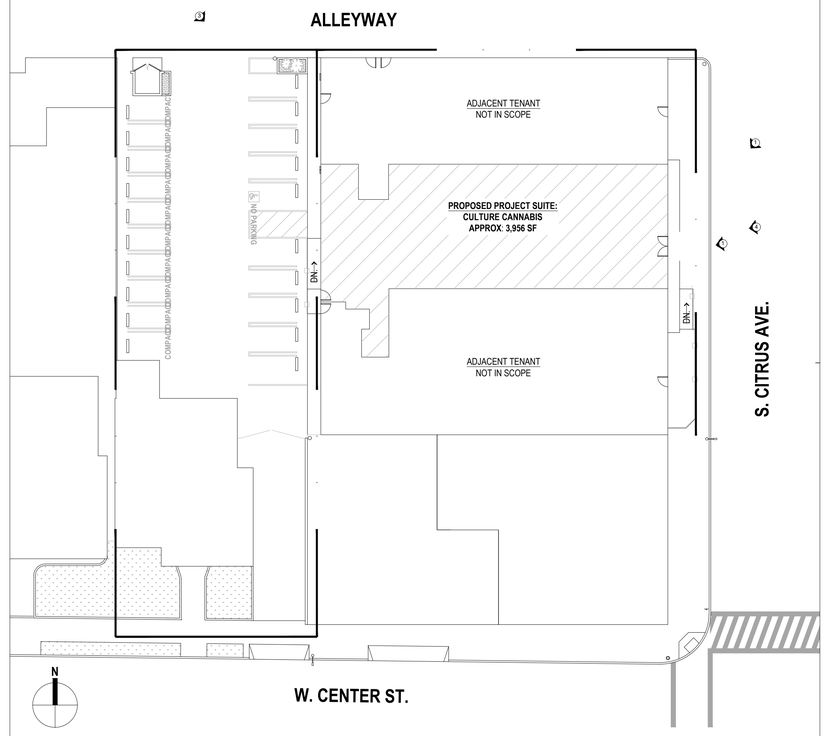
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN 3/64" = 1'-0" 1

HESTIA ATELIER
DESIGN | ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

PROPOSED EXTERIOR RENDERINGS NIGHT VIEW

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
A5.1

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VIEW 4 NTS 4



VIEW 3 NTS 3



KEY PLAN 3/64" = 1'-0" 1

DESIGN, ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

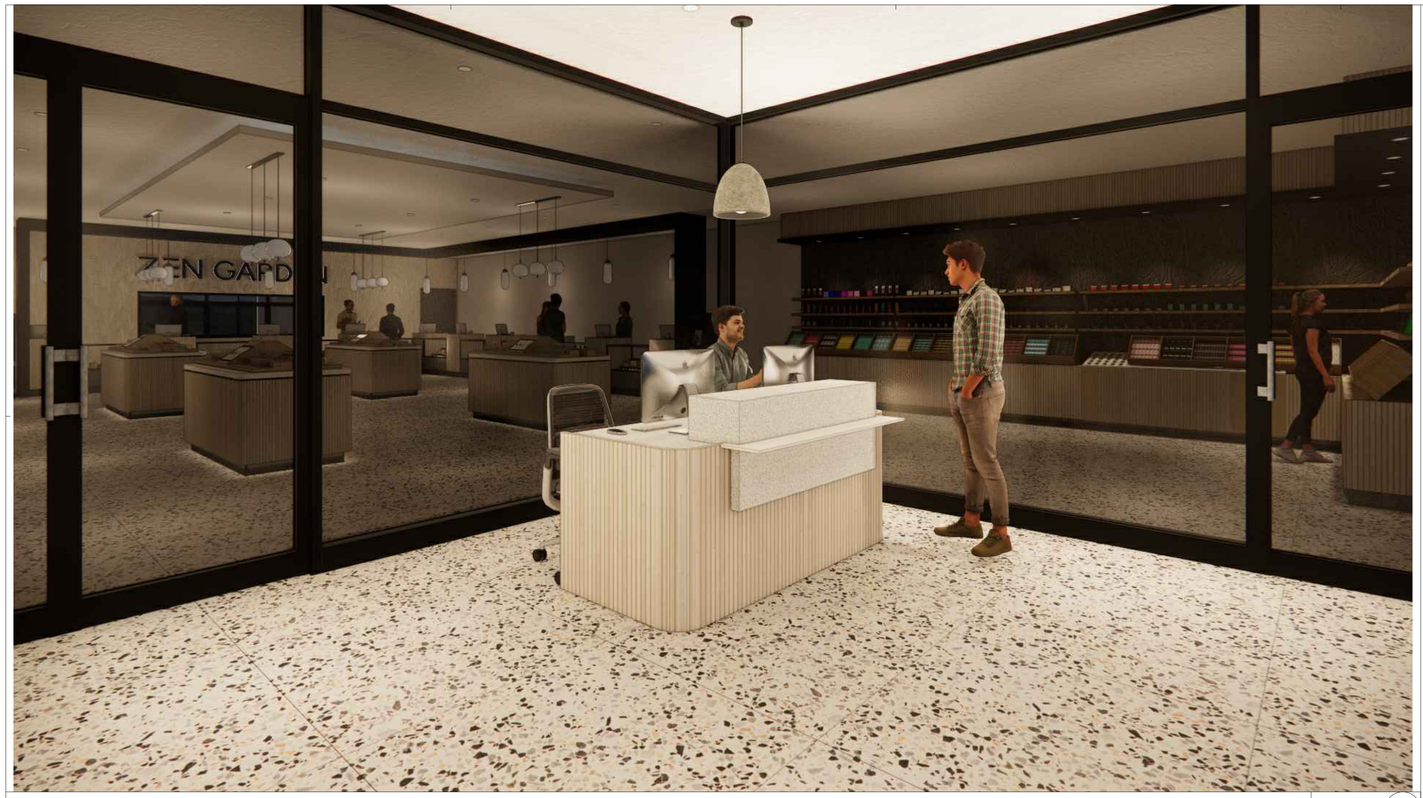
PROPOSED EXTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
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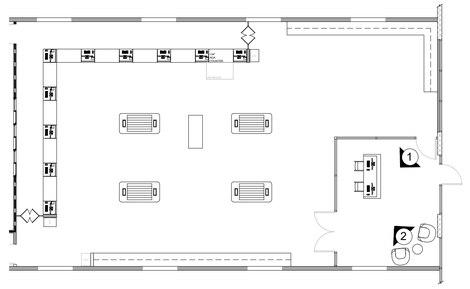
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN 3/32" = 1'-0" 1

HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

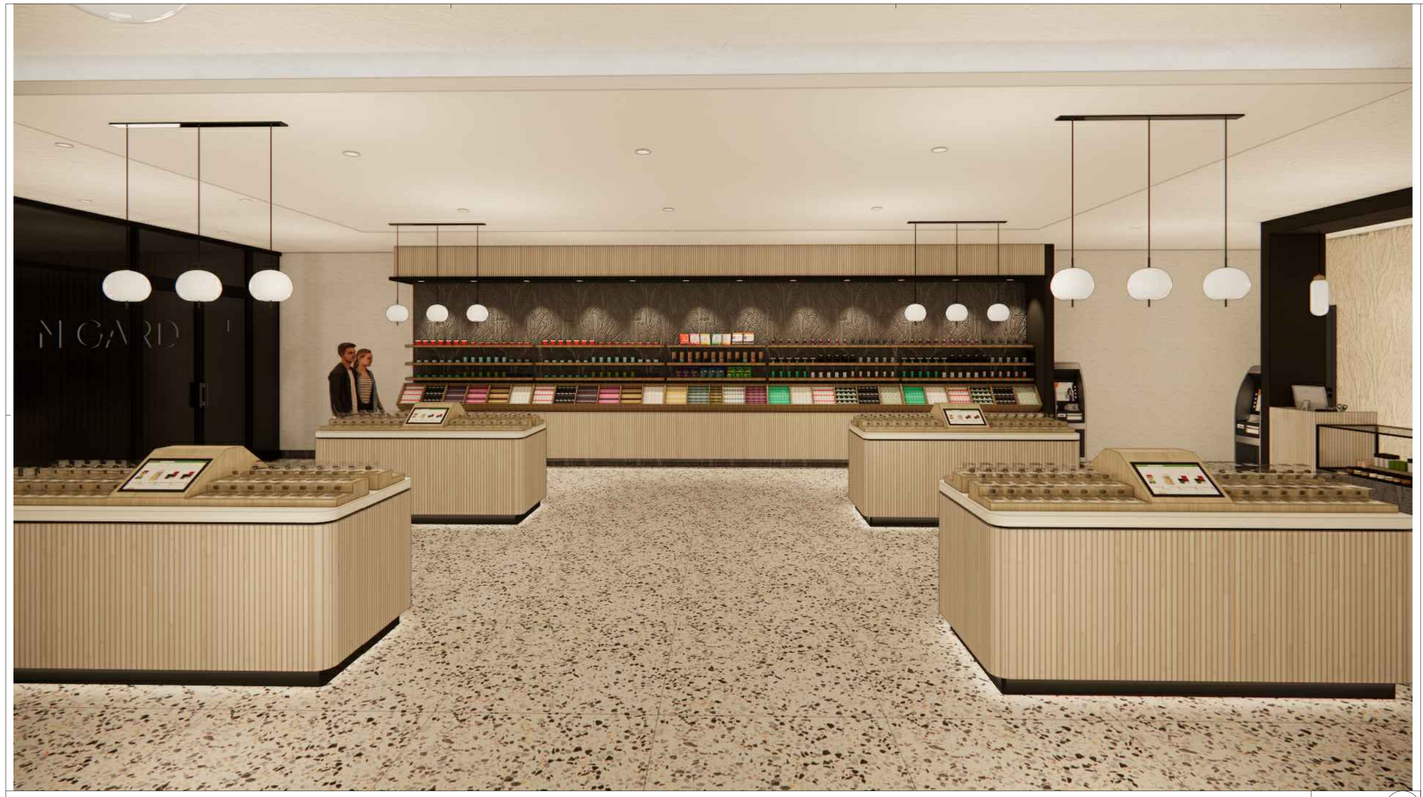
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CUP NUMBER:
Plan Check Number:

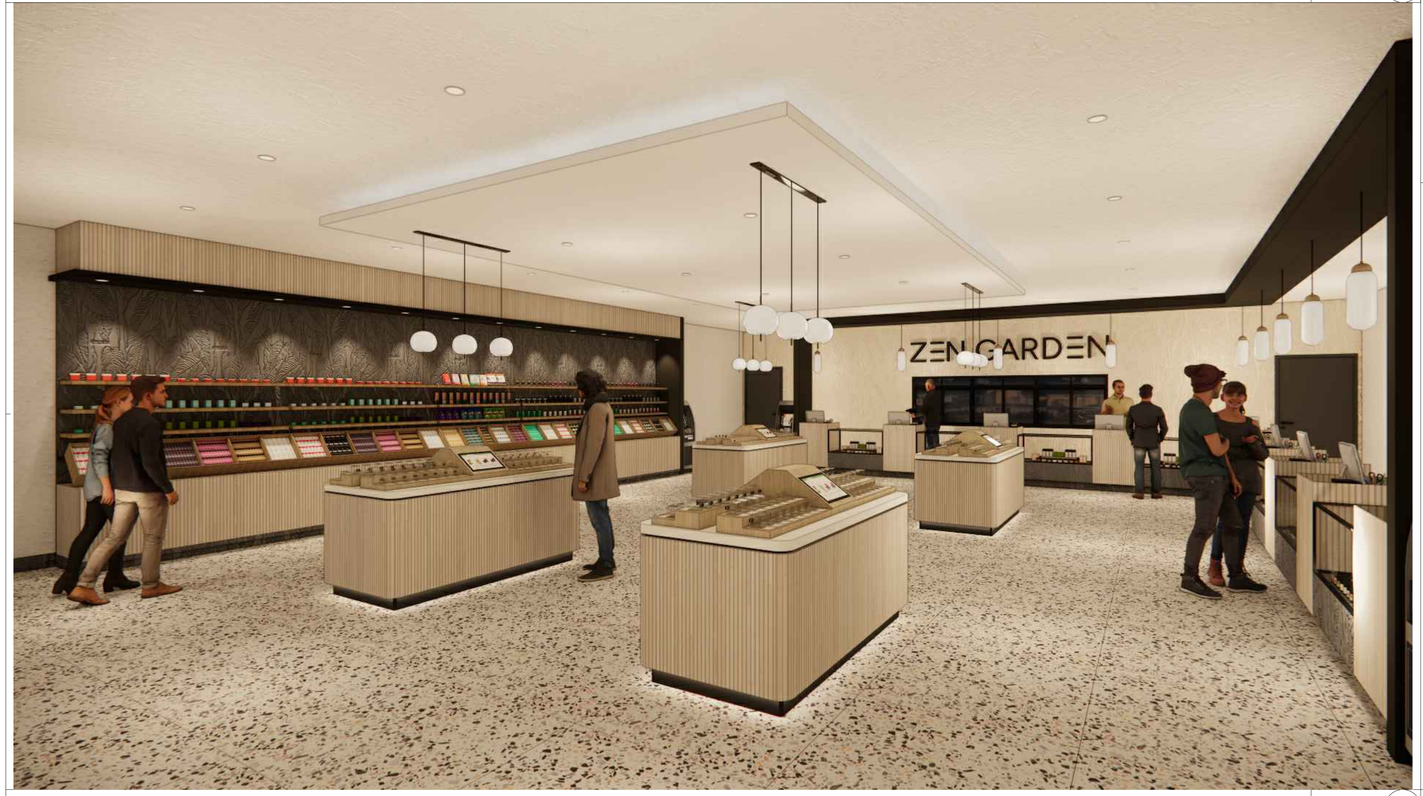
CUP PLANS	12/15/2023

SHEET
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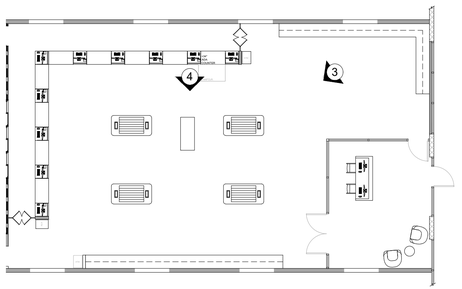
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VIEW 4 NTS 4



VIEW 3 NTS 3



KEY PLAN 3/32" = 1'-0" 1

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
RAQUEL HERNANDEZ
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

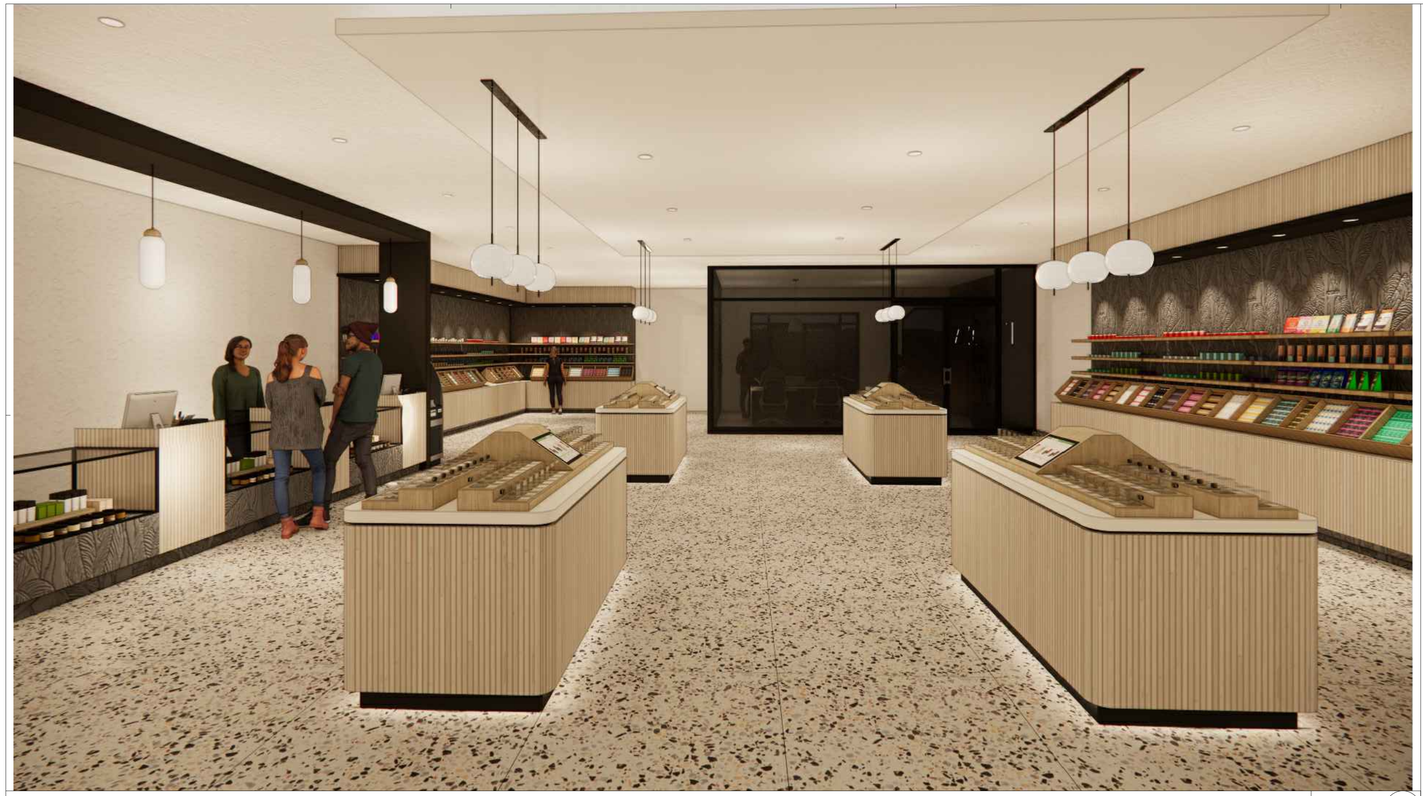
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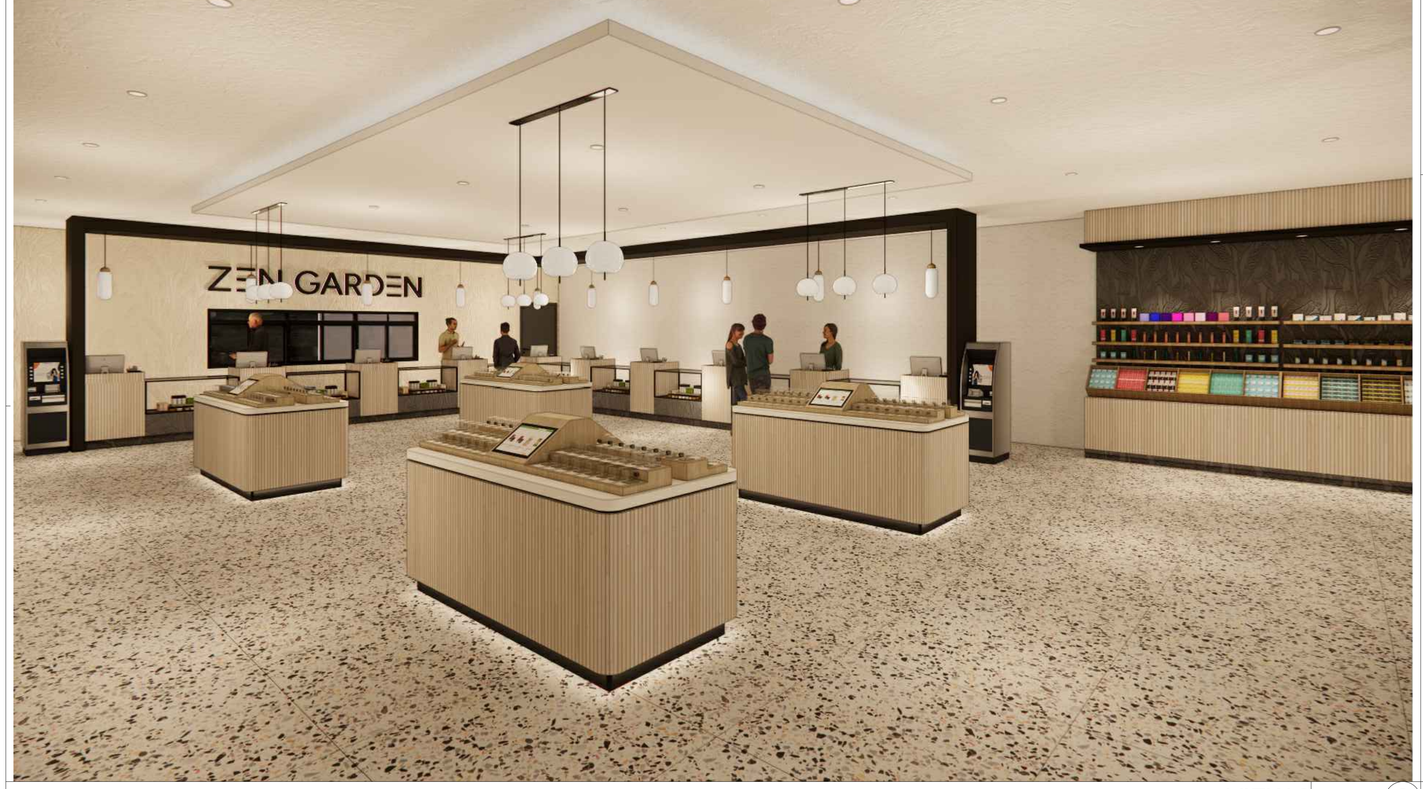
CUP PLANS	12/15/2023

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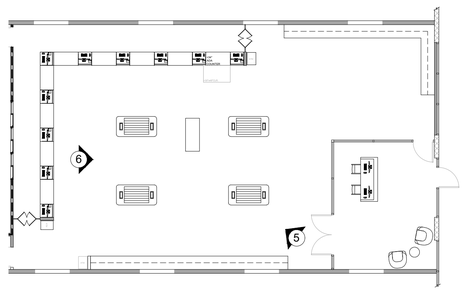
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VIEW 4 NTS 4



VIEW 3 NTS 3



N

KEY PLAN 3/32" = 1'-0" 1

HESTIA ATELIER
DESIGN ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

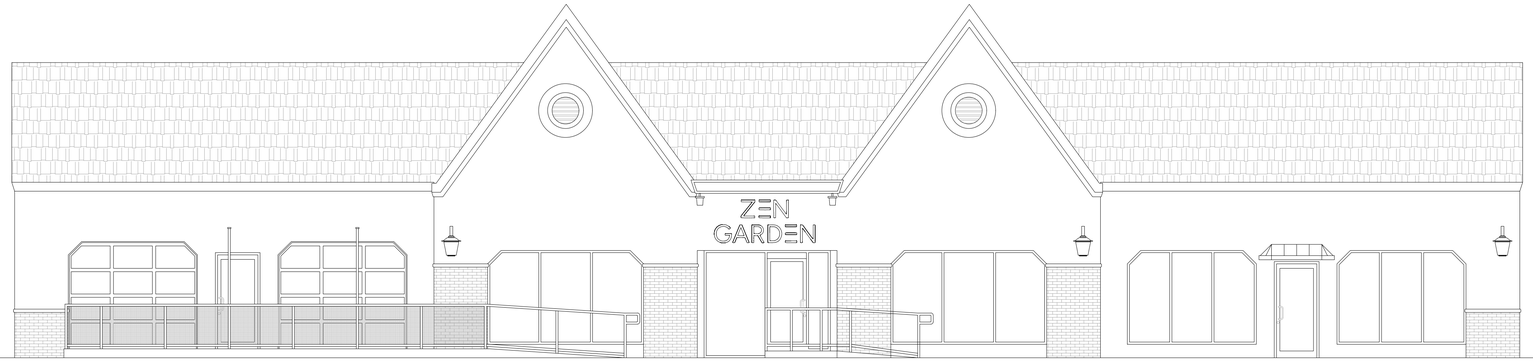
PROPOSED INTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

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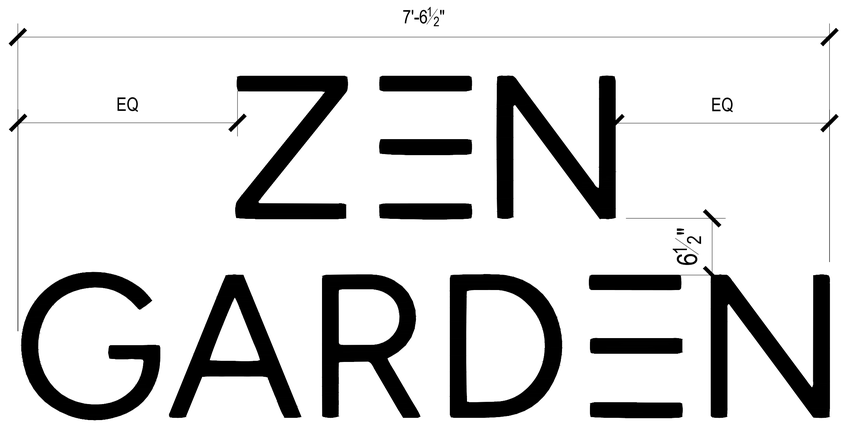
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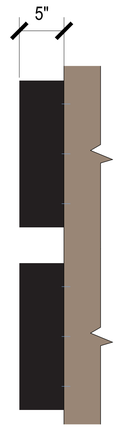
EAST EXTERIOR ELEVATION 3/16" = 1'-0" (2)



LED-LIT CHANNEL LETTER DETAILS



24 SQ. FT.



PROPOSED SIGNAGE 1-1/2" - 1'-0" (1)

ZEN GARDEN CHANNEL LETTERS

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	-	ALUMINUM CHANNEL LETTERS / WHITE ACRYLIC FACE	1
		5" RETURNS PAINTED BLACK / BLACK TRIM CAP / WHITE LEDS	
2	-	ARTWORK (ZEN GARDEN LOGO)	1
		MOUNTED - 3/8" REDHEAD ANCHOR BOLTS	

DESIGN, ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

ZEN GARDEN
125 S CITRUS AVE
COVINA, CA 91723

SIGNAGE PLAN

CUP NUMBER:
Plan Check Number:

CUP PLANS	12/15/2023

SHEET
A7.0

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drawing file name: signage package.dwg

ATTACHMENT E

Resolution 2025-013 PC

RESOLUTION NO. 2025-013 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT (CUP) 25-004, SITE PLAN REVIEW (SPR) 25-039, TO ALLOW A 3,956 SQUARE-FEET TENANT IMPROVEMENT TO PERMIT THE ESTABLISHMENT OF A CANNABIS RETAIL STORE WITHIN THE COVINA TOWN CENTER SPECIFIC PLAN MIXED USE ZONE LOCATED AT 125 S CITRUS AVE, COVINA, CA, 91723 (APN 8444-001-018) AND MAKE A DETERMINATION OF EXEMPTION OF THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit.

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Alejandro Calleres, has filed a Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039 a request for a 3,956 square-feet tenant improvement to allow the establishment of a cannabis retail store within the Town Center Specific Plan located at 125 S Citrus Ave, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission hold a hearing on an application for a development agreement; and

WHEREAS, on June 24, 2025 at the regular meeting the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the meeting, together with a recommendation from the Planning Division, was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

WHEREAS, all legal perquisites prior to the 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. Based upon the entire record made available at the June 24th, 2025 meeting, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the meeting, the Planning Commission hereby finds and determines as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 11,865-square-foot building has existed on the subject site since 1948, with no known issues pertaining to appurtenant commercial activities. The 3,956 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Town Center Specific Plan – Mixed Use zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. The City/Traffic engineer has reviewed the proposal and determined that Citrus Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed

cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within Town Center Specific Plan – Mixed Use zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail business establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: The proposed operation of a cannabis retail store within the Town Center Specific Plan – Mixed Use zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options

(i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**

   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail store conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Covina Town Center Specific Plan, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Town Center Specific Plan – Mixed Use zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 12,941 square feet (0.30 acres) in land area and developed with a 11,865 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Fact: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Town Center Specific Plan – Mixed Use zone there by facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves interior improvements and upgrades. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of

California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

SECTION 3. The Planning Commission, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class 1 exemption, which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. The project involves interior improvements and upgrades to an existing facility. No structural additions are proposed.

The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby recommends that the City Council approves the application:

A. The Planning Commission hereby recommends that the City Council approve Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, subject to the conditions of

approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."

B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption,

SECTION 6. The Secretary shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 24th day of June, 2025.

_____

ROSIE RICHARDSON, CHAIRPERSON
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 27th day of May, 2025, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT A

CONDITIONAL USE PERMIT (CUP) 25-004 AND
SITE PLAN REVIEW (SPR) 25-039
APN: 8444-001-013

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039,** shall allow a Cannabis Retail establishment ("Zen Garden") within a 3,956 square-foot commercial retail space, and associated tenant improvements, within the Covina Town Center Specific Plan (CTCSP) / Mixed-Use (MU) District zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 125 S Citrus Ave.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the Development Agreement shall set forth the terms and conditions under which the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The

applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of

Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-0013 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For

planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.

ATTACHMENT F

Resolution 2025-014 PC

RESOLUTION NO. 2025-014 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ZEN GW CALI PARTNERS COVINA, INC. ("ZEN GARDEN") AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE 3,956 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE COVINA TOWN CENTER SPECIFIC PLAN MIXED USE ZONE, LOCATED AT 125 S CITRUS AVE, (APN: 8444-001-018).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 et seq. (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Zen GW Cali Partners LLC ("Zen Garden") c/o Corey Travis, Alejandro Calleres, Angela Thomas, and Randall Szameit, co-owner of the cannabis retail business located 125 South Citrus Avenue. The business owners proposing a Cannabis Retail Establishment ("Zen Garden"), a 3,956 square feet of cannabis retail space, and associated tenant improvements, within the Covina Town Center Specific Plan Mixed Use zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018); and

WHEREAS, the project is categorically exempt pursuant to CEQA Guidelines 1530 (1), which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions." The project involves interior improvements and upgrades. No structural additions or expansions are proposed; and

WHEREAS, a copy of the proposed Ordinance adopting the Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Resolution; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025 on the proposed project; and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

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

SECTION 1. Based on the full record of these proceedings, the Planning Commission hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their surroundings;
3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the Planning Commission hereby recommend the City Council hereby adopt Ordinace No. 2025-XXX approving and adopting the Development Agreement between Zen GW Cali Partners. c/o Corey Travis, Alejandro Calleres, Angela Thomas, and Randall Szameit, co-owners of the cannabis retail business and the City of Covina attached this Resolution as Exhibit "A" and incorporated herein by reference.

SECTION 3. 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 Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723, or at http://covinaca.gov/pc/page/projects-under-review. The custodian of these records is the City Clerk.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED, by the members of the Planning Commission of Covina this 24th day of June 2025.

_____

ROSIE RICHARDSON, 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 24h day of June, 2025, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT “A”

DRAFT ORDINANCE ADOPTING DEVELOPMENT AGREEMENT

ATTACHMENT F

EXHIBIT “A”

Ordinance No. XXX

EXHIBIT "A"

ORDINANCE NO. 2025-XXX

AN ORDINANCE OF THE CITY OF COVINA APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ZEN GW CALI PARTNERS LLC, ("ZEN GARDEN") AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE 3,956 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE COVINA TOWN CENTER SPECIFIC PLAN (CTCSP) MIXED USE (MU) ZONE LOCATED AT 125 SOUTH CITRUS AVENUE (APN 8444-001-018)

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Zen GW Cali Partners LLC ("Zen Garden") c/o Corey Travis, Alejandro Calleres, Angela Thomas, and Randall Szameit, co-owner of the cannabis retail business located 125 South Citrus Avenue. The business owners proposing a Cannabis Retail Establishment ("Zen Garden"), a 3,956 square feet of cannabis retail space, and associated tenant improvements, within the Covina Town Center Specific Plan Mixed Use zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018).

WHEREAS, the project is categorically exempt pursuant to CEQA Guidelines 15301 (1), which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions." The project involves interior improvements and upgrades. No structural additions or expansions are proposed; and

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed project; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and has found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with public convenience and beneficial to the public welfare, and will not adversely impact the orderly development of property; and

WHEREAS, the City Council, after published notice, held a public hearing on _____,

2025 concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____2025, the City Council of the City of Covina held a noticed public hearing to review the Project pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____, 2025, the City Council of the City of Covina considered the proposed Project including Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039 at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their surroundings;
3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the City Council hereby approves the Development Agreement between Zen GW Cali Partners. c/o Corey Travis, Alejandro Calleres, Angela Thomas, and Randall Szameit, co-owners of the cannabis retail business and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 3. CEQA. The proposed project involves a 3,956 square feet tenant improvement along with mechanical upgrades. No structural additions or expansions are proposed as the previous use was a retail establishment. Planning Department Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) and

the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15301 (a)(1) "Existing Facilities" because the project consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. The City Council has reviewed the Planning Department Staff's determination of exemption, and concur in Staff's determination that the Project is exempt from CEQA.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed development agreement shall be recorded against the title to the property.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025.

_____
VICTOR LINARES, MAYOR

ATTEST:

FABIAN VELEZ, CHIEF DEPUTY CITY CLERK

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance No. _____ was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

FABIAN VELEZ
CHIEF DEPUTY CITY CLERK

ATTACHMENT F.2
Development Agreement

PLEASE RECORD AND WHEN RECORDED
RETURN TO:
City Clerk
City of Covina
125 East College Street
Covina, California 91723

Space above this line for Recorder's use only
No recording fee under Government Code Section 27383

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF COVINA AND ZEN GW CALI PARTNERS LLC

ARTICLE 1. PARTIES AND DATE.

This Government Code Statutory Development Agreement ("Agreement") is dated July XX, 2025 for references purposes only and is entered into between (i) the City of Covina ("City"), a California municipal corporation, and (ii) Alejandro Calleres, Angela Thomas, Corey Travis, Randall Szameit, and Macy Newell ("Co-Owner"). This Agreement shall become effective on the Effective Date defined in Section 3.1.12 below.

ARTICLE 2. RECITALS.

2.1 WHEREAS, the City and Owner wish to enter into Statutory Development Agreement pursuant to the Government Code and Covina Municipal Code to facilitate the development of the Property for commercial cannabis activities compliant with all applicable state and local laws, and any regulations promulgated thereunder (collectively, the "Project"); and

2.2 WHEREAS, the City is authorized pursuant to Government Code Section 65864 et seq. to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property; and

2.3 WHEREAS, Owner has an equitable interest in all of the real property ("Property") described on Exhibit Document No. 1 and depicted on Exhibit Document No. 2.

2.4 WHEREAS, Owner commenced its efforts to obtain approvals and clearances to conduct a commercial cannabis business in the City; and at that time the City determined that the uses authorized in this Agreement were lawfully permitted and authorized to occur on Owner's Property, subject to Owner's acquisition of various entitlements, as discussed herein; and

2.5 WHEREAS, Covina Municipal Code Section 17.84.040.E requires applicants for authorized commercial cannabis activity to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.6 WHEREAS, Condition of Approval (15) of Conditional Use Permit 25-004 requires Owner to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.7 WHEREAS, Owner and City intend for this Agreement to satisfy the development agreement requirements of Covina Municipal Code Section 17.84.040.E and Conditional Use Permit 25-004; and

2.8 WHEREAS, Owner voluntarily enters into this Agreement and after extensive negotiations and proceedings have been taken in accordance with the rules and regulations of the City, Owner has elected to execute this Agreement as it provides Owner with important economic and development benefits; and

2.9 WHEREAS, this Agreement and the Project are consistent with the City's General Plan and Zoning Code and applicable provisions of the City's applicable Zoning Map and the Covina Municipal Code as of the Agreement Date; and

2.10 WHEREAS, all actions taken and approvals given by the City have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

2.11 WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Project and/or Property, and provide for public services appropriate to the development of the Project; and

2.12 WHEREAS, in implementation of the promulgated state policy to promote private participation in comprehensive planning and to strengthen the public planning process and to reduce the economic risk of development, the City deems the implementation of this Agreement to be in the public interest and intends that the adoption of this Agreement be considered an exercise of the City's police powers to regulate the development of the Property during the Term of this Agreement; and

2.13 WHEREAS, this Agreement is consistent with the public health, safety and welfare needs of the residents of the City and the surrounding region and the City has specifically considered and approved the impact and benefits of the development of the Property in accordance with this Agreement upon the welfare of the region; and

2.14 WHEREAS, Owner intends to develop [a cannabis retail store] pursuant to the Covina Municipal Code Chapters 5.80 and 17.84 and all applicable state and City laws, rules, and regulations; and

2.15 WHEREAS, on [June 24th, 2025], the Planning Commission of the City held a duly-noticed public hearing on Owner's application for approval of this Agreement, made certain findings and determinations with respect thereto, and recommended to the City Council that this

Agreement be approved. On [July XX, 2025], the City Council also held a duly-noticed public hearing on Owner's application for approval of this Agreement (as well as the other Development Approvals), considered the recommendations of the Planning Commission, and found that this Agreement (and the other Development Approvals) are consistent with and helps to implement City's General Plan. On March 7, 2023 the City Council adopted Ordinance No. 23-01, enacting this Agreement ("DA Ordinance"); and

2.16 WHEREAS, concurrently with execution of this Agreement, City acknowledges that Owner has been authorized to [operate a cannabis retail store].

ARTICLE 3. GENERAL TERMS.

3.1 Definitions and Exhibits. The following terms when used in this Agreement shall be defined as follows:

3.1.1 "Agreement" means this Statutory Development Agreement pursuant to Government Code Section 65864 et seq.

3.1.2 "CEQA Determination" means the process required by State of California Public Resources Code 21000 – 21189.57 by the Lead Agency of evaluating the potential environmental impacts and/or physical changes to the environment that may or may not occur because of a particular project; and, subsequently the decision by the Lead Agency if the potential environmental impacts and/or physical changes that will or will not result, will fall within one of three (3) thresholds defining the significance of the environmental effects caused by the project. For the purposes of this Development Agreement, the CEQA Determination will be a Section 15301 - Class 1 Exemption (Existing Facilities).

3.1.3 "City" means the City of Covina, a California municipal corporation.

3.1.4 "City Council" means the City Council of the City.

3.1.5 "CMC" means the City of Covina Municipal Code.

3.1.6 "Commercial Cannabis Business" means [retail sale of cannabis for medical or adult-use purposes consistent with the Medicinal and Adult-Use Cannabis Regulation and Safety Act.]

3.1.7 "Conditions of Approval" mean those conditions of approval, if any, which are not set forth in this Agreement and which are otherwise imposed by the City in connection with City's approval of the Development Approvals.

3.1.8 "Days" mean calendar days unless otherwise specified.

3.1.9 "Development", if applicable, includes grading, construction or installation of public and private facilities and the right to maintain, repair or reconstruct any private building, structure, improvement or facility after the construction and completion thereof; provided, however, that such maintenance, repair, or reconstruction take place within the Term of this Agreement on the Property.

3.1.10 "Development Approvals" means a conditional use permit and other entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property. "Development Approvals" also include both the Existing Development Approvals and the Subsequent Development Approvals approved or issued by the City that are consistent with this Agreement. Development Approvals include:

a. Conditional Use Permit ("CUP") 25-004;

b. Cannabis Business Permit XX;

c. Business License XX;

d. Site Plan SPR25-39;

e. Operation and Management Plan;

f. Security Plan; and

g. This Agreement ("DA") XX.

3.1.11 "Development Plan", if applicable, means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property for the Project, as modified and supplemented by Subsequent Development Approvals.

3.1.12 "Effective Date" means the day on which all of the following are true: (i) thirty (30) days have elapsed since the second reading of the DA Ordinance; (ii) this Agreement is executed by the Mayor of the City of Covina and persons authorized to execute the Agreement on behalf of Owner; (iii) all Exhibits to this Agreement are finalized; provided, however, that if these conditions have not been fully satisfied by the Owner the Effective Date may not thereafter occur and this Agreement may not thereafter become effective.

3.1.13 "Existing Development Approvals", if applicable, means all Development Approvals approved or issued prior to or on the Effective Date. Existing Development Approvals include the approvals set forth in Section 3.1.10 and all other approvals which are a matter of public record prior to or on the Effective Date.

3.1.14 "Existing Land Use Regulations" if and where applicable, means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations include all regulations that are a matter of public record on the Effective Date as they may be modified by the Existing Development Approvals.

3.1.15 "Gross Revenues" means the total of all revenue, income, compensation, sales proceeds or other monies of whatever kind or nature received by the Commercial Cannabis Business without deduction or offset of any kind.

3.1.16 "Land Use Regulations" if and where applicable means all ordinances, resolutions and codes adopted by the City governing the development and use of land, including

the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction and initial occupancy standards and specifications applicable to the Development of the Property. "Land Use Regulations" does not include any City ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property; and/or

(e) the exercise of the power of eminent domain.

3.1.17 "Owner" means [Corey Travis, Alejandro Calleres, Angela Tomas, Randall Szameit, and Macy Newell].

3.1.18 "Processing Fees" means all application, inspection and other regulatory processing fees and charges required by City that are adopted for the purpose of defraying City's actual costs incurred or to be incurred in the processing and administration of any form of regulatory permit, license, land use entitlement or other approval, which are applied uniformly to all development related activity within City, including fees for land use applications. Processing Fees are not vested under this Agreement.

3.1.19 "Project", if applicable means the Development of the Property contemplated by the Development Plan, as such Development Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement. The Project shall consist of this Agreement, the Development Plans, the application any and all entitlements licenses, and permits related to the Project.

3.1.20 "Property" means the real property described in Owner's application and incorporated herein by this reference, as described and depicted in Exhibit Documents 1 and 2.

3.1.21 "Reasonable" means using due diligence to accomplish a stated objective that the subject party is capable of performing or providing under the circumstances in a manner that is consistent with the intent and objectives of the Agreement.

3.1.22 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to Owner under this Agreement and reserved to the City as described in Section 4.7.

3.1.23 "Subsequent Development Approvals" if applicable, means all future discretionary approvals and all ministerial Development Approvals required subsequent to the Effective Date in connection with development of the Property, including without limitation, subdivision improvement Agreements that require the provision of bonds or other securities.

Subsequent Development Approvals include, but are not limited to, all excavation, grading, building, construction, demolition, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, or other permits or approvals necessary, convenient or appropriate for the grading, construction, marketing, use and occupancy of the Project within the Property at such times and in such sequences as Owner may choose consistent with the Development Plan and this Agreement.

3.1.24 "Subsequent Land Use Regulations". If applicable, means any Land Use Regulations defined in Section 3.1.16 that are adopted and effective after the Effective Date of this Agreement, as further defined in Section 4.7.

3.2 Exhibit Documents. The following documents, by this reference, are made part of this Agreement:

No. 1 - Legal Description of the Property;

No. 2 - Map showing Property and its location;

No. 3 - Operations Plan (in reference to the RFP);

No. 4 - Conceptual Plans - For final plans refer to the approved tenant improvement plan checks by Building and Safety Division (BLD 25-XXXX); and

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent.

3.3 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Subject to Owner's receipt of all Development Approvals relative thereto, the Development of the Property is hereby authorized and shall, except as otherwise provided in this Agreement, be carried out only in accordance with the terms of this Agreement.

3.4 Ownership of Property. Owner represents and covenants that it has a legal or equitable interest in the Property, which has an Assessor's Parcel Number(s) of 8405-003-032 and is more particularly described in the application and Exhibit Document No. 1 in Section 3.2 and incorporated herein.

3.5 Term. The parties agree that the Term of this Agreement shall be 15 years commencing on the Effective Date subject to the written extension and early termination provisions described in this Agreement. Upon termination of this Agreement, this Agreement shall be deemed terminated and of no further force and effect, except terms that are expressly stated in this Agreement to survive termination without the need of further documentation from the parties hereto. The Agreement's Community Benefit Fee(s) are subject to renegotiation after the first five years, and every five years thereafter. If the parties are unable to re-negotiate the Community Benefit Fee, then the Community Benefit Fee set forth in this Agreement shall continue to apply.

3.5.1 Term Extension. This Agreement may be extended by mutual written Agreement of City and Owner in writing and signed by Owner and the Mayor of Covina. If the Mayor of Covina does not sign the Agreement or renegotiated Agreement, any such Agreement or renegotiated Agreement is null and void.

3.6 Immediate Termination.

3.6.1 Automatic and Immediate Termination. This Agreement shall automatically and immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement as set forth in Section 3.5.

(ii) Termination or revocation of Conditional Use Permit 25-004 or applicable Cannabis Business Permit.

3.6.2 Discretionary Immediate Termination. This Agreement shall, at the discretion of the City, immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Failure to timely pay any fees or monies to the City. If fees or monies due to the City pursuant to this Agreement, including but not limited to Community Benefit Fee payments, are not paid on time pursuant to this Agreement, the City may, at the election of the City, terminate this Agreement without any need for a hearing and without any opportunity to be heard by anyone. Accordingly, Article 8 "Defaults and Remedies" does not apply to a failure to pay fees because the City may terminate immediately and automatically for failure to pay fees and no opportunity to cure and no opportunity to be heard is available for failure to pay fees.

(ii) Failure to obtain a Certificate of Occupancy and operate the business within six (6) months from the date the Mayor signs this Agreement. The permitted uses must be commenced within six (6) months of issuance of the cannabis business permit. If Owner fails to move forward in a timely way to obtain a Certificate of Occupancy and commence the permitted use then the City may seek to revoke the commercial cannabis permit and the conditional use permit, and seek to terminate this Agreement.

3.6.3 Delay Not Attributable to Owner. Regulatory and/or bureaucratic delays, meaning delays attributable solely to the City, Department of Cannabis Control, or other applicable regulatory authority, and not attributable to the Owner, will not trigger the automatic termination in this Section.

3.6.4 Effect of Termination. Termination of this Agreement shall constitute termination of all land use entitlements and permits approved for the Owner and/or Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination, or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination, or with respect to any obligations which are specifically and expressly set forth as surviving this Agreement.

3.7 Notices.

3.7.1 Notice Defined. As used in this Agreement, notice includes, without limitation, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

3.7.2 Written Notice and Delivery. All notices shall be in writing and shall be considered given:

(i) when delivered in person to the recipient named below; or

(ii) five (5) days after deposit in the United States mail, postage prepaid, addressed to the recipient named below; or

(iii) on the date of personal delivery shown in the records of the delivery company after delivery to the recipient named below; or

(iv) on the date of delivery by facsimile transmission to the recipient named below if a hard copy of the notice is deposited in the United States mail, postage prepaid, addressed to the recipient named below. All notices shall be addressed as follows:

If to the City:
City of Covina Community Development Department
ATTN: Community Development Director
125 E College St, Covina, CA 91723
(tel) (626) 384-5460
(email) blee@covinaca.gov

With courtesy copy:
City of Covina City Attorney's Office
ATTN: City Attorney
125 E College St, Covina, CA 91723.
(tel) (213) 626-8484
(email) clee@rwglaw.com

If to the Owner:
Zen GW Cali Partners LLC
ATTN: Corey Travis
1 P.O Box 254606
Sacramento, CA, 95865
(tel) (415) 890-4480
(email) corey@zen209.com

With courtesy copy:
Zen GW Cali Partners LLC
ATTN: Alejandro Calleres
135 E Badillo St, Unit 302
Covina, CA, 91723
(tel) (323) 719-7376
(email) angthomas27@gmail.com

With courtesy copy: Zen GW Cali Partners LLC
ATTN: Angela Thomas
135 E Badillo St, Unit 302
Covina, CA, 91723
(tel) (626) 488-9674
(email) angthom27@gmail.com

With courtesy copy: Zen GW Cali Partners LLC
ATTN: Randall Szameit
4072 Harlan Ave,
Baldwin Park, CA, 91706
(tel) (626) 856-6991
(email) dolphan1311@verizon.net

3.7.3 Address Changes. Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3.8 Validity of this Agreement. Owner and the City each acknowledge that neither party has made any representations to the other concerning the enforceability or validity of any one or more provisions of this Agreement. The parties acknowledge and agree that neither party shall allege in any administrative or judicial proceeding that the entering into or the performance of any obligations created in this Agreement violates federal or state law, with respect to all federal, state, and local statutes, ordinances, or regulations in effect as of the Effective Date.

3.9 Fee. Fee means the amount(s) set by the City or negotiated with or by the Owner, to provide City commensurate benefit based on a private benefit conferred upon Owner. Fee shall include City's cost to research cannabis and cannabis laws and regulations, conduct public meetings, draft and negotiate this Agreement, process applications, and any other acts taken by the City in furtherance of medical and adult commercial use of cannabis in the City.

ARTICLE 4. DEVELOPMENT OF THE PROPERTY.

4.1 Right to Develop. Owner shall, subject to the terms of this Agreement, develop the Property with a Commercial Cannabis Business in accordance with the Development Plan. The Property shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan.

4.2 Conditional Use Permit. Pursuant to CMC Section 17.84.040.A, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining and maintaining the Conditional Use Permit for the conduct of cannabis business activities.

4.3 Cannabis Business Permit. Pursuant to CMC Chapter 5.80 and Section 17.84.040.B, no person may engage in commercial cannabis activity in the City without obtaining a cannabis business permit issued by the City.

4.4 State Cannabis Licenses. Pursuant to California Cannabis Laws, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining a State Cannabis License to conduct cannabis business activities on the Property.

4.5 Effect of Agreement on Land Use Regulations. Except as otherwise provided by this Agreement, the Development Plan shall establish the rules, regulations and official policies and conditions of approval governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement, occupancy and construction standards and specifications applicable to development of the Property. Provided, however, that in approving tentative subdivision maps, if any, the City may impose ordinary and necessary dedications for rights-of-way or easements for public access, utilities, water, sewers, and drainage, having a nexus with the particular subdivision; provided, further, that the City may impose and will require normal and customary subdivision improvement Agreements and commensurate security to secure performance of Owner's obligations thereunder.

4.6 Changes to Project. The parties acknowledge that changes to the Project or Development Approvals may be appropriate and mutually desirable. The City shall act on such applications, if any, in accordance with the Existing Land Use Regulations, subject to the Reservations of Authority, or except as otherwise provided by this Agreement. If approved in writing by the City Council, any such change in the Existing Development Approvals shall be considered an additional Existing Development Approval.

4.7 Reservations of Authority. Any other provision of this Agreement to the contrary notwithstanding, the Development of the Property shall be subject to subsequently adopted ordinances, resolutions ("Subsequent Land Use Regulations" or sometimes referred to as "Reservation of Authority") only on the following topics:

(i) Processing Fees imposed by the City to cover the estimated or actual costs to the City of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued, which fees are charged to reimburse the City's lawful expenses attributable to such applications, processing, permitting, review, and inspection and which are in force and effect on a general basis at such time as said approvals, permits, review, inspection, or entitlement are granted or conducted by the City.

(ii) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(iii) Regulations governing engineering and construction standards and specifications including, any and all uniform codes adopted by the State of California and subsequently adopted by the City.

(iv) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety; provided, however, the following shall apply:

(a) That to the extent possible, such regulations shall be applied and construed so as to provide Owner with the rights and assurances provided in this Agreement;

(b) That such regulations apply uniformly to all new development projects of the same uses within the City; and

(v) Regulations that do not conflict with the Development Plan. The term "do not conflict" means new rules, regulations, and policies which: (a) do not modify the Development Plan, including, without limitation, the permitted land uses, the density or intensity of use, the phasing or timing of Development of the Project, the maximum height and size of proposed buildings on the Property, provisions for dedication of land for public purposes and development exactions, except as expressly permitted elsewhere in this Agreement, and standards for design, development and construction of the Project; (b) do not prevent Owner from obtaining any Subsequent Development Approvals, including, without limitation, all necessary approvals, permits, certificates, and the like, at such dates and under such circumstances as Owner would otherwise be entitled by the Development Plan; or (c) do not prevent Owner from commencing, prosecuting, and finishing grading of the land, constructing public and private improvements, and occupying the Property, or any portion thereof, all at such dates and schedules as Owner would otherwise be entitled to do so by the Development Plan.

(vi) Contemplated City Rules and Guidelines for Commercial Cannabis Businesses. The City anticipates issuing rules and administrative guidelines associated with the implementation of Ordinance No. 23-01. City may establish requirements that are identical to or place a higher standard of care as existing provisions of California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines not listed in this Section as part of the City's commercial cannabis regulatory program. Owner shall comply with any and all administrative guidelines adopted by the City that govern or pertain to the City's commercial cannabis regulatory program. Nothing this Agreement shall be construed as limiting the City to amend the CMC or issue guidelines following the effective Date of this Agreement that Developer is required to adhere to.

(vii) The City shall not be prohibited from applying Subsequent Land Use Regulations that do not affect permitted uses of the land, density, design, public improvements (including construction standards and specifications) or the rate of development of the Development, nor shall the City be prohibited from denying or conditionally approving any Subsequent Development applications on the basis of such Subsequent Land Use Regulations.

4.8 Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of the City possess authority to regulate aspects of the Commercial Cannabis Business and development of the Property separately from or jointly with the City, and this Agreement does not limit the authority of such other public agencies. The City and Owner shall reasonably cooperate with other public agencies processing approvals or State licenses for the Project.

4.9 Tentative Subdivision Map and Development Approvals Lifespan. The term of any tentative subdivision map approved as a part of the project, if any, shall be in effect for the Term of this Agreement, and may be extended pursuant to the provisions of the California Subdivision Map Act (Government Code §§ 66410 et seq.).

4.10 Satisfaction of Conditions of Approval. Owner shall comply with all county and state laws and City ordinances and regulations and any and all conditions of approval for any entitlement, permit, or license it receives from the City, state, county, and Health and Fire Departments.

4.11 Subsequent Entitlements. Prior to commencement of construction of the Project, Owner shall be required to submit applications for any and all subsequent entitlements, if any, consistent with the terms and conditions set forth in this Agreement.

4.12 City Records Inspection. Owner acknowledges and agrees that the City is empowered to examine Owner's books and records, including tax returns. The City has the power and authority to examine such books and records at any reasonable time, including but not limited to, during normal business hours. If the City wishes to inspect the areas of the Property where the cannabis is being manufactured or cultivated, if applicable, City may do so at any time with 24 hours prior notice to Owner except in exigent circumstances or when the City reasonably believes a crime is being committed on the premises. If there are exigent circumstances or the City reasonably believes a crime is being committed on the premises, then the City may inspect with no notice whatsoever. In addition, City agrees that all of its employees or agents which enter the manufacturing or cultivation areas shall follow all of the policies and guidelines imposed on Owner's employees, including without limitation, the wearing of any clothing or equipment to insure that no pests or impurities shall enter the manufacturing and cultivation areas.

4.13 Inspections. The City may conduct non-record inspections as set forth in Section 7.7.

4.14 Initiatives and Referenda. If any City ordinance, rule, regulation, or addition to the CMC is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement or any associated Development Approval, such CMC changes shall not be applied to the Site or the Project; provided, however, the parties acknowledge the City's approval of this Agreement is a legislative action subject to referendum.

ARTICLE 5. ARTICLE 5. PUBLIC BENEFITS.

5.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs and adverse effects which will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on Owner which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the negative impacts on the City, and private benefits conferred on Owner by providing more fully for the satisfaction of the public needs resulting from the Project.

5.2 Community Benefits Fee(s). In addition to the benefits provided by the operation of the business, the City's primary benefit and its primary consideration for entering into this

Agreement is the agreement and covenant of the Owner to pay to the City an annual amount equal to five percent (5%) of the annual Gross Revenues of the Commercial Cannabis Business, referred to herein as the Community Benefit Fee.

5.2.1 Installment Payments. As used herein, the term Owner shall make quarterly installments towards the annual amount of the Community Benefit Fee payment, based upon the Commercial Cannabis Business' Gross Revenue as reflected in its quarterly financial reports. Such installment payments shall be made at the time and in the manner as directed by the City Manager. However, the Parties agree that the amount of the total Community Benefit Fee payment made for the full fiscal year shall be adjusted to reflect the Gross Revenues as reflected in Owner's annual audited financial statement, a copy of which shall be provided by Owner's auditor directly to the City. Such audited financial report shall be produced within ninety (90) days of the end of the fiscal year. If the audited annual financial statement is not provided to the City within that time frame, the City may initiate an audit at Owner's sole expense, and may continue said audit even if the independent audited financial statement is subsequently provided.

5.2.2 Accounting. Owner agrees to maintain its books and records in a manner consistent with standard accounting procedures and good practices, and to fairly report all monies received by the Commercial Cannabis Business. during the relevant period. As provided in Section 4.12, the City shall have the right to conduct audits of the books and records, and the operational procedures, of Owner as they relate to the Commercial Cannabis Business. Such audits shall not unreasonably interfere with the operation of the Commercial Cannabis Business either as to frequency or procedure, but may take such audit steps as is necessary to achieve a real evaluation of the accuracy of the Commercial Cannabis Business's accounting records and the amounts of Community Benefit Fee payment owed to the City.

5.2.3 Audits. Owner agrees to pay the costs of not more than two (2) audits of its records per year (not including any year-end audit occasioned by a failure of Owner to produce an audited annual financial report within the required ninety (90) day period, which shall also be at Owner's expense), whether conducted by the City's in-house staff, based upon comparable labor and other costs to private organizations, or by private accounting or audit firms. The costs of such audits shall be reasonable given the purpose and scope of the audit. The City may undertake additional audits if it has a reasonable concern that the Community Benefit Fee payments are not being made in the correct amount. Such additional audits shall be at the cost of the City, except that if an audit determines that the amount of Gross Revenue received by the Commercial Cannabis Business for the relevant audit period has been understated by seven percent (7%) or more, Owner shall reimburse the City for the full costs of the audit. If any audit of the Commercial Cannabis Business as permitted under this Agreement demonstrates that Owner has underpaid the annual Community Benefit Fee payment, Owner shall, within ten (10) days of receiving the results of the audit, make payment to the City of any shortfall in the Community Benefit Fee payment, together with interest thereon from the date each portion of the shortfall should have been paid until it is in fact paid, at the annual rate of seven percent (7%). If the amount of the shortfall exceeds the amount actually paid by seven percent (7%) or more, Owner shall also pay to the City, as compensation for its efforts in enforcing the payment provisions of this Agreement and not as a penalty, an amount equal to ten percent (10%) of the shortfall (including interest).

5.2.4 Preferred Payment for Community Benefit Fee. The preferred method of payments made by Owner to City under the terms of this Agreement shall be made by check, money order or wire transfer.

5.3 Future Revenue Mechanisms. During the term of this Agreement, if the City imposes (by citizen initiative or otherwise) an alternative revenue mechanism specifically related to cannabis operations (e.g., a cannabis tax), the parties agrees to renegotiate in good faith the terms of this Agreement so as to comply with an alternative revenue mechanism. As used in this section, "alternative revenue mechanism" does not include generally applicable taxes, fees, or assessments levied on or collected from both cannabis and non-cannabis operations.

5.4 Public Outreach and Education. Owner shall coordinate and cooperate with the City and other Owners of Commercial Cannabis Business located within City of Covina in the establishment and implementation of appropriate public outreach and education programs. The public outreach and education programs shall be approved by City.

5.5 Labor Peace Agreement. If the Owner has ten (10) or more employees, the Owner shall enter into a Labor Peace Agreement, as defined by Business and Profession's Code Section 26001(aa), within sixty (60) days of employing its tenth (10th) employee, and abide by the terms of such Labor Peace Agreement. If Owner has less than ten (10) employees at the time of this Agreement's signing, such Owner shall in good faith provide a notarized Statement of Intent to the City no later than this Agreement's signing indicating that within thirty (30) days of issuance of the Cannabis Business Permit the Owner will enter into and abide by the terms of a Labor Peace Agreement with any labor organization. Attached as Exhibit Document No. 5 and incorporated herein is a true and correct copy of the actual Labor Peace Agreement; or applicable Notarized Statement of Intent. Owner shall abide by the terms of the Labor Peace Agreement if and when so adopted in accordance with this Subsection. If Owner fails to comply with the Labor Peace Agreement requirement in accordance with this Subsection, such failure shall constitute a default of this Agreement.

5.6 Jobs and Wage Creation.

5.6.1 Local Outreach. Owner agrees to use its reasonable efforts to market employment opportunities at the Project to Covina residents. Job announcements shall be posted at City Hall, along with proof that the job announcements were advertised in at least two (2) newspapers published, printed, or distributed in the City and on various social media sites accessible to the general public. In addition, Owner shall make a good faith effort to advertise job announcements at local job fairs, on local radio and through public agencies and organizations.

5.6.2 Full-time work. Owner shall make its best efforts to fill every position with a full-time employee. However, at no time shall Owner have a labor force that is composed of less than 50% full-time employees within its labor force, and Owner shall make a good faith effort to maintain a full-time employee level of seventy five percent (75%). Owner agrees to provide to its eligible employees leave benefits, health and wellness benefits and other employee benefits to the extent such benefits are required to be paid for by Owner under applicable state and federal employment laws.

5.6.3 Living Wage. Owner shall provide a living wage to employees. "Living Wage" means one hundred fifty percent (150%) more than the applicable amount of the hourly minimum wage mandated by California state or federal law, whichever is greater.

5.7 Development Agreement Administrative Fee Deposit. Owner shall be responsible for all of the City's actual costs associated with processing Development Approvals for the Project including, but not limited to, costs associated with the City's review and processing of the Project, including but not limited to reviewing the Project's entitlements, including all environmental clearance documents, permits, licenses and all documents evidencing compliance with state and local law. Upon approval of the Agreement, within five business days of approval, Owner must deposit twenty thousand dollars ($20,000) with the City for the purpose of reimbursing the City for any associated costs with processing the Project, as detailed above, and reimbursing the City for its actual costs incurred in drafting and processing this Agreement. Owner will be liable for the City's actual costs incurred in processing future Development Approval applications. City acknowledges and agrees that this payment is not merely a deposit, but is a cap on the amount of the City's actual costs incurred in processing this Agreement.

ARTICLE 6. DISTRIBUTION AND TRANSPORTATION

6.1 Transportation of Cannabis. All pick ups and drop offs of cannabis and cannabis products into and out of the City of Covina shall be by a licensed distributor. Owner shall not, on its own or through any person or entity, arrange for pick ups or drop offs of cannabis or cannabis products into or out of the City of Covina for any purpose, except by a licensed distributor. This provision shall not apply if the Owners is a license microbusiness that includes distribution as part of its business.

6.2 Distribution of Cannabis. Owner shall distribute its cannabis and cannabis products only through a licensed distributor. Owner shall cooperate fully with the distributor regarding the accounting for product, revenue, and tax collection.

6.3 Distributor Fees. Owner and any licensed distributor shall reach their own Agreement regarding fees for the distributor's services.

ARTICLE 7. REVIEW FOR COMPLIANCE.

7.1 Periodic Review. The City may review this Agreement annually, on or before each anniversary of the Effective Date, in order to ascertain Owner's good faith compliance with this Agreement. During the periodic review, Owner shall be required to demonstrate compliance with all the terms of the Agreement. The review shall be conducted by the Director of Community Development. In connection with this periodic review, Owner shall demonstrate good faith compliance with the terms of this Agreement. If, as a result of the review, the City finds and determines that Owner has not complied in good faith with the terms and conditions of this Agreement, the City may serve on Owner a notice to cure setting forth in detail the nature of Owner's non-compliance with this Agreement. If Owner fails to cure the non-compliance within sixty (60) days of the date of the notice or, if such cure cannot be effected within such sixty (60) day period and Owner fails to commence and proceed in good faith in an effort to cure such non-

compliance within such sixty (60) day period, City may, by written notice to Owner, terminate this Agreement.

7.2 Special Review. The City may order a special review of compliance with this Agreement at any time, if the City reasonably believes that Owner is in breach of this Agreement. If the City finds that Owner has not complied in good faith with the terms or conditions of this Agreement, the City may terminate this Agreement notwithstanding any other provision of this Agreement to the contrary, or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the City.

7.3 The termination provision in Sections 7.1 and 7.2 do not apply to restrict the termination provisions in Section 3.6 regarding failure to pay fees and failure to move forward in a timely way to get all necessary permits, licenses, and a Certificate of Occupancy.

7.4 Certificate of Compliance. If, at the conclusion of a periodic or special review, the City determines that Owner is in compliance with this Agreement, upon request of the Owner the City shall issue a Certificate of Compliance ("Certificate") to Owner stating that after the most recent periodic or special review, and based upon the information known or made known to the City, that (i) this Agreement remains in effect and (ii) Owner is not in default. The City shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the City, regardless of whether or not the Certificate is relied upon by Owner.

7.5 Failure to Conduct Review. The City's failure to conduct a periodic review of this Agreement shall not constitute a breach of this Agreement.

7.6 Cost of Review. The costs incurred by City in connection with the periodic or special reviews shall be borne by the City. The Owner is not liable for any costs associated with any City periodic or special review of this Agreement. The Owner is not liable for costs incurred for reviews.

7.7 Inspections. The City has the right to inspect the premises at any time with 24 hours' notice to Owner in writing. Exception to 24 hours' notice: In case of exigent circumstances or if the City reasonable believes a crime is being committed, no notice whatsoever is required. Failure of the Owner to allow access to its facilities when the City requests an inspection, subject to the notice provisions described in the Section, is a violation of this Agreement.

ARTICLE 8. DEFAULTS AND REMEDIES.

8.1 Remedies in of City after Default. In the event of a Default by Owner, City may terminate this Agreement and shall otherwise have hereunder all legal and equitable remedies as provided by law. Before City may terminate this Agreement or take action to obtain judicial relief, the City shall comply with the notice and cure provisions of Section 8.3.

Owner hereby agrees to waive and/or release the City of Covina for any claim or claims or cause of action, not specifically and expressly reserved herein, which Owner may have at the time of execution of Agreement relating to any application to the City of Covina including but not limited

to, any application for any type of Commercial Cannabis Business license or conditional use permit from the City of Covina.

CALIFORNIA CIVIL CODE SECTION 1542

The Owner expressly acknowledges that this Agreement is intended to include in its effect, a waiver without limitation, of all claims or causes of actions which have arisen and of which each side knows or does not know, should have known, had reason to know or suspects to exist in their respective favor at the time of execution hereof, that this Agreement contemplates the extinguishment of any such Claim or Claims. The Owner specifically acknowledges and waives and releases the rights granted to Owner under **California Civil Code Section 1542**, which states as follows:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

By expressly waiving the rights granted to Owner under **California Civil Code Section 1542**, the Owner represents that they understand and acknowledge that if they have suffered any injury, damage as a result of the application for or request for any permit from the City of Covina and (i) they are not presently aware of any damage or injury, or (ii) any damage or injury has not yet manifested itself, any claims for any such damage or injury are forever released and discharged.

Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the exercise by the City of its power of eminent domain. Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the grossly negligent or malicious acts of the City and its officials, officers, agents, and employees. Nothing herein shall modify or abridge any defenses or immunities available to the City and its employees pursuant to the Government Tort Liability Act and all other applicable statutes and decisional law.

Except as set forth in the preceding paragraph relating to eminent domain, Owner's remedies shall be limited to those set forth in this Section 8.1, Section 8.2, and Section 8.3 except for those in Section 3.6.

8.2 Specific Performance. The nature of a development agreement under the Development Agreement Law is a very unusual contract involving promoting a development project facing many complex issues including but not limited to environmental, financial, market, regulatory and other constantly evolving factors over an extremely long time frame. The high level of uncertainty and risk involved justify the extraordinary commitments made to Owner by City. The parties acknowledge that City would not have entered into this Agreement had it been exposed to monetary damages claims from Owner for any termination, or Default hereunder. As such, the parties agree that in no event shall Owner be entitled to recover monetary damages of any amount or of any kind against City for City's termination or Default under this Agreement. For purposes of enforcement, therefore, Owner's sole remedy for any Default of this Agreement shall be the remedy of specific performance. Before Owner takes action to obtain a judicial order

for specific performance against City, Owner shall comply with the notice and cure provisions of Section 8.3.

8.3 Notice and Opportunity to Cure. A non-Defaulting Party in its discretion may elect to declare a Default under this Agreement in accordance with the procedures hereinafter set forth for any alleged Default of the other party ("Defaulting Party"). However, the non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure. The Defaulting Party shall be deemed in Default under this Agreement, if the breach or failure can be cured, but the Defaulting Party has failed to take such actions and cure such Default within sixty (60) days after the date of such notice. However, if such Default cannot be cured within such sixty (60) day period, and if the Defaulting Party does each of the following:

1. Notifies the non-Defaulting Party in writing with a reasonable explanation as to the reasons the asserted Default is not curable within the sixty (60) day period;

2. Notifies the non-Defaulting Party of the Defaulting Party's proposed cause of action to cure the Default;

3. Promptly commences to cure the Default within the sixty (60) day period;

4. Makes periodic reports to the non-Defaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to timely completion, then:

The Defaulting Party shall not be deemed in Default of this Agreement once the Default has been timely cured.

8.4 Termination Notice. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any Default, or fail to diligently pursue such cure as prescribed above, the non-Defaulting Party may, in its discretion, provide the Defaulting Party with a written notice of intent to terminate this Agreement ("Termination Notice"). The Termination Notice shall state that the non-Defaulting Party will elect to terminate the Agreement within sixty (60) days and state the reasons therefor (including a copy of any specific charges of Default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the non-Defaulting Party's election to terminate this Agreement shall only be rescinded (i) if the Defaulting Party fully and completely cures all Defaults prior to the date of termination, or (ii) if the non-Defaulting Party elects to revoke the Termination Notice.

8.5 Waiver of Breach. By not filing a legal challenge to City's action to approve or issue any Development Approval within the period established by applicable law, Owner shall be deemed to have waived any claim that any condition of approval attached to said Development Approval is improper or that the action, as approved, constitutes a breach of the provisions of this Agreement. By recordation of a final subdivision map on any portion of the Property, Owner shall be deemed to have waived any claim that any Condition of Approval of such final subdivision map is improper or that the Condition of Approval constitutes a breach of the provisions of this Agreement.

8.6 Attorney's Fees. In the event either party to this Agreement is forced to bring legal action to enforce its rights under this Agreement, and notwithstanding the limitation of the parties' remedies under Section 8.2, the prevailing party in any such action shall be entitled to recover its reasonable attorney's fees and costs of suit.

ARTICLE 9. THIRD PARTY LITIGATION.

9.1 Non-liability of Parties. As set forth above, City has determined that this Agreement is consistent with the General Plan and meets all of the legal requirements of State law. The parties acknowledge that:

A. In the future there may be challenges to the legality, validity and adequacy of the Development Approvals, the CEQA Determination, and/or this Agreement; and

B. If successful, such challenges could delay or prevent the performance of this Agreement and the Development of the Property.

C. In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 9, neither party shall have liability under this Agreement for any failure of either party to perform its respective obligations under this Agreement under this Agreement as the direct result of a judicial determination resulting from any claim or litigation that on the Effective Date, or at any time thereafter, the Land Use Regulations, the Development Approvals, or any related CEQA Determination for the Project, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Revision of Land Use Regulations. If, for any reason, the Land Use Regulations, the Development Approvals (including, without limitation, this Agreement), the CEQA Determination or any part thereof is hereafter judicially determined, as provided above, to not be in compliance with applicable laws or regulations and, if such noncompliance can be cured by an appropriate action otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. If required by a judicial decision, City shall process any of Owner's applications for amendments to any of the Development Approvals, the CEQA Determination, and this Agreement, as necessary in response to such judicial decision. The Parties understand and agree that no promise can be made as to any future approval, however, because land use regulations involve the exercise of City's police power and it is settled California law that government may not contract away its right to exercise its police power in the future. *Avco Community Developers Inc. v. South Coast Regional Com.*, 17 Cal.3d 785, 800 (1976); *City of Glendale v. Superior Court*, 18 Cal.App.4th 1768 (1993).

9.3 Participation in Litigation: Indemnity. To the full extent permitted by law, Owner agrees to and shall fully indemnify, hold harmless, and defend, City and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of this Agreement, any of the other Development Approvals, or the CEQA Determination. Owner's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or

annul any approval, should it occur, related to this Agreement, any of the other Development Approvals, or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA, and shall also include actions related to enforcement of conflicts between State and Federal law. Owner shall reimburse City for any court costs and attorneys' fees that City may be required by a court to pay as a result of such Claim(s). City may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Owner, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Owner. Such participation in the defense of such Claim(s) or the retention of separate counsel by City shall not relieve Owner of its obligations under this Agreement.

9.4 City shall promptly provide written notice to Owner of any Claim(s). City shall take all necessary and reasonable steps to provide such notice to Owner in a timely fashion and in a manner that will not result in any substantial prejudice to Owner's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). City acknowledges that Owner desires to provide the defense of any Claim(s) in a cost efficient manner. City and Owner shall coordinate and cooperate in their defense activities, whether City is participating in defense undertaken by Owner or is retaining separate counsel. As used in this Agreement, cooperation does not include City having to take any action or make any decision that City does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires City to exercise its discretion in a particular manner.

9.5 Owner may not resolve such Claim(s) without City's prior written consent. In all events, City shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Owner's consent shall be required (and may be granted or withheld in Owner's discretion) if the resolution of the Claim(s) shall require a payment by Owner or limit Owner's rights under the Development Approvals, including, without limitation, this Agreement. Owner's obligation to pay the cost of any such Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

9.6 In the event Owner fails or refuses to reimburse City for its cost to defend any Claim(s), City shall have the right to terminate this Agreement, subject to the notice and cure requirements of Section 8.3 above. Additionally, in the event of any such Claim(s), the Term of this Agreement shall be tolled for the period during which such Claim(s) are proceeding until fully and finally resolved

9.7 In order to ensure compliance with this Article 9, within twenty (20) days after notification by City of the receipt of any Claim(s), Owner shall deposit with City cash or other security in the amount of one hundred thousand dollars ($100,000), satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to City of all costs and fees related to any action triggering the obligations of this Article 9. If City is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Owner shall restore the deposit to its original amount within fifteen (15) days after notice from City that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to

secure the obligations of this Article 9, Owner shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9.8 Hold Harmless: Owner's Construction and Other Activities. Owner shall indemnify, defend, save and hold City and its Agents, as defined in this Article 9 above, and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Owner's or Owner's agents, contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by Owner or by any of Owner's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Owner or any of Owner's agents, contractors or subcontractors. Notwithstanding anything to the contrary in this Section 9.8, nothing herein shall make Owner liable for the negligence or willful misconduct of City's Agent(s).

9.9 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than City's Default as provided herein and shall continue to be the liability and obligation of Owner, binding upon Owner, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

9.10 Environmental Contamination. Owner shall indemnify and hold the City, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of the Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors, excepting any acts or omissions of City as successor to any portions of the Property dedicated or transferred to City by Owner, for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, the City, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. The City may in its discretion participate in the defense of any such claim, action or proceeding. The provisions of this Section 9.10 do not apply to environmental conditions that predate Owner's ownership or control of the Property or applicable portion; provided, however, that the foregoing limitation shall not operate to bar, limit, or modify any of Owner's statutory or equitable obligations as an owner or seller of the Property.

ARTICLE 10. THIRD PARTY LENDERS, ASSIGNMENT & SALE.

10.1 Encumbrances. The parties hereto agree that this Agreement shall not prevent or limit Owner, in any manner, at Owner's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property.

10.2 Lender Requested Modification/Interpretation. The City acknowledges that the lenders providing such financing may request certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. The City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and

purposes of this Agreement and as long as such requests do not minimize, reduce, curtail, negate or in any way limit City's rights under this Agreement.

10.3 Assignment/Transfer/Sale. No assignment, transfer or sale of the rights or obligations of the Owner under this Agreement is permitted. Any sale, transfer, or assignment without City Council approval is a breach of this Agreement.

ARTICLE 11. MISCELLANEOUS PROVISIONS.

11.1 Penalty.

11.1.1 Owner acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and if necessary enforcement actions to protect health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Owner fails to make any payment due, as required by this Agreement, including the Public Benefit Fee(s) in Article 5, City may impose a "Non-Performance Penalty." A "Non-Performance Penalty" of ten percent (10%) shall be applied to all past due payments. Payment of Non-Performance Penalty shall be in a single installment due on or before fifteen (15) days following delivery of a notice of non-performance penalty by the City to the Owner. This provision shall survive the termination of this Agreement.

11.1.2 If Owner fails to pay the Non-Performance Penalty, then, in addition to the principal amount of the Non-Performance Penalty, Owner shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from fifteen (15) days following delivery of a notice of Non-Performance Penalty. This provision shall survive the termination of this Agreement.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and Agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or Agreements that are not contained or expressly contained herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement, provided, however, City at its option may rely on statements by Owner's agents at the public hearings leading to the City's approval of the project or on written documents by Owner's agents that are a part of the public record.

11.3 Severability. If any term, provision, covenant, or condition of this Agreement shall be determined invalid, void, or unenforceable, by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. The foregoing notwithstanding, the provision of the public benefits set forth in Article 5, including the payment of the fees set forth therein, are essential elements of this Agreement and the City would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void, or unenforceable, at the City's option this entire Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever. The foregoing notwithstanding, the development rights set forth in Article 4 of

this Agreement are essential elements of this Agreement and Owner would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void or unenforceable, at Owner's option this entire Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to principles of conflicts of laws. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, since all parties were represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Singular and Plural; Gender, and Person. Except where the context requires otherwise, the singular of any word shall include the plural and vice versa, and pronouns inferring the masculine gender shall include the feminine gender and neuter, and vice versa, and a reference to "person" shall include, in addition to a natural person, any governmental entity and any partnership, corporation, joint venture or any other form of business entity.

11.7 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.8 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.9 No Third Party Beneficiaries. The only parties to this Agreement are Owner and the City. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. There are no third party beneficiaries and this Agreement is not intended, and shall not be construed, to benefit, or be enforceable by any other person whatsoever.

11.10 Supersedes Previous Agreements. This Agreement when signed and executed by Owner and the Mayor of Covina supersedes any previous Agreements and renders them null and void.

11.11 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.12 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.13 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and prosecuted in the Superior Court of the County of Los Angeles, State of California, and the parties hereto waive all provisions of federal or state law or judicial decision providing for the filing, removal or change of venue to any other state or federal court, including, without limitation, Code of Civil Procedure Section 394.

11.14 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Owner is that of a government entity regulating the development of private property and the owner of such property.

11.15 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.16 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain.

11.17 Agent for Service of Process. In the event Owner is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer, resident of the State of California, or if it is a foreign corporation, then Owner shall file, upon its execution of this Agreement, with the Chief Executive Officer or his or her designee, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon Owner. If for any reason service of such process upon such agent is not feasible, then in such event Owner may be personally served with such process out of the County of Los Angeles and such service shall constitute valid service upon Owner. Owner is amenable to the process so described, submits to the jurisdiction of the Court so obtained, and waives any and all objections and protests thereto.

11.18 Authority to Execute. The person or persons executing this Agreement on behalf of Owner warrants and represents that he/she/they have the authority to execute this Agreement on behalf of his/her/their corporation, partnership or business entity and warrants and represents that he/she/they has/have the authority to bind Owner to the performance of its obligations hereunder. Owner shall each deliver to City on execution of this Agreement a certified copy of a resolution and or minute order of their respective board of directors or appropriate governing body authorizing the execution of this Agreement and naming the officers that are authorized to execute

this Agreement on its behalf. Each individual executing this Agreement on behalf of his or her respective company or entity shall represent and warrant that:

(i) The individual is authorized to execute and deliver this Agreement on behalf of that company or entity in accordance with a duly adopted resolution of the company's board of directors or appropriate governing body and in accordance with that company's or entity's articles of incorporation or charter and bylaws or applicable formation documents; and

(ii) This Agreement is binding on that company or entity in accordance with its terms; and

(iii) The company or entity is a duly organized and legally existing company or entity in good standing; and

(iv) The execution and delivery of this Agreement by that company or entity shall not result in any breach of or constitute a default under any mortgage, deed of trust, loan agreement, credit agreement, partnership agreement, or other contract or instrument to which that company or entity is party or by which that company or entity may be bound.

11.19 Nexus/Reasonable Relationship Challenges. Owner agrees that the fees imposed are in fact reasonable and related to the mitigation of the negative impacts of the business on the City and consents to, and waives any rights it may have now or in the future to challenge the legal validity of, the conditions, requirements, policies or programs set forth in this Agreement including, without limitation, any claim that the terms in this Agreement constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, and/or impose an unlawful tax.

11.20 No Money Damages Relief Against the City. The parties acknowledge that the City would not have entered into this Agreement had it been exposed to damage claims from Owner, or anyone acting on behalf of Owner for any breach thereof. As such, the parties agree that in no event shall Owner, or Owners' partners, or anyone acting on behalf of Owner be entitled to recover money damages against City for breach of this Agreement.

11.21 Laws. Owner agrees to comply with all applicable state, regional, and local laws, regulations, polices and rules. In addition, Owner further agrees to comply with all issued entitlements, permits, licenses, including any and all applicable development standards. Specifically, Owner agrees to comply with all applicable provisions of CMC.

11.22 Compliance with Conditions of Approval. Owner agrees to comply with and fulfill all conditions of approval for any and all entitlement, permits, and/or licenses it receives from the City. All conditions of approval for all entitlements, permits and/or licenses are attached hereto and incorporated herein by this reference.

11.23 Consistency with Applicable Commercial Cannabis Regulation. The City and Owner acknowledge that this Agreement shall be read consistent with any statewide or national regulation of commercial cannabis that is promulgated in the future, either by legislative action or voter approval.

(SIGNATURES FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates written above.

CITY OF COVINA

By: _____
_____, Mayor

Date: _____

ATTEST:

By: _____
Fabian Velez, Chief Deputy City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Candice Lee, City Attorney

Date: _____

OWNER

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

(Two signatures of corporate officers required unless corporate documents authorize only one person to sign the agreement on behalf of the corporation)

APPROVED AS TO FORM:

By: _____
Legal Counsel for _____

Date: _____

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

List of Exhibit Documents

No. 1 - Legal Description of the Property

No. 2 - Map showing Property and its location

No. 3 - Operations and Management Plan (refer to the RFP)

No. 4 – Conceptual Plans – For final plans refer to the approved tenant improvement plan check by Building and Safety Division (BLD 25-XXXX)

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent

Exhibit Document No. 1
Legal Description of the Property

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 2
Map showing Property and its location

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 3
Operations Plan (in reference to the RFP)

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 4
Conceptual Plans – for final plans refer to the approved tenant improvement plan check by the Building and Safety Division

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 5
Labor Peace Agreement; or applicable Notarized Statement of Intent

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

ORDINANCE 25-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN ZEN GW CALI PARTNERS LLC, AND THE CITY OF COVINA, RELATED TO APPROVAL OF A 3,956 SQUARE FOOT CANNABIS RETAIL ESTABLISHMENT WITHIN THE COVINA TOWN CENTER SPECIFIC PLAN (CTCSP) MIXED USE (MU) ZONE LOCATED AT 125 SOUTH CITRUS AVENUE (APN 8444-001-018) AND MAKING A FINDING OF EXEMPTION UNDER CEQA

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Zen GW Cali Partners LLC ("Zen Garden") has proposed and sought development approvals of a cannabis retail business to be located 125 South Citrus Avenue. The proposal is for a Cannabis Retail Establishment ("Zen Garden"), consisting of a 3,956 square feet of cannabis retail space, and associated tenant improvements, within the Covina Town Center Specific Plan Mixed Use zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018).

WHEREAS, the project is categorically exempt pursuant to State CEQA Guidelines 15301 (1), because the project consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions, and the approval of the Development Agreement and the project would not lead to any significant impacts The project involves interior improvements and upgrades. No structural additions or expansions are proposed; and

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed project; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and Development Agreement and found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with

public convenience and beneficial to the public welfare, will not adversely impact the orderly development of property, and contains the required elements as required by law and the City; and

WHEREAS, the City Council, after published notice, held a public hearing on July 15, 2025 concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing; and

WHEREAS, on July 15, 2025, the City Council of the City of Covina held a noticed public hearing to review the Development Agreement pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing; and

WHEREAS, on July 15, 2025, the City Council of the City of Covina, concurrently with the consideration of the proposed Project including Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, also considered the proposed Development Agreement at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing; 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. CEQA. The City Council, based on its own independent judgment, determines that the project to be carried out by the Development Agreement is categorically exempt pursuant to State CEQA Guidelines Section 15301 as a Class 1 exempt project. The project aligns with the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. The project involves interior improvements and upgrades to an existing facility. No structural additions are proposed.

SECTION 2. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan, including but not limited to the Land Use Element designation for the site and with applicable policies and objectives of the General Plan;
2. Is in conformity with good land use practices because the project approvals, and the terms and provisions of the Development Agreement will guarantee adequate safety and security of the building and operation and provide for financial and community benefits to the City so as to ensure that its operation will be compatible with and not injurious to surrounding uses and will provide general benefits to the City and the community;

3. Will not be detrimental to the health, safety and general welfare as the project approvals and provisions of the development agreement will guarantee adequate safety measures;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be developed and operated in compliance with strict standards consistent with state law, City ordinances and conditions of approval; and
5. Contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15 years, subject to extension by mutual agreement of the City and Zen Garden (Section 3.5); provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4); contains terms for operation by reference to the "Development Approvals" that Zen Garden must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11) and various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification. Based on these findings and other evidence in the record, the Development Agreement is consistent with, and the provisions of Government Code 65864 through 65869. 5.

SECTION 3. Based upon the aforementioned findings, and all other evidence in the record of the proceeding, the City Council hereby approves the Development Agreement between Zen GW Cali Partners and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed development agreement shall be recorded against the title to the property.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, **APPROVED**, and **ADOPTED** this __ day of _____, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, Mayor

ATTEST:

_____
FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
KEVIN ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 25-08 was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

_____
FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2025-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 25-004, TO PERMIT THE ESTABLISHMENT OF A CANNABIS RETAIL ESTABLISHMENT WITHIN THE COVINA TOWN CENTER SPECIFIC PLAN MIXED USE ZONE, AND SITE PLAN REVIEW (SPR) 25-039, TO ALLOW A 3,956 SQUARE-FEET TENANT IMPROVEMENT FOR A PROPERTY LOCATED AT 125 S CITRUS AVE, COVINA, CA, 91723 (APN 8444-001-018) AND MAKING A DETERMINATION OF EXEMPTION FROM THE (CEQA)

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit, and

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Alejandro Calleres, has filed an application for Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039 a request to approve cannabis retail establishment (Zen GW Cali Partners LLC ("Zen Garden")) on a 3,956 square- foot commercial tenant space and associated interior tenant improvements within the Town Center Specific Plan Mixed Use zone, located at 125 S Citrus Ave, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit; and that any approval of such permit shall be made by the City Council; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission and the City Council to hold a hearing on an application for a development agreement; and

WHEREAS, on June 24, 2025 the Planning Commission conducted a public hearing on the proposed CUP 25-004, SPR 25-039, and development agreement at which time oral and written comments received prior to or at the meeting together with a written recommendation from the Planning Division was presented to the Planning Commission, The Planning Commission concluded said meeting on that date. Following consideration of the entire record of the information received at the public hearing and due consideration of the proposed project (inclusive of the application for CUP 25-004, SPR 25-039, and the development agreement), the Planning Commission adopted Resolution No. 2025-013 PC recommending that the City Council approve Conditional Use Permit (CUP) 25-4 and Site Plan Review (SPR) 25-39; and

WHEREAS, on July 15, 2025, at a duly noticed public hearing as prescribed by law, the City Council considered the proposed Project and any document received prior to or at the public hearing, at which time the City Staff presented its report, and interest person has an opportunity to testify either in support or opposition to the proposed project. The City Council concluded the public hearing on said date; and

WHEREAS, all legal perquisites prior to the adoption of this Resolution have occurred.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing both orally and documentary, and after being fully informed, the City Council hereby find and decide, pursuant to the Title 17.62.120 (Conditional Use Permit) and Title 17.64.070 of the Municipal Code:

A. <u>Findings for Conditional Use Permit (CMC Section 17.62.120)</u>

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 11,865-square-foot building has existed on the subject site since 1948, with no known issues pertaining to appurtenant commercial activities. The 3,956 square feet interior space in which the proposed cannabis retail store would operate appears to have sufficient physical dimensions to support the use of retail, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Town Center Specific Plan – Mixed Use zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate during hours of darkness. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is located within an established development, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves a cannabis retail store generating a negligible increase in traffic. The City/Traffic engineer has reviewed the proposal and determined that Citrus Ave has sufficient widths and capacities to accommodate this use. **Therefore, as proposed, this criterion has been met.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis business. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis business would not become a nuisance for adjacent businesses. The proposed cannabis business meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis retail store is conditionally permitted within Town Center Specific Plan – Mixed Use zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis retail business establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**
   Facts: The proposed operation of a cannabis retail store within the Town Center Specific Plan – Mixed Use zone. Conditions of approval will ensure that the site

conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis retail store "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis retail store conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Covina Town Center Specific Plan, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Fact: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis retail business and other associated improvements. The subject site is located within the Town Center Specific Plan – Mixed Use zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by commercial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis retail business is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 12,941 square feet (0.30 acres) in land area and developed with a 11,865 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Fact: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Town Center Specific Plan – Mixed Use zone there by facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves interior improvements and upgrades. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

SECTION 3. The City Council, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class 1 exemption, which consists of the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure involving negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions. The project involves interior improvements and upgrades to an existing facility. No structural additions are proposed. The City Council further finds that there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above,

the City Council approves

A. Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039, subject to the conditions of approval incorporated here and attached hereto as Exhibit "A."

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This resolution shall be effective upon the effective date of Resolution CC 2025-88 and Ordinance 25-08.

SECTION 7. Certification, 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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-88 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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

CONDITIONAL USE PERMIT (CUP) 25-004 AND
SITE PLAN REVIEW (SPR) 25-039
APN: 8444-001-013

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039,** shall allow a Cannabis Retail establishment ("Zen Garden") within a 3,956 square-foot commercial retail space, and associated tenant improvements, within the Covina Town Center Specific Plan (CTCSP) / Mixed-Use (MU) District zone, located at 125 S Citrus Ave, Covina, CA, 91723 (APN: 8444-001-018).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-004 and Site Plan Review (SPR) 25-039:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 125 S Citrus Ave.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the Development Agreement shall set forth the terms and conditions under which the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate

fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-0013 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable

notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.

CC Regular Meeting

AGENDA ITEM REPORT

Meeting: July 15, 2025
Title: Proposal for a 4,600 square-foot Cannabis Microbusiness Retail Establishment
Presented by: Eduardo Lomeli, Assistant Planner
Recommendation: City Council consideration of the following:
1. City Council Adoption of Resolution CC 2025-86, conditionally approving: Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, and making a determination of exemption from CEQA, to approve a cannabis microbusiness retail establishment ("STIIIZY"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032), and making a finding of exemption under CEQA; and
2. Waive full reading, read by title only, and introduce Ordinance 25-06 entitled, "An Ordinance of the City of Covina approving a Development Agreement between STIIIZY Covina Inc, and the City of Covina, related to the approval of a 4,600 square foot cannabis microbusiness retail establishment within the PCD (Planned Community Development) / M-1 (Light Manufacturing) Zone, located at 754 East Arrow Highway (APN: 8405-003-032); and making a finding of exemption under CEQA."

EXECUTIVE SUMMARY:

On June 24, 2025 the Planning Commission of the City of Covina conducted a duly noticed public hearing to consider a proposal for a four thousand-six hundred (4,600) square-foot tenant improvement to allow a cannabis microbusiness retail establishment to operate in the M-1 Light Manufacturing Zone at 754 E Arrow Highway, Covina, California 91722.

The Planning Commission concluded said hearing on June 24, 2025 and adopted Planning Commission 2025-011 and 012 PC by a 3-0-2 vote, recommending the City Council adopt the following items; Approving Conditional Use Permit (CUP) 25-001, Site Plan Review (SPR) 25-026, Development Agreement 25-003 and making a determination of exemption from the California Environmental Quality Act (CEQA) to allow the operations of a 4,600 square-foot cannabis microbusiness retail establishment located at 754 E Arrow Highway (APN: 8405-003-032).

Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.

e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment B) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement. The development agreement contains all required terms and provisions consistent with state law as further detailed below.

BACKGROUND:

On February 2, 2025, the applicant submitted a request for a Conditional Use Permit and Site Plan Review to establish a cannabis microbusiness retail store named "STIIIZY." The proposed facility will occupy an area of 4,600 square feet and will include sections designated for manufacturing and distribution. A comprehensive review and analysis of the project were presented to the Planning Commission on June 24, 2025, and can be referenced in Attachment A.

The store is scheduled to operate daily from 9:00 am to 9:00 pm, with deliveries arranged during these hours. The business anticipates employing approximately 50 to 60 individuals. During morning hours, around 8 employees will work in the retail section, increasing to 12 during peak hours. The distribution team will consist of 2 on-site employees and 1 delivery employee, totaling 4 personnel. The manufacturing section is expected to have 2 to 3 employees working concurrently.

Security measures for STIIIZY will include two-armed security guards and a video surveillance system. All entrances to the facility will be secured and locked, with non-public areas accessible only via electronic access panels. Devices known as "mosquitos" will be installed to deter vandalism, and a third-party monitoring company will oversee the facility after hours. The building will also feature gates and an alarm system, while nighttime security service patrols will occur.

The interior design will feature a modern aesthetic with an open sales floor. The 1,500-square-foot retail area will include shelves for vendor products and high-definition televisions for product displays. The retail space will accommodate a maximum of 25 customers at any given time, and security personnel will manage the customer check-in process. City staff expressed concerns regarding the check-in procedure and recommended to the Planning Commission that STIIIZY also provide a reception/lobby check-in area, as indicated in their initial proposal to the Cannabis Committee. Condition of Approval B.37 was added to require a reception/lobby check-in area, and supported by the Planning Commission as part of their recommendation to the City Council.

The proposed Commercial Cannabis Business is required to obtain three land use entitlements from the City: (1) a Conditional Use Permit (CUP 25-001), (2) Site Plan Review (SPR 25-026), and (3) a Development Agreement (DA 25-003). In conjunction with the consideration of these three land use entitlements, a determination is also required to be made pursuant to the California Environmental Quality Act. Separately from the land use entitlement process, a Cannabis Business Permit is required for the proposed business as required by the Covina Municipal Code. The facts and findings supporting the approval of all three land use entitlements (CUP 25-001, SPR 25-026 and DA 25-003) are contained in the June 24, 2025 Staff Report for the Planning Commission's consideration of these applications, which Staff Report is attached as Attachment A to this Report. The facts and findings contained in that Report, together with the additional information in this Report, provide and contain the basis for the findings and approval of these land use applications by the City Council.

In addition, thereto, the Development Agreement contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15 years, subject to extension by mutual agreement of the City and STIIIZY (Section 3.5). It provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4) The agreement also contains terms for operation by reference to the "Development Approvals" that STIIIZY must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11). Various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification.

FISCAL IMPACT:

The adoption of a Development Agreement will enable the City to collect a community benefit fee of five percent (5%) of gross receipts plus an additional one percent (1%) of gross receipts that the applicants committed to provide in their application. This measure is intended to facilitate improvements and upgrades within the City and create employment opportunities for Covina residents. Additionally, this adoption will enable the cannabis business to collaborate with the City in establishing and implementing public outreach and education programs.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 32 exemption under state CEQA Guidelines Section 15332, which 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 commercial center, 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

Planning Commission Regular Meeting

STAFF REPORT

ITEM NO. PH 3

Meeting: Planning Commission Regular Meeting of Tuesday, June 24, 2025

Title: **Proposal for a 4,600 square-foot Cannabis Microbusiness Retail Establishment**

Title Description: **Recommendation to the City Council regarding Conditional Use Permit (CUP) 25-001, Site Plan Review (SPR) 25-026, Development Agreement, and determination of exemption from CEQA:** A request to approve a cannabis microbusiness retail establishment ("STIIIZY"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032), and making a determination of exemption of the California Environmental Act (CEQA) guidelines.

Presented by: **Eduardo Lomeli, Assistant Planner**

PROJECT SITE INFORMATION

A. Project Information:

Request:	Conditional Use Permit (CUP) 25-001 Site Plan Review (SPR) 25-026 Development Agreement
Applicant/Authorized Agent:	Andrew McIntyre
Property Owner:	City of Covina
Location:	754 E Arrow Hwy
Assessor Parcel Map No's:	8405-003-032

B. Site and Surrounding Land Uses:

The following table provides the General Plan designation, Zoning, and existing uses of the site and surrounding areas:

Table 1: Site and Surrounding Land Uses

	General Plan	Zoning	Existing Uses
Site	GC- General Commercial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Commercial Uses
North	City of Glendora	City of Glendora	Commercial

South	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Industrial Uses
East	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Commercial Uses
West	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Laboratory and Medical Office

C. Site Characteristics:

The project site is approximately 2.12 acres and features an existing one-story commercial center that spans 34,324 square feet. This center accommodates multiple tenants and is divided into 12 individual tenant spaces, with varied commercial uses that include brewery, barber shop, professional office, restaurant, etc.

There are two main entrances to the commercial center, both accessible from Arrow Grand Circle, while the building itself faces Arrow Highway. Off-street parking is available on Arrow Grand Circle, with a total of 98 parking spaces, including 4 designated handicap stalls. Additionally, there are four (4) trash enclosure areas designated for this location.

BACKGROUND / PROJECT ANALYSIS

In September 2023, the City issued a Request for Proposals (RFP) inviting qualified individuals or companies to operate a cannabis business or a cannabis microbusiness within the city limits. The deadline for submitting proposals was December 20, 2023. The RFP outlined the criteria for qualification, which were reviewed by the Cannabis Committee, which consisted of the City Manager, Deputy City Manager, Chief of Police, and the Deputy City Manager/Community Development Director. The committee evaluated and scored the candidates based on the criteria specified in the RFP.

Candidates who met the requirements were invited to the next phase of review by the City Council. A City Council meeting was held to review the candidate submissions. Ultimately, the council is authorized to issue no more than three (3) Cannabis Business Permits, with one permit granted for every 15,000 residents, rounding down for any fraction, in accordance with Covina Municipal Code (CMC) Section 5.80.080. The entire vetting process took approximately 6 to 9 months. Those individuals or companies selected through this Request for Proposals (RFP) would then advance to the formal phases of obtaining a Cannabis Business Permit and a Conditional Use Permit (CUP).

On February 2, 2025, the applicant submitted applications for a Conditional Use Permit (CUP) and Site Plan Review (SPR) to allow for a cannabis microbusiness retail establishment (“STIIIZY”), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements.

Business Operation:

The hours of operation will be Monday through Sunday 9:00 am to 9:00 pm with deliveries reflecting the same hours. Online delivery orders will not be accepted after 8:00 pm to ensure that all orders are fulfilled by 9:00 pm.

During the initial opening, the applicant will hire approximately 50 to 60 employees for facility operations. For the morning shift, approximately 8 employees will be on-site for the retail component of the business. During peak hours of operation, typically from 4 to 6 pm, the number of retail employees will increase to approximately 12. A total of 40 retail employees are expected to be staffed for the grand opening. For the distribution component, there will be 2 employees on-site, while 1 employee will be out on delivery routes to dispensaries. A total of 4 distribution employees will be present for the grand opening. For the manufacturing component, there will be 2 to 3 employees on-site at any given time, with a total of up to 5 employees on the payroll.

Security:

During business hours, STIIIZY Covina will employ two-armed security guards, in addition to a continuously recording video surveillance system. All entrances will remain locked and will be controlled by either a STIIIZY Covina employee or a security guard. Non-public entrances will have electronic access panels for employees and guards to use. There will also be electronic access panels that connect the front of the house to the back, for each office, and for the Secured Inventory Storage area. These panels allow for different tiers of access and log who accessed each room and at what time. As specified in Covina Municipal Code (CMC) Section 17.84.080(A)(17), high-frequency devices, commonly referred to as "mosquitos," will be installed to deter vandalism and loitering.

Beyond the video surveillance system and "mosquitos," STIIIZY will also employ a third-party monitoring company, along with its own internal video monitoring department, to oversee the facility for any inappropriate activity after hours. The building will also be secured with scissor gates with shackless locks, located on the inside of the building along the windows. Motion-detecting lighting will also be installed throughout the interior and exterior of the facility to enhance video surveillance. Furthermore, an alarm system will be activated once employees have exited the building for the day. Lastly, a third-party security service will provide vehicle patrols during after-hours.

Design:

The proposed cannabis microbusiness will feature interior improvements with a modern design aesthetic. The sales floor will utilize an open floor-concept layout. The 1,500-square-foot retail area will have counters positioned around the perimeter, leaving the central space largely open for customers to enjoy the visual experience and to form lines.

The walls will be equipped with vendor shelving to display empty product packages, highlighting the items sold by the vendors. Additionally, high-definition TVs will be mounted on the walls to showcase the products and enhance the store's overall visual appeal.

The existing flooring will be replaced with black-and-white marble-effect epoxy flooring, while lit glass display counters will be used to house the products for sale. This design concept prioritizes maximum visibility and aligns with a modern, state-of-the-art “art gallery” atmosphere. Recessed LED lighting fixtures will be installed throughout the sales floor to ensure proper illumination for both staff and customers.

Per Building and Safety occupancy limits, a maximum of 25 customers are allowed in the 1,500 square foot retail sales area at any given time for check-in and assistance. The line for check-in will extend outside along the western side of the building and will not obstruct access to adjacent businesses. Long lines are anticipated on and during the first months of their Grand Opening Day. Security personnel will monitor the line to ensure the safety of customers. The entrance will remain locked at all times and will be managed

by an employee or licensed security professional. Access to the sales floor will be restricted, and only those who have checked in at reception will be allowed entry into the retail sales area.

The proposed floor plan submitted to city staff does not include a reception/lobby check-in area. City staff expressed concerns regarding check-ins at the door, citing public safety concerns and the potential for long lines outside the building. The applicant explained that STIIIZY's business model allows for check-ins at the door to facilitate a quick and efficient flow of customers entering and exiting the premises.

In May 2025, Planning staff visited STIIIZY's Pomona location and confirmed that there was indeed a reception/lobby check-in area at that site. Additionally, during city staff's visits to various cannabis retail establishments in Santa Ana, all observed locations included a reception/lobby check-in area. No ID verifications were conducted outside or at the door. As a result, Condition of Approval No. B.37 has been added, requiring STIIIZY to modify their floor plan to include a reception/lobby check-in area. Please refer to Attachment D for the floor plan layout.

No exterior modifications are proposed, other than updating signage and pressure washing the building exterior to brighten the exterior façade.

Lighting:
The project site will be well-lit to enhance public safety and visibility. The applicant will install exterior security lighting that provides and maintains at least 1.5 foot-candles of uniform, white LED lighting around the perimeter of the building and at access points. For standalone cannabis businesses, it is essential that the exterior of the building and parking lot areas have sufficient lighting to ensure the safe movement of vehicles and pedestrians. Both the Planning Division and the Covina Police Department reviewed the photometric lighting plan and are satisfied with their proposal.

Parking:
Under CMC Section 17.84.090, a cannabis microbusiness is required to provide one parking space for each employee on the maximum working shift, or at least one parking space for every 500 square feet of gross floor area, whichever is greater. As presented, the proposed use would require a total of 24 parking spaces. The existing commercial center provides 98 parking spaces.

Please note that Assembly Bill 2097 (AB 2097) is a recent law in California that prohibits public agencies and cities from imposing minimum automobile parking requirements on most development projects situated within a half-mile radius of a major transit stop. This project is approximately 0.20 miles from a high-frequency bus stop. Overall, staff has determined there is sufficient parking available within the site.

Table - 1

Minimum Required Off-Street Commercial Parking Space(s)	Parking Spaces Required	Parking Spaces Provided
Cannabis microbusiness - one parking spot for each employee on the maximum working shift, or not less than one parking spot for each 500 square feet of gross floor area, whichever amount is greater, unless otherwise determined by the	4,600/500 = 9.2 parking stalls (15) Employees = 15 parking stalls	Commercial center provides 98 parking spaces on site.

director pursuant to a traffic and parking study.		
Total:	**24 parking spaces**	**98 parking spaces**

Conditional Use Permit:
Under Chapter 17.84 ("Cannabis Prohibitions and Regulations") of the CMC, any proposal for cannabis microbusiness must include a development agreement and a conditional use permit. Additionally, the proposal must comply with the standards outlined within the chapter, as well as the requirements of the underlying zoning district. For this property, the relevant zoning district requirements typically pertain to the "M-1 / Light Manufacturing" zone and CMC Chapter 17.84. As previously described, all proposed modifications to accommodate such use are interior tenant improvements. No exterior modifications are proposed.

Cannabis Business Permit:
Upon receiving the planning commission's recommendation for approval to the City Council, the applicant must begin the Cannabis Business Permit approval process with the Code Enforcement Division. This division will handle the permit application and oversee the annual cannabis renewal permit in collaboration with the Covina Police Department, as well as the Planning and Building & Safety Divisions. Once the City Council formally approves the project and all documentation approval requirements are met, a Cannabis Business Permit will be issued.

Business License:
All applicants who wish to establish, maintain, operate, or conduct a cannabis business in the city must obtain a business license. To secure a Cannabis Business Permit, a business license is necessary.

State License:
All applicants who proposes to establish, maintain, operate, or conduct a cannabis business in the city and every property for which a cannabis business is proposed to be established, maintained, operated, or conducted shall obtain all state licenses for the activity to be conducted. The applicant must cooperate with other public agencies to secure all necessary state license(s) prior to obtaining a Cannabis Business Permit through Code Enforcement.

Development Agreement:
Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

a) Public outreach and education.
b) Payment of community benefit fees and any other charges agreed upon by both parties.
c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.
e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

A copy of the development agreement is attached. (Attachment No. F) Government Code section 65867 requires both the planning commission and by the city council to hold a public hearing to consider adoption of a development agreement.

Operation and Management Plan:
City staff, comprising the Planning Division, Code Enforcement, and the Covina Police, met with our counterparts from the City of Santa Ana to gain a better understanding of cannabis business operations. To further enhance our knowledge, Santa Ana staff conducted detailed site visits to various cannabis retail establishments to observe their day-to-day operations and management practices. Following these visits, City staff reviewed the application for the proposed operation and management plan and found no concerns and are satisfied with the proposal presented.

Signage:
In accordance with CMC 17.84.090.C, no cannabis or cannabis products, nor graphics depicting cannabis or cannabis products, will be visible from the exterior of the business or on any vehicles owned or used by the business.

No outdoor storage of cannabis or cannabis products is permitted at any time. According to CMC 17.84.070.H.7, STIIIZY will notify all patrons of the following through conspicuous signage posted throughout the premises, including within the lobby and in view of the point of sale area:

- The secondary sale, barter, or distribution of cannabis is a crime and can lead to arrest.
- Loitering on and around the cannabis business is prohibited by California Penal Code Section 647(e).
- Patrons may be subject to prosecution under federal cannabis laws.
- The use of cannabis may impair a person's ability to drive a motor vehicle or operate machinery.

STIIIZY will post a clearly legible sign in a prominent location outside the building, near the entrance to the premises, indicating that the following actions are prohibited on the premises:

- Smoking, ingesting, or consuming cannabis, marijuana, or alcohol
- Possessing deadly weapons, including concealed firearms, even if licensed
- Allowing persons under the age of 21 on the premises
- Wearing hats, sunglasses, hoodies, or other accessories that obscure identity
- Bringing personal bags, backpacks, duffel bags, large purses, or other containers

The commercial center has an existing Sign Program the applicant must follow. All signage submitted by the applicant will be reviewed as a separate sign permit application, and related plans will be required to demonstrate compliance with the City's cannabis sign ordinance for the property.

FINDINGS OF FACTS

CMC Section 17.62.120 provides that the Planning Commission, in approving a Conditional Use Permit shall find as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 34,324-square-foot building has existed on the subject site since 1986, with no known issues pertaining to appurtenant commercial activities. The 4,600 square feet interior space in which the proposed cannabis microbusiness would operate appears to have sufficient physical dimensions to support the use of retail, manufacturing, and distributing, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate the premises. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is situated within an established development and integrates well with the surrounding neighborhood infrastructure and support services. It has convenient access to major streets, the freeway system, and retail services. The proposed use is for a cannabis microbusiness that includes manufacturing and distribution, which is expected to generate a negligible increase in traffic. There are multiple access points on the site, which will help prevent congestion. The City Traffic Engineer has reviewed the proposal and confirmed that Arrow Hwy and Arrow Grand Circle have sufficient widths and capacity to accommodate this use. **Therefore, this criterion has been met as proposed.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis microbusiness. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis microbusiness would not become a nuisance for adjacent businesses. The proposed cannabis microbusiness meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring**

maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.

Facts: The operation of a cannabis microbusiness is conditionally permitted within the Light Manufacturing (M-1) zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis microbusiness establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. **All provisions of Title of the CMC are complied with;**

   Facts: As described in detail within the "Project Analysis," the proposed operation of a cannabis microbusiness within the Planned Community Development (PCD) / Light Manufacturing M-1 zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**

   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis microbusiness "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis microbusiness conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Planned

Community Development (PCD) / Light Manufacturing (M-1) Development Standards, the Covina Design Guidelines, and General Plan **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Facts: As described in detail within the 'Project Analysis' and illustrated on attached architectural plans dated April 21, 2025 (Attachment D), the proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis microbusiness and other associated improvements. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by industrial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis microbusiness is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 92,347 square feet (2.12 acres) in land area and developed with a 34,324 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Facts: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone thereby facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves minor interior improvements along with upgrades to accommodate a cannabis microbusiness within an existing 4,600 square feet space involving partition, mechanical, plumbing and electrical conveyances. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section 15332, which 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 commercial center, 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. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including

but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

C. Findings for Development Agreement (Government Code Section 65867.5)

A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for June 24, 2025 was published in the San Gabriel Valley Examiner newspaper on June 12, 2025.

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 32 exemption under state CEQA Guidelines Section 15332, which 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 commercial center, 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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-011 recommending that the City Council approve Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, with the attached Conditions of Approval, and make a determination of exemption from California Environmental Quality Act (CEQA) ; and Resolution No. 2025-012 recommending that the City Council adopt Development Agreement XX and make a determination of exemption from CEQA.

Prepared by:

Eduardo Lomeli
Assistant Planner

Approved By:

Brian K. Lee
Director of Community Development

EXHIBITS

- **A.** City Application
- **B.** Cannabis Zoning Verification Letter
- **C.** 300-feet radius map | address label
- **D.** Project Plans
- **E.** Resolution No. 2025-011 PC - (CUP)25-001 and (SPR)25-026, w/ Conditions of Approval
- **F.** Resolution No. 2025-012 PC - Development Agreement
    1. Exhibit A – Ordinance No. XXX
    2. Development Agreement

ATTACHMENT A

City Application

Standard Application Form – 1

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax (626) 384-5479

Applicant Information

Name of Proposed Project: STIIIZY COVINA LLC		**STAFF USE ONLY**
Project Address: 754 E Arrow Highway Covina CA 91722		
Assessor's Parcel Number: 8405-003-032		**MUNIS NO:**
Phone: (626) 862 0200	**E-Mail:** andrew.delagarza@stiizy.com	**FILE NO:**
Applicant Name: Andrew De La Garza		
Applicant Address: 2001 S Alameda St. Los Angeles CA 90058		
Property Owner Name: The McIntyre Company		
Property Owner Address: 370 E Rowland St Covina CA 91723		

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply

- ☑ Conditional Use Permit
- ☑ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment/Lot Merger
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☐ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential)
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Code Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 1-30-25 Signature: _____

Print Name and Title: Andrew McIntyre President/Owner

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: WLM AH LLC
   Complete Address: 370 C Rowland St. Covina CA 91723
   Email: lletterlytierra@gmail.com Phone: (626) 332-2979

2. Owner Name:
   Complete Address:
   Email: Phone:

3. Owner Name:
   Complete Address:
   Email. Phone.

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Andrew Dr La Garza Phone: 626-862-0233
Applicant's Complete Address: 2001 S Alameda St Los Angeles CA 90058 Email andrew.delagarza@sliiizy.com

To file and present my/our interest for the referenced application(s):

Name (printed): Andrew McIntyre
Title: President Date: 1-30-25

Signature:

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 8405-002-032

Site Area: 92,347 SF Building Area: 34,324 SF Building Height: 34' No. of Floors: 1

Total anticipated number of employees: 53 Max shift: 15 Hours of operation: 9:00 AM - 9:00 PM

Does the business involve the sale of any food or beverages? ☑ No ☐ Yes

Will the project be built in phases? ☐ No ☐ Yes If YES, a phasing plan is required to be submitted

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☐ No ☑ Yes If yes, list: California Department of Cannabis Control

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☑ No ☐ Yes If yes, describe:

If any of the above answers are YES, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Multi Tenant Industrial Flex Building

North: Nursing Home (City of Glendora)

East: Multi Tenant Industrial Flex Building

South: Industrial Building

West: Single Tenant Industrial Flex Building

C. Physical Site

Will the project modify existing natural features? ☑ No ☐ Yes If YES, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☑ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? _____

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

☑ No ☐ Yes If YES, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: Grass, rose bushes, white poplar trees, weeping fig, white fir

Number of Oak trees on the site: 0 Number of Oak trees to be removed: _____ a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: N/A

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☑ No ☐ Yes If YES, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☑ No ☐ Yes If YES, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

N/A

Contact person for environmental: N/A Phone:

Environmental firm: N/A E-mail:

Mailing Address: N/A

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete

"I, Andrew De La Garza, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing

Name (printed): Andrew De La Garza Date 1/25/2025

Signature: Andrew De La Garza

Representative for: STIIIZY COVINA LLC

Title: Development Associate

Standard Application - 4
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications. (Print or type all information entered)

Project Location:
754 E Arrow Highway, Covina CA 91722

STAFF USE ONLY
FILE NO.:

Applicant:
ST IIZY COVINA LLC

MUNIS:

Primary Contact Person:
Andrew De La Garza, STIIIZY Inc. Development Associate

RELATED FILES:

Address:
2001 S Alameda St, Los Angeles CA 90058

Phone:	*Fax:*	*E-mail Address:*
626-862-0253		andrew.delagarza@stiizy.com

Secondary Contact Person: *(Please Specify Name, Company, Title)*
Cyrus Pai, STIIIZY Inc. Director of Development

Address:
2001 S Alameda St, Los Angeles CA 90058

Phone:	*Fax:*	*E-mail Address:*
(408) 417-0912		Cyrus.Pai@stiizy.com

Legal Property Owner:
WLM AH LLC

Address:
370 E Rowland St Covina, CA 91723

Phone:	*Fax:*	*E-mail Address:*
(626) 232-2878		lhomelnyreinc@gmail.com

Architect: Heslia Atelier, LLP
Contact Person: Hida Iwagami, Architect / CEO

Address:
3 Peters Canyon Rd #110 Irvine CA 92606

Phone:	*Fax:*	*E-mail Address:*
(949) 230-6006		hida.iwagami@HesliaAtelier.com

Engineer GMEP Engineers
Contact Person: Gary Zhou

Address:
26439 Rancho Pkwy South, Suite #120, Lake Forest CA 92630

Phone:	*Fax:*	*E-mail Address:*
949-209-7164		Gzhou@gmepe.com

Landscape Architect *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Standard Application - 5
Non-Residential Project Summary Table

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax (626) 384-5479

PROJECT INFORMATION

Project Name: STIIIZY COVINA LLC

Project Address: 764 E Arrow Highway Covina, CA 91722

General Plan: GI GENERAL INDUSTRIAL

Zoning District: M-1-PCD

PROJECT AREA	
Gross	2.1 Acres
Net (Exclusive of dedication for major external and secondary streets)	Acres

APPLICATION (Net Area)	Acres/Sq. Ft.	% of Net Project Area
Building Coverage	34,324 SF	
Landscape Coverage		
Vehicular Coverage (Including parking, drive aisles, etc.)		
Floor Area Ratio (FAR)	0.37	

FLOOR AREA & SUBSTANTIALLY PROPOSED USE (Based on Net Area)

Area of Building Pad	No. of Stores	Gross Floor Area	Proposed Use

PARKING (Calculate Each Use Within a Building Separately)

Type of Use	Parking Ratio	# Spaces Req.	# Spaces Provided
Cannabis Microbusiness	1 space for every 500 SF	10	94
Total:			

ATTACHMENT B

Cannabis Zoning Verification Letter

CITY OF COVINA www.covinaca.gov
125 East College Street Covina, CA 91723-2199 (626) 384-5450

January 25, 2024

Tak Sato
STIIZY Covina LLC
754 Arrow Hwy Ste D,E,F
Covina, CA, 91722

SUBJECT: Approval of Cannabis Zoning Verification Clearance Letter for 754 Arrow Hwy, Covina, CA 91723 (APN: 8405-003-032)

Tak Sato:

The purpose of this letter is to respond to your request made to the City of Covina Community Development Department, Planning Division on **November 14th, 2023**, requesting a Cannabis Zoning Verification Clearance Letter, concerning the property located at 754 Arrow Hwy, (APN: 8405-003-032). In accordance with your request, the information provided in this Zoning Verification Clearance Letter addresses the pertinent information requested, under the provisions of Covina Municipal Code (CMC) Chapter 17.84 Cannabis Prohibitions and Regulations. The Covina Municipal Code (CMC) can be accessed online at www.codepublishing.com/CA/Covina, and the Zoning Code can be found under Title 17 of the CMC.

1. **General Plan Use and Zoning Designation.** The property is designated on the Covina General Plan and Land Use Map as "GI – General Industrial". The site zoning designation is PCD/M-1 "Planned Community Development / Industrial Zone (Light Manufacturing)" and as described under CMC Section 17.54.020 Permitted Uses and Section 17.54.030 - Uses Permitted Subject to Conditional Use Permit. A "Cannabis Microbusiness" land use is a conditionally permitted use, requiring approval by the Planning Commission.

2. **Proximity to Sensitive Uses for Cannabis Businesses.** The establishment of a cannabis business shall comply with all applicable city zoning site development standards of the zone in which the cannabis business is located. No cannabis business shall be established or located within 600 feet of a school providing instruction in kindergarten or any grades one through 12, day care center, youth center, or park, as described in detail under Chapter 17.84 (Cannabis Prohibitions and Regulations) of the Covina Municipal Code (CMC).

It is the responsibility of the owners and/or operators of any cannabis business within the city to ensure that they operate in a manner compliance with CMC Chapter 17.84, all applicable state and local law, and any other regulations.

On 1/9/2024, city staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and therefore complies with this provision:



Note: There is no sensitive use within the 600-foot buffer

Please reference the entire code section under Chapter 17.84 (https://www.codepublishing.com/CA/Covina/#!/Covina17/Covina1784.html#17.84) for all other cannabis-related provisions on the City of Covina website at www.covinaca.gov. The Zoning Verification phase of your application request has been completed and may now proceed with Phase II of your formal application review. Please contact cannabisprogram@covinaca.gov for further information or questions on your application submittal.

Finally, as a reminder, it is the responsibility of the applicant to demonstrate that at least one (1) member of the application team for a Cannabis Application has attended the Mandatory City of Covina Cannabis Workshop held on October 5th 2023. As part of your submitted application package, you will need to identify the person(s) who attended the aforementioned Mandatory City of Covina Cannabis Workshop.

Sincerely,

Eduardo Lomeli
Planning Technician

Attachments: GIS Aerial Map (Site Address and Proximity to Sensitive Uses)

cc: Brian K. Lee, Community Development Director
Mercenia Lugo, Planning Manager

ATTACHMENT C

300-feet Radius Map & Address Label

Certified Property Owner's List
Affidavit

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax. (626) 384-5479

Property Description and Certification Statement:

I, Jason Boone, hereby certify that the attached list contains the names and addresses of all persons to whom property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of **300 feet** from the exterior boundaries of property legally described as:

TR = 41841 * That Por In Tra 3021 of Lot 1

Name (printed): Jason Boone

Signature:

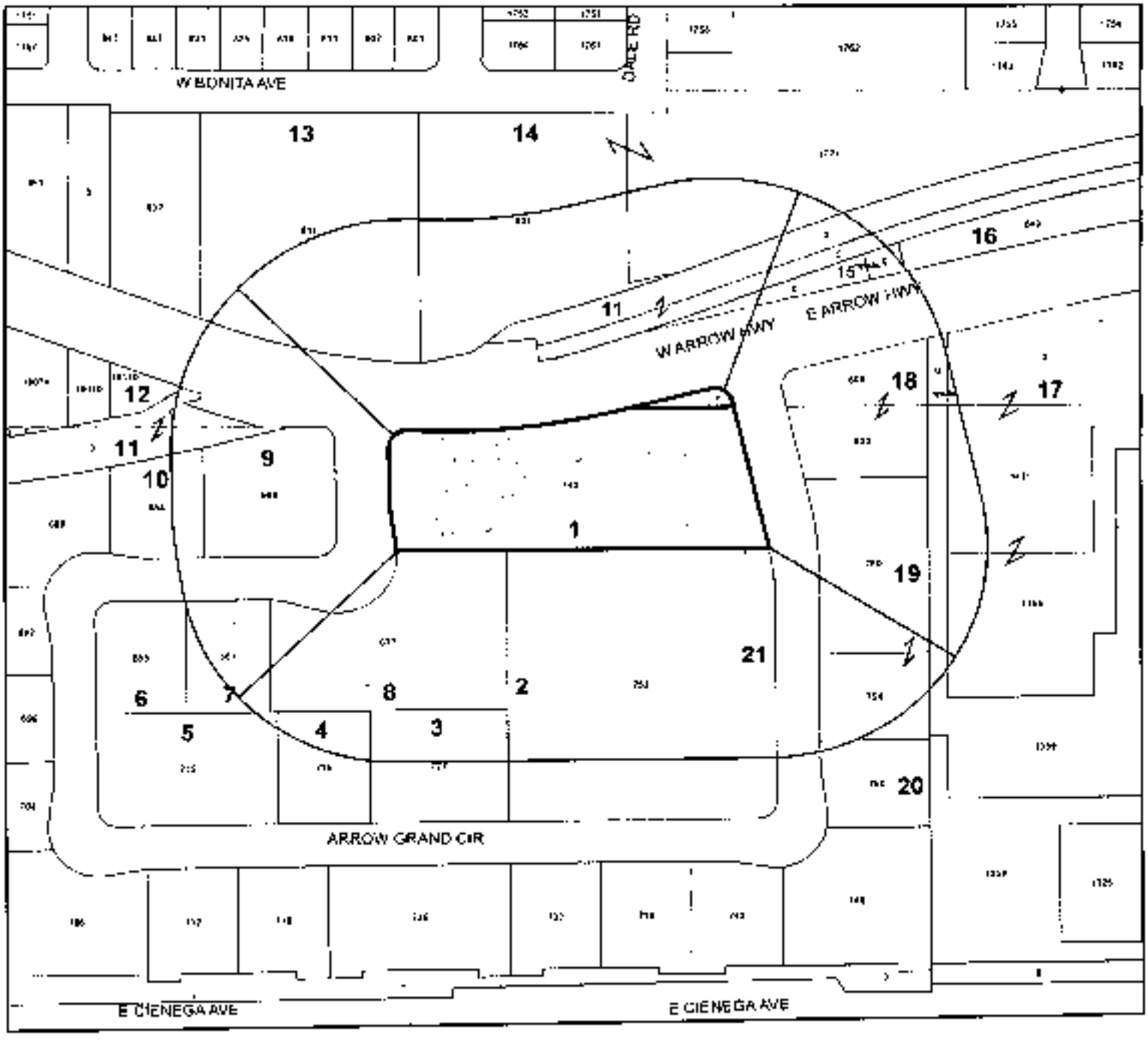
Title: Owner

Date: 1-30-25

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF January, 20 25

NOTARY PUBLIC

SHELLI FRANCOISE
Notary Public - California
San Diego County
Commission # 2355432
My Comm. Expires Apr 24 2025



SCALE: 1" = 200'

RADIUS MAP
754 E ARROW HWY, STE D, E, F
COVINA, CA 91722
APN: 8405-003-032
300' RADIUS
DATE: 01-30-2025

N

OWNERSHIP LABELS
754 E ARROW HWY, STE D, E, F
COVINA, CA 91722
300' RADIUS

1
8405-003-032, 033
WLM AH LLC
370 E ROWLAND ST
COVINA CA 91723

2
8405-003-047
CTT TOOLS INC
755 ARROW GRAND CIR
COVINA CA 91722

3
8405-003-034
EMORY W & CLIO FARR
3001 LA VENTANA
SAN CLEMENTE, CA 92672

4
8405-003-039
JDW PROPERTIES LLC
PO BOX 637
SAN DIMAS, CA 91773

5
8405-003-046
BAHADURSINH & DIPTI ASHER
2851 PANORAMA CT
WEST COVINA, CA 91791

6
8405-003-031
ROLF T ANDERSON
545 W PALM DR
GLENDORA, CA 91741

7
8405-003-038
ARROW GRAND LLC
3444 MULLDAF AVE
SAN PEDRO, CA 90732

8
8405-003-024
EMORY W & CLIO FARR
3001 LA VENTANA
SAN CLEMENTE, CA 92672

9
8405-003-037
MOLANDER LLC
1290 CENTER COURT DR
COVINA, CA 91724

10
8405-003-013
NIKITA KROUT
2833 E MESA DR
WEST COVINA, CA 91791

11
8405-002-907, 908, 8631-011-908, 909
LA COUNTY FLOOD CONTROL DISTRICT
900 S FREMONT AVE
ALHAMBRA, CA 91803

12
8405-002-018
JOSE L & MARIA C GALEANO
1897 PARKSIDE DR
SAN BERNARDINO, CA 92404

13
8631-010-016
RJS FINANCIAL CORP
1151 N AZUSA AVE
COVINA, CA 91722

14
8631-011-027, 018
GLENDORA GRAND PROPERTY LLC
PO BOX 5004
GLENDORA, CA 91740

15
8631-011-021, 024
DANIEL M & MARTHA A LUSK
5459 S 188TH RD
PLEASANT HOPE, MO 65725

16
8631-011-025
MYUNGSUK INC
649 W ARROW HWY
GLENDORA CA 91740

17
8405-001-037-041
FNL COVINA PARTNERS LLC
433 N CAMDEN DR #820
BEVERLY HILLS, CA 90210

18
8405-003-021, 022
JAN PROPERTY INVESTMENTS LLC
800 E ARROW HWY
COVINA, CA 91722

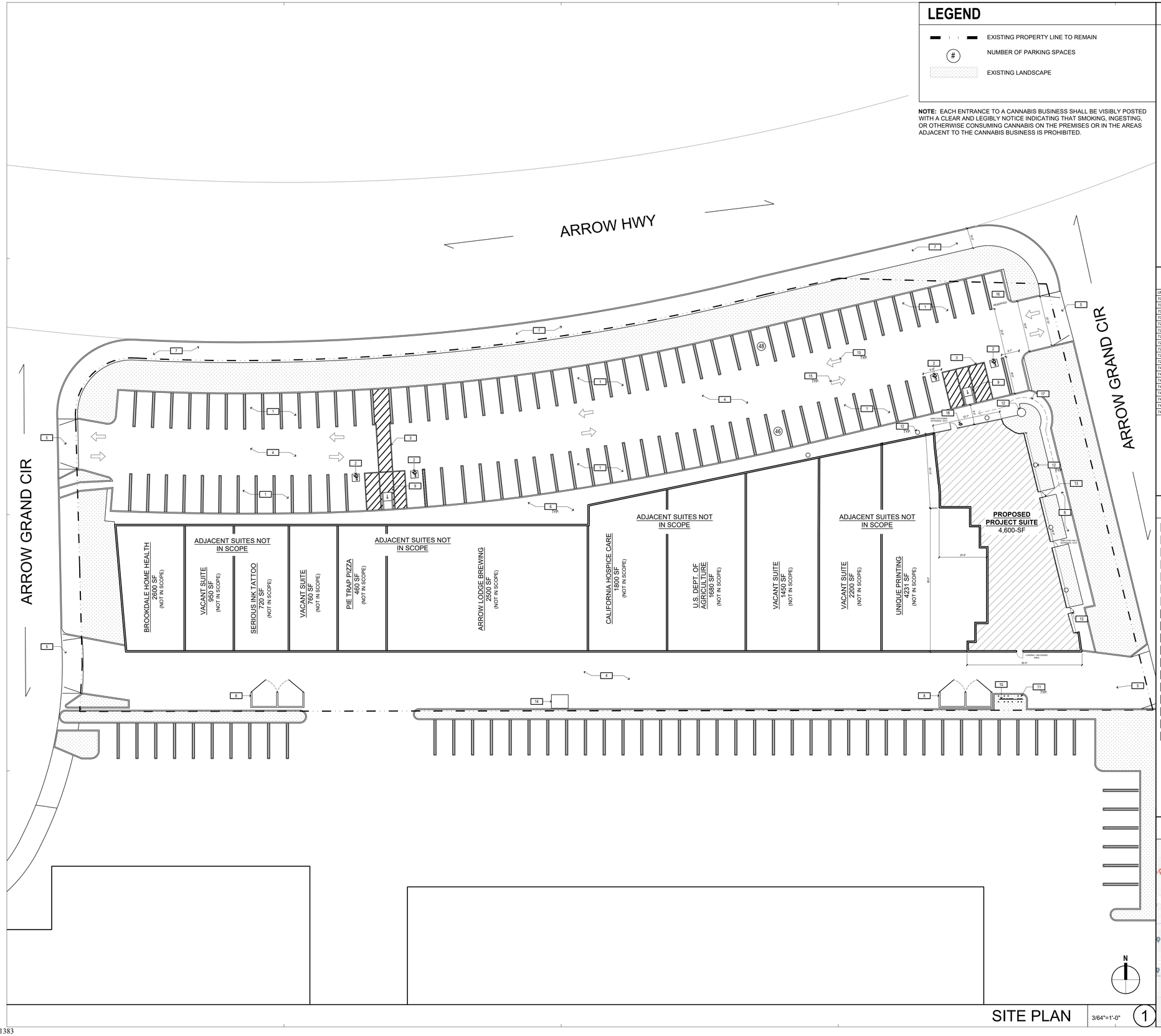
19
8405-003-043, 028
JVT PROPERTY LLC
8 ANTHEM POINTE CT
HENDERSON, NV 89052

20
8405-003-040
RONALD C & MARILYN J MOWRY
25423 BRASSIE LN
LA VERNE, CA 91760

STIZZY
2001 S ALAMEDA ST
LOS ANGELES CA 90058

ATTACHMENT D

Project Plans



SITE PLAN 3/64"=1'-0" 1

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- (#) NUMBER OF PARKING SPACES
- EXISTING LANDSCAPE

NOTE: EACH ENTRANCE TO A CANNABIS BUSINESS SHALL BE VISIBLY POSTED WITH A CLEAR AND LEGIBLY NOTICE INDICATING THAT SMOKING, INGESTING, OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE CANNABIS BUSINESS IS PROHIBITED.

PROJECT INFORMATION

ADDRESS:	754 ARROW HWY COVINA, CA. 90250
APN:	8405-003-032
GENERAL PLAN:	GENERAL INDUSTRIAL (GI)
ZONING:	PCD/M-1 PLANNED COMMUNITY DEVELOPMENT / INDUSTRIAL ZONE (LIGHT MANUFACTURING)
CONSTRUCTION TYPE:	V-B
PROJECT BUILDING SF:	34,324 SF
PROJECT SUITE SF:	4,600 SF
LOT SIZE:	90,473 SF (2.1 ACRES)
OCCUPANCY GROUP:	M & F1
OCCUPANT LOAD:	MERCANTILE - 2,389 / 60 = 40 OCCUPANTS MANUFACTURING AND DISTRIBUTION - 1,797 / 500 = 4 OCCUPANTS

HOURS OF OPERATION:

MANUFACTURING & DISTRIBUTION:	9:00 AM - 9:00 PM (MON - FRI)
RETAIL & DELIVERY:	9:00 AM - 9:00 PM (DAILY)

NOTE: THERE WILL BE NO CHANGES TO THE EXISTING WATER METER SIZE, AND NO CHANGE TO THE EXISTING SEWER LATERAL SIZE AND LOCATION.

- ALL EXISTING LANDSCAPE AND SETBACKS ARE TO REMAIN

PARKING TABULATION

UNIT #	NAME OF TENANT	USE	AREA	PARKING RATIO	STALLS REQUIRED
706A&B	GUN SHOP	RETAIL	2,600 SF	1 / 200 SF	13.0
706C	ALLSTATE	PROFESSIONAL OFFICE	950 SF	1 / 250 SF	3.8
706D	SERIOUS INK TATTOO	PROFESSIONAL OFFICE	720 SF	1 / 250 SF	2.88
706E	POLASS OFFICE	PROFESSIONAL OFFICE	760 SF	1 / 250 SF	3.1
720A	PIE TRAP PIZZA	RESTAURANT	460 SF	1 / 100 SF	4.6
720C 720D 720E 720F 720G 720H	ARROW LODGE BREWING	RESTAURANT	2,500 SF	1 / 100 SF	25.0
740A	VACANT SUITE	PROFESSIONAL OFFICE	1,800 SF	1 / 250 SF	7.2
740C	VACANT SUITE	PROFESSIONAL OFFICE	1,680 SF	1 / 250 SF	6.7
740D	VACANT SUITE	PROFESSIONAL OFFICE	1,450 SF	1 / 250 SF	5.8
745A	APNCOT OFFICE	PROFESSIONAL OFFICE	2,200 SF	1 / 250 SF	8.8
745C	UNIQUE PRINTING	RETAIL	4,231 SF	1 / 200 SF	16.9
745D 745E 745F	**STIIIZY** (PROPOSED PROJECT SUITE)	RETAIL	4,600 SF	1 / 200 SF PLUS 1 PER EMPLOYEE	23.0

TOTAL PARKING STALLS REQUIRED : 121
TOTAL PARKING STALLS PROVIDED: 94

TOTAL ACCESSIBLE PARKING STALLS REQUIRED: 4
TOTAL ACCESSIBLE PARKING STALLS PROVIDED: 4

KEYNOTES

1. EXISTING PARKING TO REMAIN
2. EXISTING ADA PARKING TO REMAIN
3. EXISTING ADA LOADING ZONE TO REMAIN
4. EXISTING DRIVE AISLE TO REMAIN
5. EXISTING DRIVEWAY TO REMAIN
6. EXISTING BUILDING SIDEWALK TO REMAIN
7. EXISTING PUBLIC SIDEWALK TO REMAIN
8. EXISTING TRASH ENCLOSURE TO REMAIN
9. EXISTING ADA RAMP TO REMAIN
10. EXISTING GAS METER BANK TO REMAIN
11. EXISTING BOLLARD TO REMAIN
12. EXISTING COLUMN TO REMAIN
13. EXISTING EXTERIOR DOOR TO BE INFILLED
14. EXISTING TRANSFORMER TO REMAIN
15. NEW DRIVE AISLE ARROWS
16. PROPOSED DELIVERY VEHICLE PARKING
17. PROPOSED QUEUING PATH
18. SECURITY GUARD TO BE STATIONED AT ENTRY DOOR DURING OPERATING HOURS FOR ID VERIFICATION. AN ADDITIONAL SECURITY GUARD WILL BE PRESENT ON SITE FOR PERIMETER CONTROL.

VICINITY MAP



DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

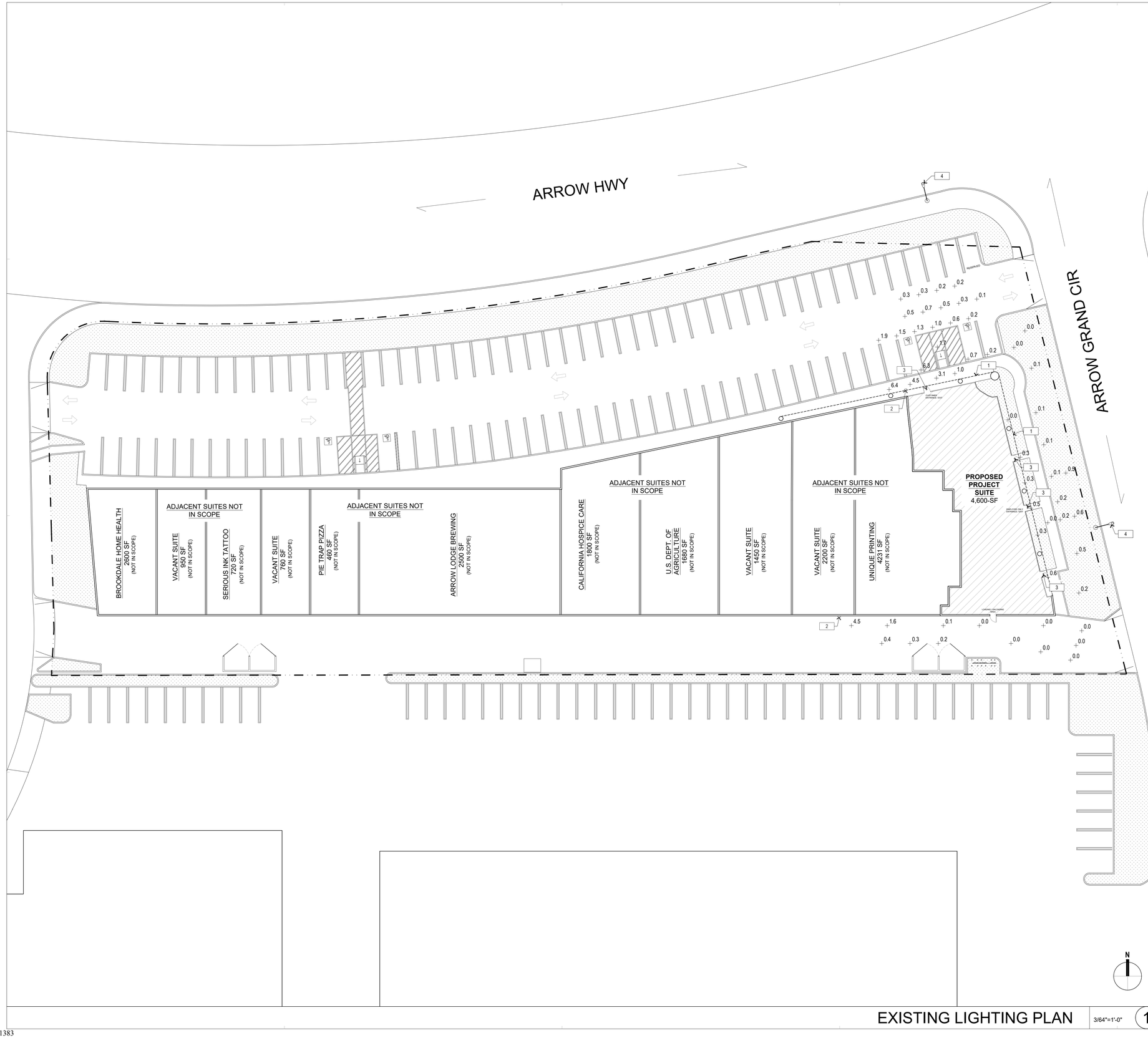
SITE PLAN

CUP NUMBER:
Plan Check Number:

CUP PLANS	11/29/2023

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T:\54 arrow hwy\design\cup\sp1.0 site



EXISTING LIGHTING PLAN 3/64"=1'-0" (1)

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING LANDSCAPE

KEYNOTES

1. EXISTING BUILDING OVERHANG TO REMAIN
2. EXISTING WALL PACK TO REMAIN
3. EXISTING DOWN LIGHT TO REMAIN
4. EXISTING STREET LIGHT TO REMAIN

DESIGN, ARCHITECTURE
HESTIA ATELIER

3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYEEKORI I WAGAMI
C-34970
REN 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

EXISTING LIGHTING PLAN

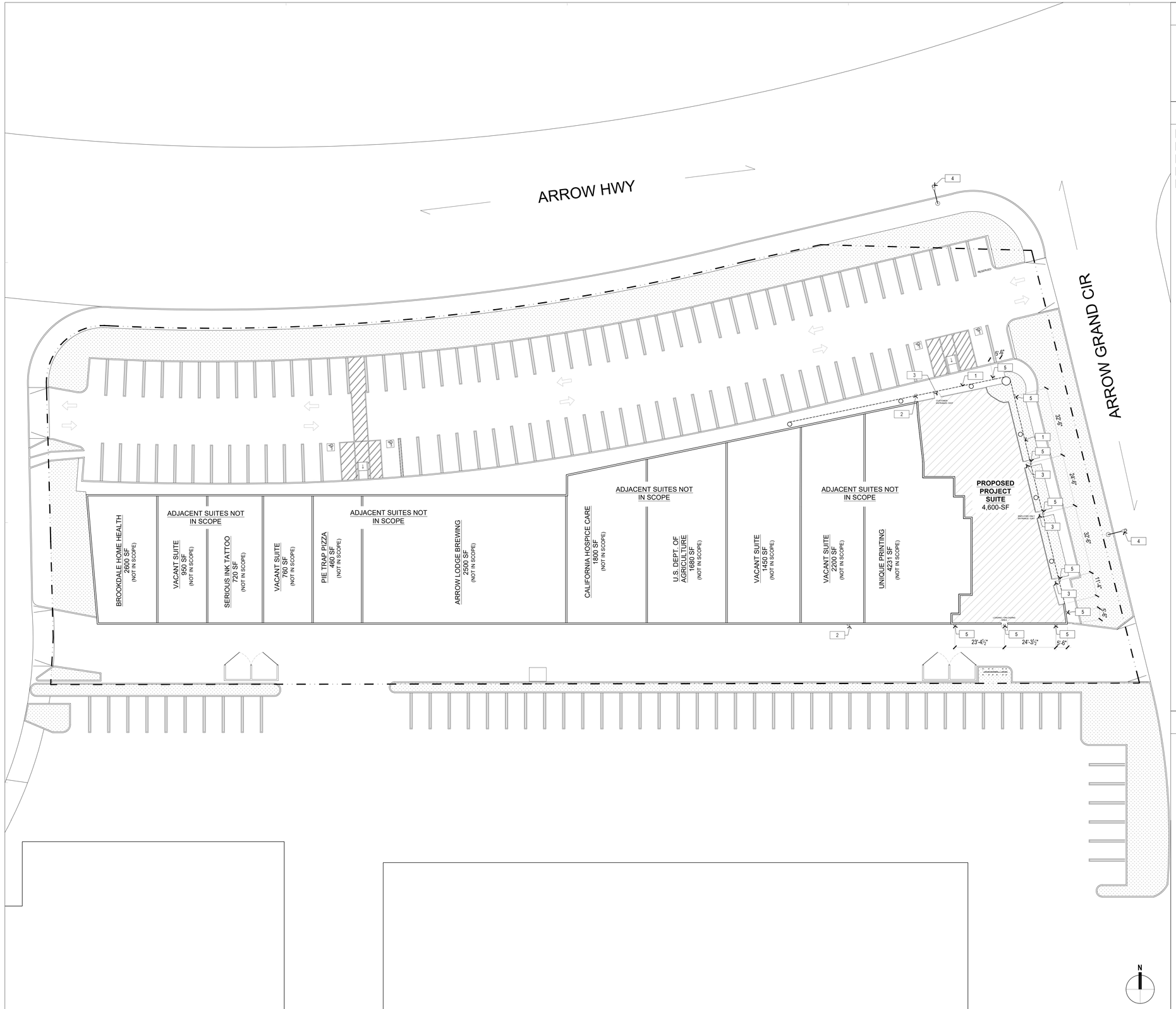
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Plan Check Number:

CUP PLANS	11/29/2023

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LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING LANDSCAPE

KEYNOTES

1. EXISTING BUILDING OVERHANG TO REMAIN
2. EXISTING WALL PACK TO REMAIN
3. EXISTING DOWN LIGHT TO REMAIN
4. EXISTING STREET LIGHT TO REMAIN
5. NEW TCP LED NON-CUTOFF WALL PACK, MOUNTED AT 11'-0" A.F.F. (SEE SPEC. BELOW)

LIGHTING SPEC

Elements by TCP

LED Technical Data

LED Non-Cutoff Wall Pack - Polycarbonate Lens

Applications

This product family can be effectively used in outdoor wall mount locations. Commercial, industrial, retail and healthcare exterior lighting; parking lot, cargo door, high wall, area, security, etc.

Construction
- Die-cast aluminum housing
- Impact resistant polycarbonate lens
- Durable dark bronze powdercoat
- Same footprint as existing HID wall packs

Electrical
- 6kVa wet location rated
- Easy-to-access wiring compartment
- System rated for long 50,000 hour life
- Efficiently delivers up to 125 LPW

Optics
- Prismatic polycarbonate lens
- Delivers bright, white light and excellent uniformity

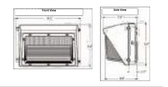
Item Number

Notes | Type



Warranty
Five year limited warranty against defects in manufacturing.

Listings
UL and cUL listed
Bird-S Compliant



ITEM #	DESCRIPTION	LUMENS	WATTAGE	VOLTS	MOUNTING	KELVIN	CRI	L70	L90	L70 (HRS)	L90 (HRS)
LED Wall Pack - 50,000 Hour											
WPS50040	LED Wall Pack - Non-Dim 40K	6900	55	120-277V	pole	4000K	>80	50000	36.2	9.2	7.4
WPS50050	LED Wall Pack - Non-Dim 50K	6900	55	120-277V	pole	5000K	>80	50000	36.2	9.2	7.4
WPS50040-MPC	LED Wall Pack - Non-Dim 40K MVPC	6900	55	120-277V	pole	4000K	>80	50000	36.2	9.2	7.4
WPS50050-MPC	LED Wall Pack - Non-Dim 50K MVPC	6900	55	120-277V	pole	5000K	>80	50000	36.2	9.2	7.4
WP120040-MI	LED Wall Pack - Non-Dim 40K	14500	120	120-277V	pole	4000K	>80	50000	36.2	9.2	7.4
WP120050-SV	LED Wall Pack - Non-Dim 50K	14500	120	120-277V	pole	5000K	>80	50000	36.2	9.2	7.4
WP120040-MPC	LED Wall Pack - Non-Dim 40K MVPC	14500	120	120-277V	pole	4000K	>80	50000	36.2	9.2	7.4
WP120050-MPC	LED Wall Pack - Non-Dim 50K MVPC	14500	120	120-277V	pole	5000K	>80	50000	36.2	9.2	7.4

TCP — we know light.™

N

PROPOSED LIGHTING PLAN — 3/64"=1'-0" — 1

HESTIA ATELIER

3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT — KEVEREST I WAGNER — C-34970 REN 09/30/25 — STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

PROPOSED LIGHTING PLAN

CUP NUMBER:
Plan Check Number:

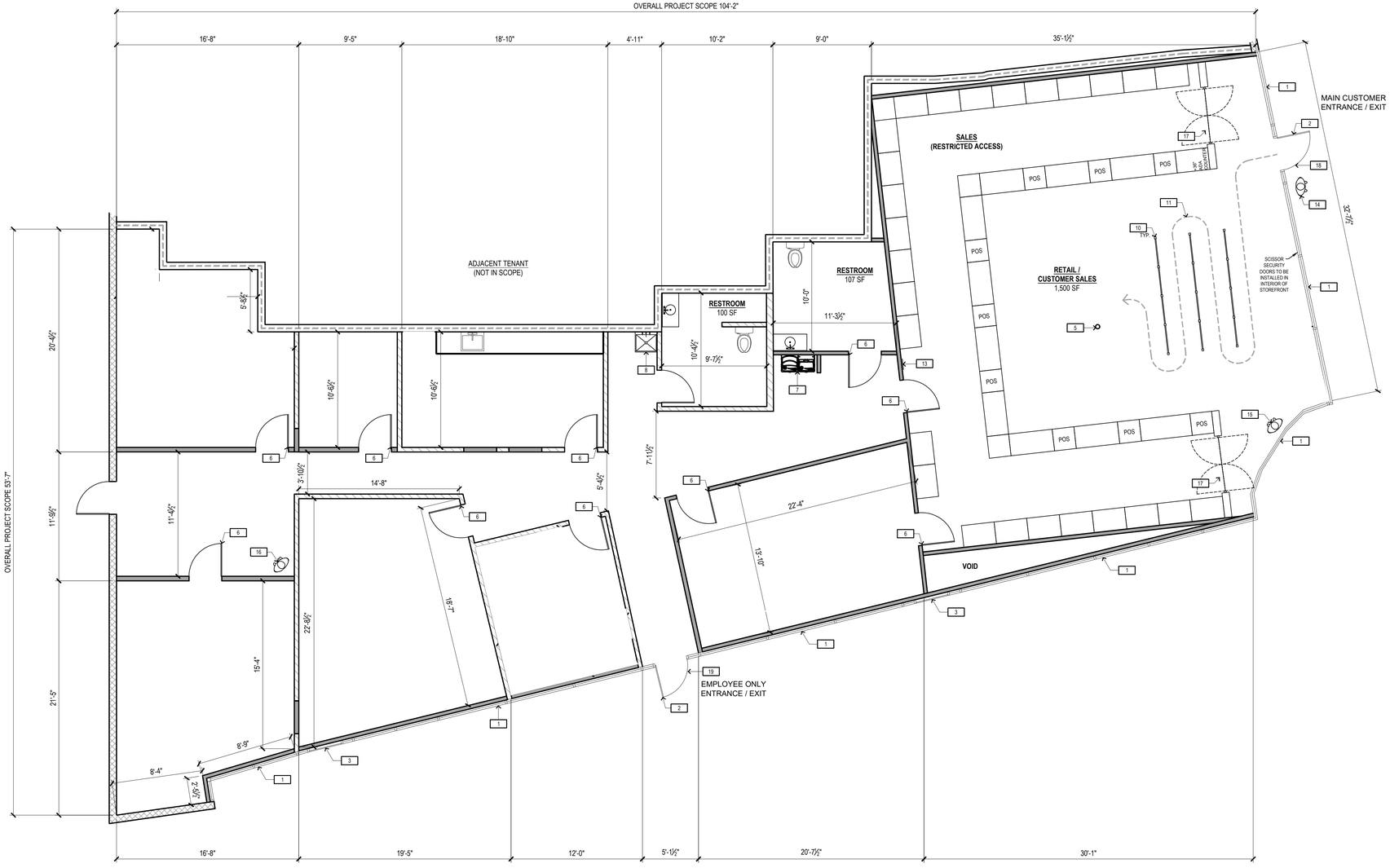
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NOTE: EACH ENTRANCE TO A CANNABIS BUSINESS SHALL BE VISIBLY POSTED WITH A CLEAR AND LEGIBLY NOTICE INDICATING THAT SMOKING, INGESTING, OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE CANNABIS BUSINESS IS PROHIBITED.



LEGEND

- EXISTING TILT-UP CONCRETE WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL
- PROPOSED INTERIOR PONY WALL

KEYNOTES

ODOR CONTROL



PROPOSED FLOOR PLAN | 3/16"=1'-0" | 1

HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
KYLE ROOF | BROWN
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

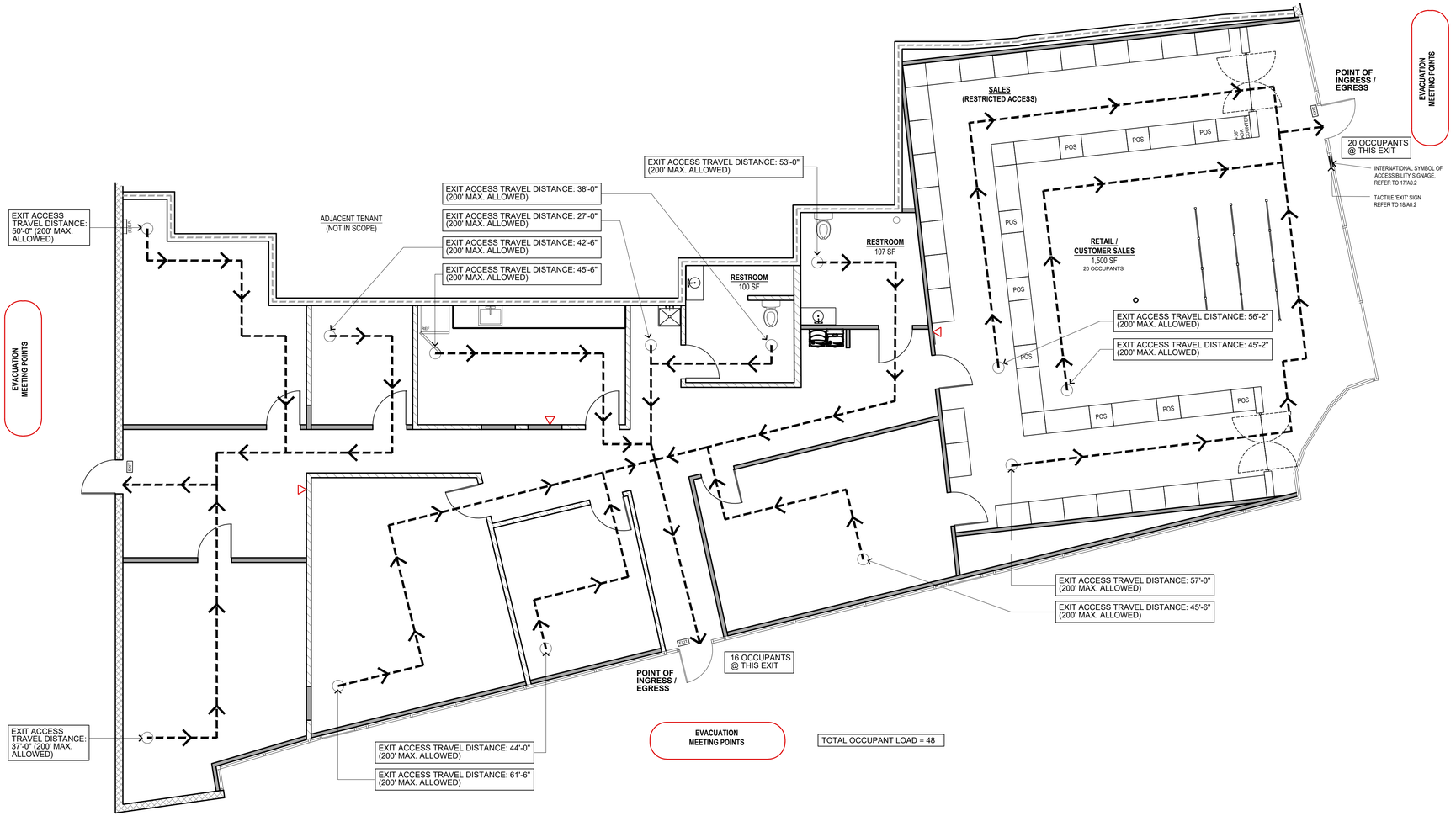
PREMISES DIAGRAM

CUP NUMBER:
Plan Check Number:

CUP PLANS	11/29/2023

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754 arrow hwy\design\cup\a2.0 floor



LEGEND

- EXISTING TILT-UP CONCRETE WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR NON-BEARING WALL
- PROPOSED INTERIOR PONY WALL
- EGRESS ACCESS
- EXIT SIGN
- FIRE EXTINGUISHER

EGRESS PLAN (FIRE, LIFE AND SAFETY) 3/16"=1'-0" (1)

DESIGN ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
ERIC ROBERT HANSEN
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

EGRESS PLAN
(FIRE, LIFE AND SAFETY)

CUP NUMBER:
Plan Check Number:

CUP PLANS	11/29/2023

SHEET
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INTERIOR RENDERING | NTS | 4

INTERIOR FINISH SCHEDULE

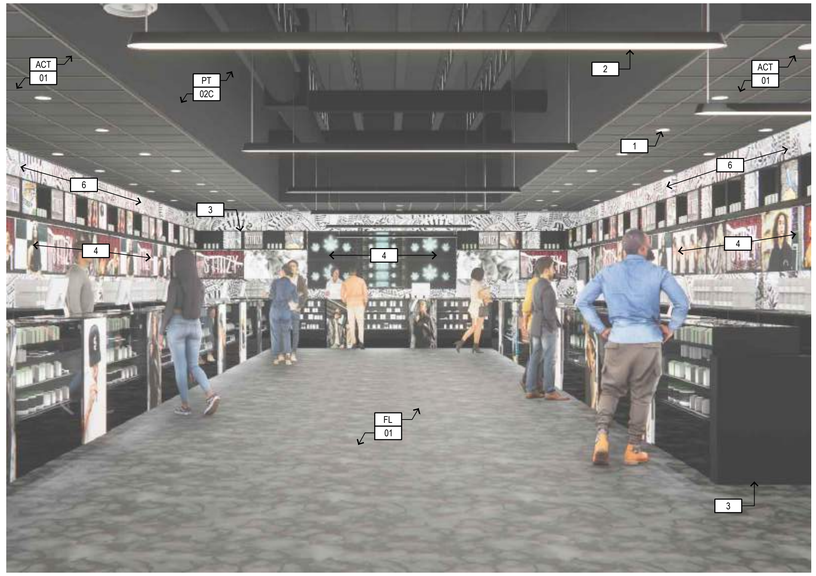
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PAINT (REFER TO EXTERIOR FOR EXTERIOR FINISHES)					
PT 01	SHERWIN WILLIAMS	EMERALD INTERIOR ACRYLIC LATEX; SATIN FINISH #K37, EXTRA WHITE BASE	EXTRA WHITE SW7006; WALLS	CLASS A	
PT 02C	SHERWIN WILLIAMS	PRO-INDUSTRIAL WATERBORNE ACRYLIC DRY FALL; FLAT FINISH #B42 ULTRADEEP BASE	TRICORN BLACK SW6258; CEILINGS >12'-0" A.F.F.	CLASS A	
FLOORING					
FL 01	DUR-A-FLEX	DUR-A-FLEX REFLEXIONS -EPOXY FLOOR SYSTEM	COLOR: NIMBUS; SALES AREA CONCRETE FLOOR. REQUIRED VENDOR IN BOX NOTE BELOW	CLASS A	
BASE					
VB 01	JOHNSONITE	CB-40 BLACK	VINYL BASE		
MISC.					
ACT 01	ARMSTRONG	FINE FISSURED: 1729 "TECH BLACK"	ACT: 2x2 CEILING GRID AND TILES	CLASS A	

KEYNOTES

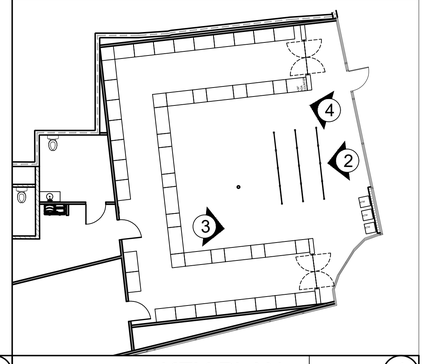
1. NEW 6" COMPACT LED RECESSED DOWN LIGHT
2. NEW SUSPENDED STRIP LIGHT (VENDOR: LITHONIA LIGHTING 4FT-8FT LED - STATIC LUMENS 2300LM, 4500LM, 8200LM, 9000LM SUSPENDED)
3. NEW CUSTOM CASEWORK TO BE INSTALLED BY CASEWORK VENDOR
4. NEW DISPLAY SCREENS / CUSTOM GRAPHIC LIGHT BOXES
5. NEW ATM
6. NEW CUSTOM WALLPAPER



INTERIOR RENDERING | NTS | 3



INTERIOR RENDERING | NTS | 2



KEY PLAN | NTS | 1

HESTIA ATELIER
DESIGN ARCHITECTURE
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY, STES D-F,
COVINA, CA. 91722

INTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	11/29/2023

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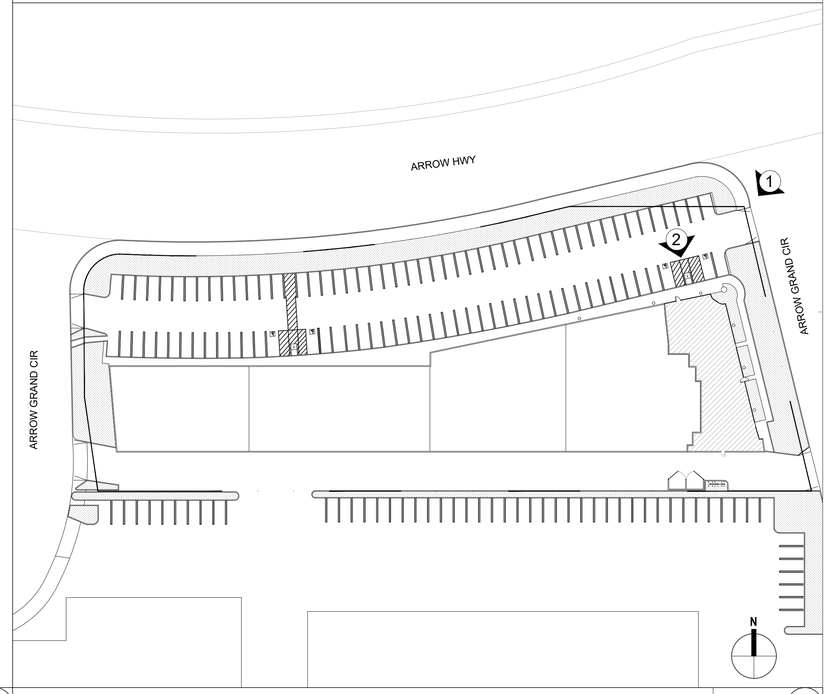
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VIEW 2 NTS 2



VIEW 1 NTS 1



KEY PLAN NTS 1

HESTIA ATELIER
3 PETERS CANYON RD.
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY COVINA LLC
754 ARROW HWY., STES D-F,
COVINA, CA. 91722

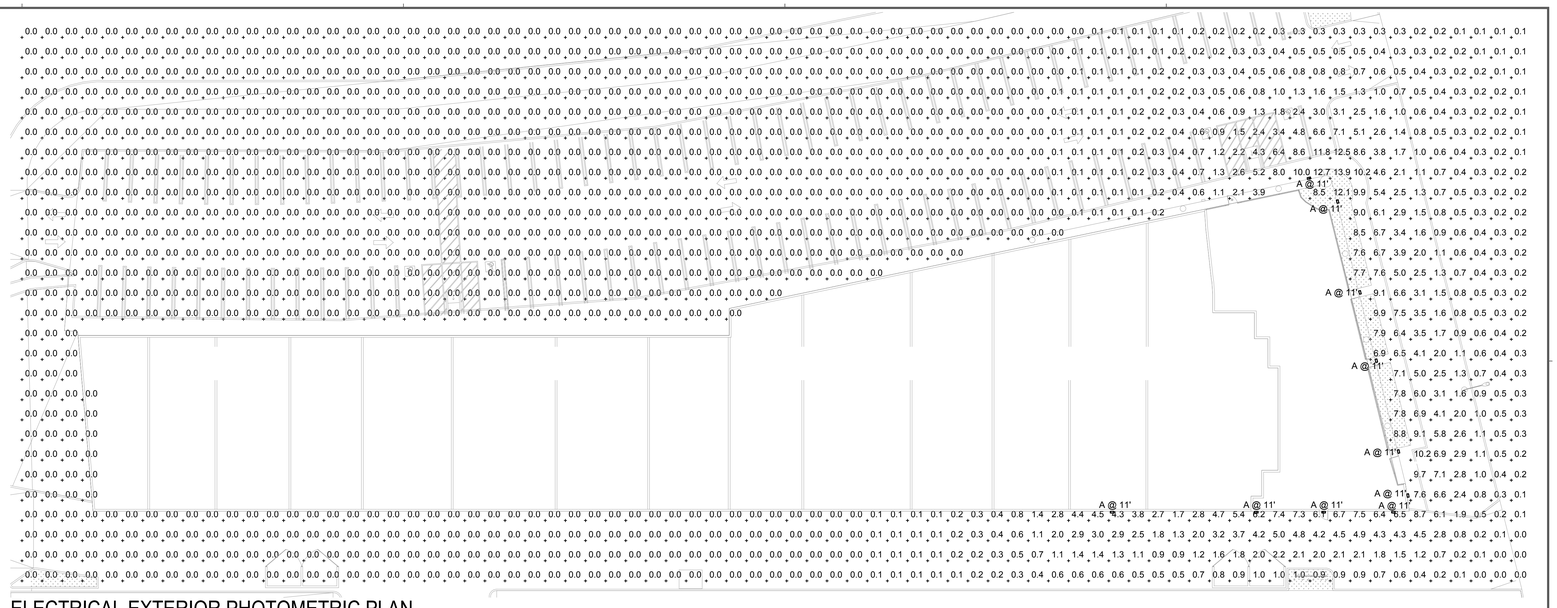
EXTERIOR RENDERINGS

CUP NUMBER:
Plan Check Number:

CUP PLANS	11/29/2023

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ELECTRICAL EXTERIOR PHOTOMETRIC PLAN

SCALE: 3/64"=1'-0"

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
▭	A	10	TCP	WP12000150	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires	14680	120.66

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	13.9 fc	0.0 fc	N/A	N/A

HESTIA ATELIER
3 PETERS CANYON RD.
SUITE 110
IRVINE, CA. 92606

Seal

REGISTERED PROFESSIONAL ENGINEER
GANGYI JOU
No. 018959
Exp.12-31-2025
ELECTRICAL
STATE OF CALIFORNIA

Consultant

MEP ENGINEERS
28439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel 949-267-9095

Stiiizy COVINA LLC
754 ARROW HWY. SUITE F-H
COVINA, CA 91722

ELECTRICAL EXTERIOR PHOTOMETRIC PLAN

CUP Number:	CUP25-1
Sight Review:	SPR25-26
Plan Check Number:	--
2025-02-14	1st P.C. SUBMITTAL

E-PH

ATTACHMENT E

Resolution 2025-011 PC

RESOLUTION NO. 2025-011 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT (CUP) 25-001, AND SITE PLAN REVIEW (SPR) 25-026, TO ALLOW A 4,600 SQUARE-FEET TENANT IMPROVEMENT TO PERMIT THE ESTABLISHMENT OF A CANNABIS MICROBUSINESS RETAIL STORE WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, LOCATED AT 754 E ARROW HWY, COVINA, CA, 91722 (APN: 8405-003-032), AND MAKE A DETERMINATION OF EXEMPTION OF THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit.

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Andrew De La Garza, has filed a Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026 a request to approve a cannabis microbusiness retail establishment ("Stiiizy"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E. Arrow Highway, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission hold a hearing on an application for a development agreement; and

WHEREAS, on June 24, 2025 at the regular meeting the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the meeting, together with a recommendation from the Planning Division, was presented to the Planning Commission. The Planning Commission concluded said hearing on that date; and

WHEREAS, all legal perquisites prior to the 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. Based upon the entire record made available at the June 24, 2025 meeting, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the meeting, the Planning Commission hereby finds and determines as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 34,324-square-foot building has existed on the subject site since 1986, with no known issues pertaining to appurtenant commercial activities. The 4,600 square feet interior space in which the proposed cannabis microbusiness would operate appears to have sufficient physical dimensions to support the use of retail, manufacturing, and distributing, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate the premises. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is situated within an established development and integrates well with the surrounding neighborhood infrastructure and support services. It has convenient access to major streets, the freeway system, and retail services. The proposed use is for a cannabis microbusiness that includes manufacturing and distribution, which is expected to generate a negligible increase in traffic. There are multiple access points on the site, which will help prevent congestion. The City Traffic Engineer has reviewed the proposal and confirmed that Arrow Hwy and Arrow Grand Circle have sufficient widths and capacity to accommodate this use. **Therefore, this criterion has been met as proposed.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis microbusiness. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis microbusiness would not become a nuisance for adjacent businesses. The proposed cannabis microbusiness meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
Facts: The operation of a cannabis microbusiness is conditionally permitted within the Light Manufacturing (M-1) zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). f Conditions of approval have been formulated to ensure that the proposed improvements for cannabis microbusiness establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

1. **All provisions of Title of the CMC are complied with;**
Facts: The proposed operation of a cannabis microbusiness within the Planned Community Development (PCD) / Light Manufacturing M-1 zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks

in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis microbusiness "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis microbusiness conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Planned Community Development (PCD) / Light Manufacturing (M-1) Development Standards, the Covina Design Guidelines, and General Plan **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Facts: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis microbusiness and other associated improvements. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by industrial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis microbusiness is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 92,347 square feet (2.12 acres) in land area and developed with a 34,324 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;

Facts: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone thereby facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves minor interior improvements along with upgrades to accommodate a cannabis microbusiness within an existing 4,600 square feet space involving partition, mechanical, plumbing and electrical conveyances. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section 15332, which 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 commercial center, 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. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

SECTION 3. The Planning Commission, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15332, the project is exempt from environmental review because it meets the criteria under Class 32. The project aligns with the applicable general plan designation and all relevant policies, as well as with

the zoning regulations of the applicant. The proposed development is situated within city limits on a site of no more than five acres, which is largely surrounded by urban uses. Because the location is part of an existing commercial center, the project site does not provide habitat for endangered, rare, or threatened species. Approving this project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed uses are consistent with similar uses already established in the industrial commercial center. Additionally, the site can be adequately served by all necessary utilities and public services. Furthermore, the Planning Commission recommends that the City Council find the project exempt from CEQA for the same reasons.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby recommends that the City Council approves the application:

A. The Planning Commission hereby recommends that the City Council approve Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."

B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption,

SECTION 6. The Secretary shall certify the adoption of this Resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of Covina this 24th day of June, 2025.

_____

ROSIE RICHARDSON, CHAIRPERSON
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 24th day of June, 2025, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT A

CONDITIONAL USE PERMIT (CUP) 25-001 AND
SITE PLAN REVIEW (SPR) 25-026
APN: 8405-003-032

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026,** shall allow for a 4,600 square-feet tenant improvement to allow the establishment of a cannabis microbusiness in conjunction with retail, distribution and manufacturing in the PCD (Planned Community Development) / M-1 (Light Manufacturing) Zone zone at 754 E Arrow Hwy, Covina, CA, 91724 (APN 8405-003-032).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 754 E Arrow Hwy.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the Development Agreement shall set forth the terms and conditions under which

the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background

check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description,

specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by

the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-011 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the

building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.

ATTACHMENT F

Resolution 2025-012 PC

RESOLUTION NO. 2025-012 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE APPROVAL AND ADOPTION OF A DEVELOPMENT AGREEMENT BETWEEN STIIIZY COVINA INC ("STIIIZY") AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE A 4,600 CANNABIS MICROBUSINESS RETAIL ESTABLISHMENT WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, LOCATED AT 754 EAST ARROW HIGHWAY, (APN: 8405-003-032).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 et seq. (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Stiiizy, Covina, Inc – ("STIIIZY") c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit ("Co-Owners"), co-owners of the cannabis microbusiness located 754 E. Arrow Highway. The business owners proposing a cannabis microbusiness retail establishment ("Stiiizy"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032).

WHEREAS, a copy of the proposed Ordinance adopting the Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Resolution; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025 on the proposed Project and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

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

SECTION 1. Based on the full record of these proceedings, the Planning Commission hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their

surroundings;

3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the Planning Commission hereby recommends the City Council adopt Ordinance No. 2025-XXX approving and adopting the Development Agreement between Stiiizy, Covina, Inc. c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit ("Co-Owners"), co-owners of the cannabis microbusiness and the City of Covina in the form attached to this Resolution as Exhibit" A" and incorporated herein by reference.

SECTION 3. 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 Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723, or at http://covinaca.gov/pc/page/projects-under-review. The custodian of these records is the City Clerk.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED, by the members of the Planning Commission of Covina this 24th day of June 2025.

_____

ROSIE RICHARDSON, 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 24h day of June, 2025, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT "A"

DRAFT ORDINANCE ADOPTING DEVELOPMENT AGREEMENT

ATTACHMENT F.1

EXHIBIT “A”

Ordinance No. XXX

EXHIBIT "A"

ORDINANCE NO. 2025-XXX

AN ORDINANCE OF THE CITY OF COVINA APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN STIIIZY COVINA INC, ("STIIIZY") AND THE CITY OF COVINA, RELATED TO APPROVE A 4,600 CANNABIS MICROBUSINESS RETAIL ESTABLISHMENT WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, LOCATED AT 754 EAST ARROW HIGHWAY (APN: 8405-003-032).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Zen GW Cali Partners LLC. c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit, co-owners of the cannabis retail microbusiness located 754 East Arrow Highway. The business owners proposing a Cannabis Microbusiness Retail Establishment ("Stiiizy"), a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032).

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, the project is categorically exempt pursuant to CEQA Guidelines 15303 (3), which consist of the construction and location of limited numbers of new, small facilities or structures, which in urbanized areas include commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project involves interior improvements and upgrades. Additionally, the site can be adequately served by all necessary utilities and public services.

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and has found that the proposed Development

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and has found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with public convenience and beneficial to the public welfare, and will not adversely impact the orderly development of

property; and

WHEREAS, the City Council, after published notice, held a public hearing on _____, 2025 concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____2025, the City Council of the City of Covina held a noticed public hearing to review the Project pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing.

WHEREAS, on _____, 2025, the City Council of the City of Covina considered the proposed Project including Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026 at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their surroundings;
3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the City Council hereby approves the Development Agreement between STIIIZY Covina Inc. c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit, co-owners of the cannabis retail business and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 3. CEQA. The proposed project involves a 4,600 square feet tenant

improvement along with electrical, plumbing and mechanical upgrades. Planning Department Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15303 – (New Construction or Conversion of Small Structures - Class 3 Categorical Exemption) The City Council has reviewed the Planning Department Staff's determination of exemption, and concur in Staff's determination that the Project is exempt from CEQA.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed development agreement shall be recorded against the title to the property.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025.

_____

VICTOR LINARES, MAYOR

ATTEST:

FABIAN VELEZ, CHIEF DEPUTY CITY CLERK

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance No. _____ was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

FABIAN VELEZ
CHIEF DEPUTY CITY CLERK

ATTACHMENT F.2
Development Agreement

PLEASE RECORD AND WHEN RECORDED
RETURN TO:
City Clerk
City of Covina
125 East College Street
Covina, California 91723

Space above this line for Recorder's use only
No recording fee under Government Code Section 27383

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF COVINA AND STIIIZY COVINA LLC

ARTICLE 1. PARTIES AND DATE.

This Government Code Statutory Development Agreement ("Agreement") is dated July XX, 2025 for references purposes only and is entered into between (i) the City of Covina ("City"), a California municipal corporation, and (ii) Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit ("Co-Owners"). This Agreement shall become effective on the Effective Date defined in Section 3.1.12 below.

ARTICLE 2. RECITALS.

2.1 WHEREAS, the City and Owner wish to enter into Statutory Development Agreement pursuant to the Government Code and Covina Municipal Code to facilitate the development of the Property for commercial cannabis activities compliant with all applicable state and local laws, and any regulations promulgated thereunder (collectively, the "Project"); and

2.2 WHEREAS, the City is authorized pursuant to Government Code Section 65864 et seq. to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property; and

2.3 WHEREAS, Owner has an equitable interest in all of the real property ("Property") described on Exhibit Document No. 1 and depicted on Exhibit Document No. 2.

2.4 WHEREAS, Owner commenced its efforts to obtain approvals and clearances to conduct a commercial cannabis business in the City; and at that time the City determined that the uses authorized in this Agreement were lawfully permitted and authorized to occur on Owner's Property, subject to Owner's acquisition of various entitlements, as discussed herein; and

2.5 WHEREAS, Covina Municipal Code Section 17.84.040.E requires applicants for authorized commercial cannabis activity to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.6 WHEREAS, Condition of Approval (15) of Conditional Use Permit 25-001 requires Owner to enter into a development agreement with the City setting forth the terms and conditions under which the cannabis business will operate; and

2.7 WHEREAS, Owner and City intend for this Agreement to satisfy the development agreement requirements of Covina Municipal Code Section 17.84.040.E and Conditional Use Permit 25-001; and

2.8 WHEREAS, Owner voluntarily enters into this Agreement and after extensive negotiations and proceedings have been taken in accordance with the rules and regulations of the City, Owner has elected to execute this Agreement as it provides Owner with important economic and development benefits; and

2.9 WHEREAS, this Agreement and the Project are consistent with the City's General Plan and Zoning Code and applicable provisions of the City's applicable Zoning Map and the Covina Municipal Code as of the Agreement Date; and

2.10 WHEREAS, all actions taken and approvals given by the City have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

2.11 WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Project and/or Property, and provide for public services appropriate to the development of the Project; and

2.12 WHEREAS, in implementation of the promulgated state policy to promote private participation in comprehensive planning and to strengthen the public planning process and to reduce the economic risk of development, the City deems the implementation of this Agreement to be in the public interest and intends that the adoption of this Agreement be considered an exercise of the City's police powers to regulate the development of the Property during the Term of this Agreement; and

2.13 WHEREAS, this Agreement is consistent with the public health, safety and welfare needs of the residents of the City and the surrounding region and the City has specifically considered and approved the impact and benefits of the development of the Property in accordance with this Agreement upon the welfare of the region; and

2.14 WHEREAS, Owner intends to develop a cannabis microbusiness pursuant to the Covina Municipal Code Chapters 5.80 and 17.84 and all applicable state and City laws, rules, and regulations; and

2.15 WHEREAS, on [June 24th, 2025], the Planning Commission of the City held a duly-noticed public hearing on Owner's application for approval of this Agreement, made certain findings and determinations with respect thereto, and recommended to the City Council that this

Agreement be approved. On [July XX, 2025], the City Council also held a duly-noticed public hearing on Owner's application for approval of this Agreement (as well as the other Development Approvals), considered the recommendations of the Planning Commission, and found that this Agreement (and the other Development Approvals) are consistent with and helps to implement City's General Plan. On March 7, 2023 the City Council adopted Ordinance No. 23-01, enacting this Agreement ("DA Ordinance"); and

2.16 WHEREAS, concurrently with execution of this Agreement, City acknowledges that Owner has been authorized to [operate a cannabis microbusiness].

ARTICLE 3. GENERAL TERMS.

3.1 Definitions and Exhibits. The following terms when used in this Agreement shall be defined as follows:

3.1.1 "Agreement" means this Statutory Development Agreement pursuant to Government Code Section 65864 et seq.

3.1.2 "CEQA Determination" means the process required by State of California Public Resources Code 21000 – 21189.57 by the Lead Agency of evaluating the potential environmental impacts and/or physical changes to the environment that may or may not occur because of a particular project; and, subsequently the decision by the Lead Agency if the potential environmental impacts and/or physical changes that will or will not result, will fall within one of three (3) thresholds defining the significance of the environmental effects caused by the project. For the purposes of this Development Agreement, the CEQA Determination will be a Section 15301 - Class 1 Exemption (Existing Facilities).

3.1.3 "City" means the City of Covina, a California municipal corporation.

3.1.4 "City Council" means the City Council of the City.

3.1.5 "CMC" means the City of Covina Municipal Code.

3.1.6 "Commercial Cannabis Business" means a cannabis microbusiness that manufacturers cannabis products, cultivates cannabis on less than 10,000 square feet, distributes cannabis, and sells cannabis and cannabis products through delivery and/or in person sales.

3.1.7 "Conditions of Approval" mean those conditions of approval, if any, which are not set forth in this Agreement and which are otherwise imposed by the City in connection with City's approval of the Development Approvals.

3.1.8 "Days" mean calendar days unless otherwise specified.

3.1.9 "Development", if applicable, includes grading, construction or installation of public and private facilities and the right to maintain, repair or reconstruct any private building, structure, improvement or facility after the construction and completion thereof;

provided, however, that such maintenance, repair, or reconstruction take place within the Term of this Agreement on the Property.

3.1.10 "Development Approvals" means a conditional use permit and other entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property. "Development Approvals" also include both the Existing Development Approvals and the Subsequent Development Approvals approved or issued by the City that are consistent with this Agreement. Development Approvals include:

a. Conditional Use Permit ("CUP") 25-1;

b. Cannabis Business Permit XX;

c. Business License XX;

d. Site Plan SPR 25-26;

e. Operation and Management Plan;

f. Security Plan; and

g. This Agreement ("DA") XX.

3.1.11 "Development Plan", if applicable, means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property for the Project, as modified and supplemented by Subsequent Development Approvals.

3.1.12 "Effective Date" means the day on which all of the following are true: (i) thirty (30) days have elapsed since the second reading of the DA Ordinance; (ii) this Agreement is executed by the Mayor of the City of Covina and persons authorized to execute the Agreement on behalf of Owner; (iii) all Exhibits to this Agreement are finalized; provided, however, that if these conditions have not been fully satisfied by the Owner the Effective Date may not thereafter occur and this Agreement may not thereafter become effective.

3.1.13 "Existing Development Approvals", if applicable, means all Development Approvals approved or issued prior to or on the Effective Date. Existing Development Approvals include the approvals set forth in Section 3.1.10 and all other approvals which are a matter of public record prior to or on the Effective Date.

3.1.14 "Existing Land Use Regulations" if and where applicable, means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations include all regulations that are a matter of public record on the Effective Date as they may be modified by the Existing Development Approvals.

3.1.15 "Gross Revenues" means the total of all revenue, income, compensation, sales proceeds or other monies of whatever kind or nature received by the Commercial Cannabis Business without deduction or offset of any kind.

3.1.16 "Land Use Regulations" if and where applicable means all ordinances, resolutions and codes adopted by the City governing the development and use of land, including the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction and initial occupancy standards and specifications applicable to the Development of the Property. "Land Use Regulations" does not include any City ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property; and/or

(e) the exercise of the power of eminent domain.

3.1.17 "Owner" means Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit (Co-Owners).

3.1.18 "Processing Fees" means all application, inspection and other regulatory processing fees and charges required by City that are adopted for the purpose of defraying City's actual costs incurred or to be incurred in the processing and administration of any form of regulatory permit, license, land use entitlement or other approval, which are applied uniformly to all development related activity within City, including fees for land use applications. Processing Fees are not vested under this Agreement.

3.1.19 "Project", if applicable means the Development of the Property contemplated by the Development Plan, as such Development Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement. The Project shall consist of this Agreement, the Development Plans, the application any and all entitlements licenses, and permits related to the Project.

3.1.20 "Property" means the real property described in Owner's application and incorporated herein by this reference, as described and depicted in Exhibit Documents 1 and 2.

3.1.21 "Reasonable" means using due diligence to accomplish a stated objective that the subject party is capable of performing or providing under the circumstances in a manner that is consistent with the intent and objectives of the Agreement.

3.1.22 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to Owner under this Agreement and reserved to the City as described in Section 4.7.

3.1.23 "Subsequent Development Approvals" if applicable, means all future discretionary approvals and all ministerial Development Approvals required subsequent to the

Effective Date in connection with development of the Property, including without limitation, subdivision improvement Agreements that require the provision of bonds or other securities. Subsequent Development Approvals include, but are not limited to, all excavation, grading, building, construction, demolition, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, or other permits or approvals necessary, convenient or appropriate for the grading, construction, marketing, use and occupancy of the Project within the Property at such times and in such sequences as Owner may choose consistent with the Development Plan and this Agreement.

3.1.24 "Subsequent Land Use Regulations". If applicable, means any Land Use Regulations defined in Section 3.1.16 that are adopted and effective after the Effective Date of this Agreement, as further defined in Section 4.7.

3.2 Exhibit Documents. The following documents, by this reference, are made part of this Agreement:

No. 1 - Legal Description of the Property;

No. 2 - Map showing Property and its location;

No. 3 - Operations Plan (in reference to the RFP);

No. 4 - Conceptual Plans – For final plans refer to the approved tenant improvement plan checks by Building and Safety Division (BLD 25-XXXX); and

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent.

3.3 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Subject to Owner's receipt of all Development Approvals relative thereto, the Development of the Property is hereby authorized and shall, except as otherwise provided in this Agreement, be carried out only in accordance with the terms of this Agreement.

3.4 Ownership of Property. Owner represents and covenants that it has a legal or equitable interest in the Property, which has an Assessor's Parcel Number(s) of 8405-003-032 and is more particularly described in the application and Exhibit Document No. 1 in Section 3.2 and incorporated herein.

3.5 Term. The parties agree that the Term of this Agreement shall be 15 years commencing on the Effective Date subject to the written extension and early termination provisions described in this Agreement. Upon termination of this Agreement, this Agreement shall be deemed terminated and of no further force and effect, except terms that are expressly stated in this Agreement to survive termination without the need of further documentation from the parties hereto. The Agreement's Community Benefit Fee(s) are subject to renegotiation after the first five years, and every five years thereafter. If the parties are unable to re-negotiate the Community Benefit Fee, then the Community Benefit Fee set forth in this Agreement shall continue to apply.

3.5.1 Term Extension. This Agreement may be extended by mutual written Agreement of City and Owner in writing and signed by Owner and the Mayor of Covina. If the

Mayor of Covina does not sign the Agreement or renegotiated Agreement, any such Agreement or renegotiated Agreement is null and void.

3.6 Immediate Termination.

3.6.1 Automatic and Immediate Termination. This Agreement shall automatically and immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement as set forth in Section 3.5.

(ii) Termination or revocation of Conditional Use Permit 25-001 or applicable Cannabis Business Permit.

3.6.2 Discretionary Immediate Termination. This Agreement shall, at the discretion of the City, immediately terminate (without any hearing or opportunity to be heard) upon the occurrence of any of the following events:

(i) Failure to timely pay any fees or monies to the City. If fees or monies due to the City pursuant to this Agreement, including but not limited to Community Benefit Fee payments, are not paid on time pursuant to this Agreement, the City may, at the election of the City, terminate this Agreement without any need for a hearing and without any opportunity to be heard by anyone. Accordingly, Article 8 "Defaults and Remedies" does not apply to a failure to pay fees because the City may terminate immediately and automatically for failure to pay fees and no opportunity to cure and no opportunity to be heard is available for failure to pay fees.

(ii) Failure to obtain a Certificate of Occupancy and operate the business within six (6) months from the date the Mayor signs this Agreement. The permitted uses must be commenced within six (6) months of issuance of the cannabis business permit. If Owner fails to move forward in a timely way to obtain a Certificate of Occupancy and commence the permitted use then the City may seek to revoke the commercial cannabis permit and the conditional use permit, and seek to terminate this Agreement.

3.6.3 Delay Not Attributable to Owner. Regulatory and/or bureaucratic delays, meaning delays attributable solely to the City, Department of Cannabis Control, or other applicable regulatory authority, and not attributable to the Owner, will not trigger the automatic termination in this Section.

3.6.4 Effect of Termination. Termination of this Agreement shall constitute termination of all land use entitlements and permits approved for the Owner and/or Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination, or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination, or with respect to any obligations which are specifically and expressly set forth as surviving this Agreement.

3.7 Notices.

3.7.1 Notice Defined. As used in this Agreement, notice includes, without limitation, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

3.7.2 Written Notice and Delivery. All notices shall be in writing and shall be considered given:

(i) when delivered in person to the recipient named below; or

(ii) five (5) days after deposit in the United States mail, postage prepaid, addressed to the recipient named below; or

(iii) on the date of personal delivery shown in the records of the delivery company after delivery to the recipient named below; or

(iv) on the date of delivery by facsimile transmission to the recipient named below if a hard copy of the notice is deposited in the United States mail, postage prepaid, addressed to the recipient named below. All notices shall be addressed as follows:

If to the City:	City of Covina Community Development Department ATTN: Community Development Director 125 E College St, Covina, CA 91723 (tel) (626) 384-5460 (email) blee@covinaca.gov
With courtesy copy:	City of Covina City Attorney's Office ATTN: City Attorney 125 E College St, Covina, CA 91723. (tel) (213) 626-8484 (email) clee@rwglaw.com
If to the Owner:	Covina STIIIZY LLC ATTN: Tak Sato 3562 Kelton Ave, Los Angeles, CA, 90034 (tel) (310) 488-5707 (email) taksato25@gmail.com
With courtesy copy:	Covina STIIIZY LLC ATTN: Stephanie Uy 250 N Kenmore Ave Unit 2 Los Angeles, CA, 90004 (tel) (213) 809-9156

(email) steph.uy@gmail.com

With courtesy copy: Covina STIIIZY LLC
ATTN: Michael Touhey
135 E Badillo St Unit 302
Covina, CA, 91723
(tel) (626) 825-5099
(email) mtouhey54@gmail.com

With courtesy copy: Covina STIIIZY LLC
ATTN: Jasmine Szameit
4040 Harlan Ave
Baldwin Park, CA, 91706
(tel) (626) 463-3093
(email) jasmine.szameit@yahoo.com

3.7.3 Address Changes. Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3.8 Validity of this Agreement. Owner and the City each acknowledge that neither party has made any representations to the other concerning the enforceability or validity of any one or more provisions of this Agreement. The parties acknowledge and agree that neither party shall allege in any administrative or judicial proceeding that the entering into or the performance of any obligations created in this Agreement violates federal or state law, with respect to all federal, state, and local statutes, ordinances, or regulations in effect as of the Effective Date.

3.9 Fee. Fee means the amount(s) set by the City or negotiated with or by the Owner, to provide City commensurate benefit based on a private benefit conferred upon Owner. Fee shall include City's cost to research cannabis and cannabis laws and regulations, conduct public meetings, draft and negotiate this Agreement, process applications, and any other acts taken by the City in furtherance of medical and adult commercial use of cannabis in the City.

ARTICLE 4. DEVELOPMENT OF THE PROPERTY.

4.1 Right to Develop. Owner shall, subject to the terms of this Agreement, develop the Property with a Commercial Cannabis Business in accordance with the Development Plan. The Property shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan.

4.2 Conditional Use Permit. Pursuant to CMC Section 17.84.040.A, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining and maintaining the Conditional Use Permit for the conduct of cannabis business activities.

4.3 Cannabis Business Permit. Pursuant to CMC Chapter 5.80 and Section 17.84.040.B, no person may engage in commercial cannabis activity in the City without obtaining a cannabis business permit issued by the City.

4.4 State Cannabis Licenses. Pursuant to California Cannabis Laws, Owner shall not engage in the permitted uses set forth above pertaining to the Project on the Property without first obtaining a State Cannabis License to conduct cannabis business activities on the Property.

4.5 Effect of Agreement on Land Use Regulations. Except as otherwise provided by this Agreement, the Development Plan shall establish the rules, regulations and official policies and conditions of approval governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement, occupancy and construction standards and specifications applicable to development of the Property. Provided, however, that in approving tentative subdivision maps, if any, the City may impose ordinary and necessary dedications for rights-of-way or easements for public access, utilities, water, sewers, and drainage, having a nexus with the particular subdivision; provided, further, that the City may impose and will require normal and customary subdivision improvement Agreements and commensurate security to secure performance of Owner's obligations thereunder.

4.6 Changes to Project. The parties acknowledge that changes to the Project or Development Approvals may be appropriate and mutually desirable. The City shall act on such applications, if any, in accordance with the Existing Land Use Regulations, subject to the Reservations of Authority, or except as otherwise provided by this Agreement. If approved in writing by the City Council, any such change in the Existing Development Approvals shall be considered an additional Existing Development Approval.

4.7 Reservations of Authority. Any other provision of this Agreement to the contrary notwithstanding, the Development of the Property shall be subject to subsequently adopted ordinances, resolutions ("Subsequent Land Use Regulations" or sometimes referred to as "Reservation of Authority") only on the following topics:

(i) Processing Fees imposed by the City to cover the estimated or actual costs to the City of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued, which fees are charged to reimburse the City's lawful expenses attributable to such applications, processing, permitting, review, and inspection and which are in force and effect on a general basis at such time as said approvals, permits, review, inspection, or entitlement are granted or conducted by the City.

(ii) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(iii) Regulations governing engineering and construction standards and specifications including, any and all uniform codes adopted by the State of California and subsequently adopted by the City.

(iv) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety; provided, however, the following shall apply:

(a) That to the extent possible, such regulations shall be applied and construed so as to provide Owner with the rights and assurances provided in this Agreement;

(b) That such regulations apply uniformly to all new development projects of the same uses within the City; and

(v) Regulations that do not conflict with the Development Plan. The term "do not conflict" means new rules, regulations, and policies which: (a) do not modify the Development Plan, including, without limitation, the permitted land uses, the density or intensity of use, the phasing or timing of Development of the Project, the maximum height and size of proposed buildings on the Property, provisions for dedication of land for public purposes and development exactions, except as expressly permitted elsewhere in this Agreement, and standards for design, development and construction of the Project; (b) do not prevent Owner from obtaining any Subsequent Development Approvals, including, without limitation, all necessary approvals, permits, certificates, and the like, at such dates and under such circumstances as Owner would otherwise be entitled by the Development Plan; or (c) do not prevent Owner from commencing, prosecuting, and finishing grading of the land, constructing public and private improvements, and occupying the Property, or any portion thereof, all at such dates and schedules as Owner would otherwise be entitled to do so by the Development Plan.

(vi) Contemplated City Rules and Guidelines for Commercial Cannabis Businesses. The City anticipates issuing rules and administrative guidelines associated with the implementation of Ordinance No. 23-01. City may establish requirements that are identical to or place a higher standard of care as existing provisions of California Cannabis Laws, State Cannabis Regulations, or any amendments thereto. City reserves the right to adopt additional categories of rules or guidelines not listed in this Section as part of the City's commercial cannabis regulatory program. Owner shall comply with any and all administrative guidelines adopted by the City that govern or pertain to the City's commercial cannabis regulatory program. Nothing this Agreement shall be construed as limiting the City to amend the CMC or issue guidelines following the effective Date of this Agreement that Developer is required to adhere to.

(vii) The City shall not be prohibited from applying Subsequent Land Use Regulations that do not affect permitted uses of the land, density, design, public improvements (including construction standards and specifications) or the rate of development of the Development, nor shall the City be prohibited from denying or conditionally approving any Subsequent Development applications on the basis of such Subsequent Land Use Regulations.

4.8 Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of the City possess authority to regulate aspects of the Commercial Cannabis Business and development of the Property separately from or jointly with the City, and this Agreement does not limit the authority of such other public agencies. The City and Owner shall reasonably cooperate with other public agencies processing approvals or State licenses for the Project.

4.9 Tentative Subdivision Map and Development Approvals Lifespan. The term of any tentative subdivision map approved as a part of the project, if any, shall be in effect for the Term of this Agreement, and may be extended pursuant to the provisions of the California Subdivision Map Act (Government Code §§ 66410 et seq.).

4.10 Satisfaction of Conditions of Approval. Owner shall comply with all county and state laws and City ordinances and regulations and any and all conditions of approval for any entitlement, permit, or license it receives from the City, state, county, and Health and Fire Departments.

4.11 Subsequent Entitlements. Prior to commencement of construction of the Project, Owner shall be required to submit applications for any and all subsequent entitlements, if any, consistent with the terms and conditions set forth in this Agreement.

4.12 City Records Inspection. Owner acknowledges and agrees that the City is empowered to examine Owner's books and records, including tax returns. The City has the power and authority to examine such books and records at any reasonable time, including but not limited to, during normal business hours. If the City wishes to inspect the areas of the Property where the cannabis is being manufactured or cultivated, if applicable, City may do so at any time with 24 hours prior notice to Owner except in exigent circumstances or when the City reasonably believes a crime is being committed on the premises. If there are exigent circumstances or the City reasonably believes a crime is being committed on the premises, then the City may inspect with no notice whatsoever. In addition, City agrees that all of its employees or agents which enter the manufacturing or cultivation areas shall follow all of the policies and guidelines imposed on Owner's employees, including without limitation, the wearing of any clothing or equipment to insure that no pests or impurities shall enter the manufacturing and cultivation areas.

4.13 Inspections. The City may conduct non-record inspections as set forth in Section 7.7.

4.14 Initiatives and Referenda. If any City ordinance, rule, regulation, or addition to the CMC is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement or any associated Development Approval, such CMC changes shall not be applied to the Site or the Project; provided, however, the parties acknowledge the City's approval of this Agreement is a legislative action subject to referendum.

ARTICLE 5. ARTICLE 5. PUBLIC BENEFITS.

5.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs and adverse effects which will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on Owner which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the negative impacts on the City, and private benefits conferred on Owner by providing more fully for the satisfaction of the public needs resulting from the Project.

5.2 Community Benefits Fee(s). In addition to the benefits provided by the operation of the business, the City's primary benefit and its primary consideration for entering into this

Agreement is the agreement and covenant of the Owner to pay to the City an annual amount equal to five percent (5%) of the annual Gross Revenues of the Commercial Cannabis Business, referred to herein as the Community Benefit Fee.

5.2.1 Installment Payments. As used herein, the term Owner shall make quarterly installments towards the annual amount of the Community Benefit Fee payment, based upon the Commercial Cannabis Business' Gross Revenue as reflected in its quarterly financial reports. Such installment payments shall be made at the time and in the manner as directed by the City Manager. However, the Parties agree that the amount of the total Community Benefit Fee payment made for the full fiscal year shall be adjusted to reflect the Gross Revenues as reflected in Owner's annual audited financial statement, a copy of which shall be provided by Owner's auditor directly to the City. Such audited financial report shall be produced within ninety (90) days of the end of the fiscal year. If the audited annual financial statement is not provided to the City within that time frame, the City may initiate an audit at Owner's sole expense, and may continue said audit even if the independent audited financial statement is subsequently provided.

5.2.2 Accounting. Owner agrees to maintain its books and records in a manner consistent with standard accounting procedures and good practices, and to fairly report all monies received by the Commercial Cannabis Business. during the relevant period. As provided in Section 4.12, the City shall have the right to conduct audits of the books and records, and the operational procedures, of Owner as they relate to the Commercial Cannabis Business. Such audits shall not unreasonably interfere with the operation of the Commercial Cannabis Business either as to frequency or procedure, but may take such audit steps as is necessary to achieve a real evaluation of the accuracy of the Commercial Cannabis Business's accounting records and the amounts of Community Benefit Fee payment owed to the City.

5.2.3 Audits. Owner agrees to pay the costs of not more than two (2) audits of its records per year (not including any year-end audit occasioned by a failure of Owner to produce an audited annual financial report within the required ninety (90) day period, which shall also be at Owner's expense), whether conducted by the City's in-house staff, based upon comparable labor and other costs to private organizations, or by private accounting or audit firms. The costs of such audits shall be reasonable given the purpose and scope of the audit. The City may undertake additional audits if it has a reasonable concern that the Community Benefit Fee payments are not being made in the correct amount. Such additional audits shall be at the cost of the City, except that if an audit determines that the amount of Gross Revenue received by the Commercial Cannabis Business for the relevant audit period has been understated by seven percent (7%) or more, Owner shall reimburse the City for the full costs of the audit. If any audit of the Commercial Cannabis Business as permitted under this Agreement demonstrates that Owner has underpaid the annual Community Benefit Fee payment, Owner shall, within ten (10) days of receiving the results of the audit, make payment to the City of any shortfall in the Community Benefit Fee payment, together with interest thereon from the date each portion of the shortfall should have been paid until it is in fact paid, at the annual rate of seven percent (7%). If the amount of the shortfall exceeds the amount actually paid by seven percent (7%) or more, Owner shall also pay to the City, as compensation for its efforts in enforcing the payment provisions of this Agreement and not as a penalty, an amount equal to ten percent (10%) of the shortfall (including interest).

5.2.4 Preferred Payment for Community Benefit Fee. The preferred method of payments made by Owner to City under the terms of this Agreement shall be made by check, money order or wire transfer.

5.3 Future Revenue Mechanisms. During the term of this Agreement, if the City imposes (by citizen initiative or otherwise) an alternative revenue mechanism specifically related to cannabis operations (e.g., a cannabis tax), the parties agrees to renegotiate in good faith the terms of this Agreement so as to comply with an alternative revenue mechanism. As used in this section, "alternative revenue mechanism" does not include generally applicable taxes, fees, or assessments levied on or collected from both cannabis and non-cannabis operations.

5.4 Public Outreach and Education. Owner shall coordinate and cooperate with the City and other Owners of Commercial Cannabis Business located within City of Covina in the establishment and implementation of appropriate public outreach and education programs. The public outreach and education programs shall be approved by City.

5.5 Labor Peace Agreement. If the Owner has ten (10) or more employees, the Owner shall enter into a Labor Peace Agreement, as defined by Business and Profession's Code Section 26001(aa), within sixty (60) days of employing its tenth (10th) employee, and abide by the terms of such Labor Peace Agreement. If Owner has less than ten (10) employees at the time of this Agreement's signing, such Owner shall in good faith provide a notarized Statement of Intent to the City no later than this Agreement's signing indicating that within thirty (30) days of issuance of the Cannabis Business Permit the Owner will enter into and abide by the terms of a Labor Peace Agreement with any labor organization. Attached as Exhibit Document No. 5 and incorporated herein is a true and correct copy of the actual Labor Peace Agreement; or applicable Notarized Statement of Intent. Owner shall abide by the terms of the Labor Peace Agreement if and when so adopted in accordance with this Subsection. If Owner fails to comply with the Labor Peace Agreement requirement in accordance with this Subsection, such failure shall constitute a default of this Agreement.

5.6 Jobs and Wage Creation.

5.6.1 Local Outreach. Owner agrees to use its reasonable efforts to market employment opportunities at the Project to Covina residents. Job announcements shall be posted at City Hall, along with proof that the job announcements were advertised in at least two (2) newspapers published, printed, or distributed in the City and on various social media sites accessible to the general public. In addition, Owner shall make a good faith effort to advertise job announcements at local job fairs, on local radio and through public agencies and organizations.

5.6.2 Full-time work. Owner shall make its best efforts to fill every position with a full-time employee. However, at no time shall Owner have a labor force that is composed of less than 50% full-time employees within its labor force, and Owner shall make a good faith effort to maintain a full-time employee level of seventy five percent (75%). Owner agrees to provide to its eligible employees leave benefits, health and wellness benefits and other employee benefits to the extent such benefits are required to be paid for by Owner under applicable state and federal employment laws.

5.6.3 Living Wage. Owner shall provide a living wage to employees. "Living Wage" means one hundred fifty percent (150%) more than the applicable amount of the hourly minimum wage mandated by California state or federal law, whichever is greater.

5.7 Development Agreement Administrative Fee Deposit. Owner shall be responsible for all of the City's actual costs associated with processing Development Approvals for the Project including, but not limited to, costs associated with the City's review and processing of the Project, including but not limited to reviewing the Project's entitlements, including all environmental clearance documents, permits, licenses and all documents evidencing compliance with state and local law. Upon approval of the Agreement, within five business days of approval, Owner must deposit twenty thousand dollars ($20,000) with the City for the purpose of reimbursing the City for any associated costs with processing the Project, as detailed above, and reimbursing the City for its actual costs incurred in drafting and processing this Agreement. Owner will be liable for the City's actual costs incurred in processing future Development Approval applications. City acknowledges and agrees that this payment is not merely a deposit, but is a cap on the amount of the City's actual costs incurred in processing this Agreement.

ARTICLE 6. DISTRIBUTION AND TRANSPORTATION

6.1 Transportation of Cannabis. All pickups and drop offs of cannabis and cannabis products into and out of the City of Covina shall be by a licensed distributor. Owner shall not, on its own or through any person or entity, arrange for pickups or drop offs of cannabis or cannabis products into or out of the City of Covina for any purpose, except by a licensed distributor. This provision shall not apply if the Owners is a license microbusiness that includes distribution as part of its business.

6.2 Distribution of Cannabis. Owner shall distribute its cannabis and cannabis products only through a licensed distributor. Owner shall cooperate fully with the distributor regarding the accounting for product, revenue, and tax collection.

6.3 Distributor Fees. Owner and any licensed distributor shall reach their own Agreement regarding fees for the distributor's services.

ARTICLE 7. REVIEW FOR COMPLIANCE.

7.1 Periodic Review. The City may review this Agreement annually, on or before each anniversary of the Effective Date, in order to ascertain Owner's good faith compliance with this Agreement. During the periodic review, Owner shall be required to demonstrate compliance with all the terms of the Agreement. The review shall be conducted by the Director of Community Development. In connection with this periodic review, Owner shall demonstrate good faith compliance with the terms of this Agreement. If, as a result of the review, the City finds and determines that Owner has not complied in good faith with the terms and conditions of this Agreement, the City may serve on Owner a notice to cure setting forth in detail the nature of Owner's non-compliance with this Agreement. If Owner fails to cure the non-compliance within sixty (60) days of the date of the notice or, if such cure cannot be effected within such sixty (60) day period and Owner fails to commence and proceed in good faith in an effort to cure such non-

compliance within such sixty (60) day period, City may, by written notice to Owner, terminate this Agreement.

7.2 Special Review. The City may order a special review of compliance with this Agreement at any time, if the City reasonably believes that Owner is in breach of this Agreement. If the City finds that Owner has not complied in good faith with the terms or conditions of this Agreement, the City may terminate this Agreement notwithstanding any other provision of this Agreement to the contrary, or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the City.

7.3 The termination provision in Sections 7.1 and 7.2 do not apply to restrict the termination provisions in Section 3.6 regarding failure to pay fees and failure to move forward in a timely way to get all necessary permits, licenses, and a Certificate of Occupancy.

7.4 Certificate of Compliance. If, at the conclusion of a periodic or special review, the City determines that Owner is in compliance with this Agreement, upon request of the Owner the City shall issue a Certificate of Compliance ("Certificate") to Owner stating that after the most recent periodic or special review, and based upon the information known or made known to the City, that (i) this Agreement remains in effect and (ii) Owner is not in default. The City shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the City, regardless of whether or not the Certificate is relied upon by Owner.

7.5 Failure to Conduct Review. The City's failure to conduct a periodic review of this Agreement shall not constitute a breach of this Agreement.

7.6 Cost of Review. The costs incurred by City in connection with the periodic or special reviews shall be borne by the City. The Owner is not liable for any costs associated with any City periodic or special review of this Agreement. The Owner is not liable for costs incurred for reviews.

7.7 Inspections. The City has the right to inspect the premises at any time with 24 hours' notice to Owner in writing. Exception to 24 hours' notice: In case of exigent circumstances or if the City reasonable believes a crime is being committed, no notice whatsoever is required. Failure of the Owner to allow access to its facilities when the City requests an inspection, subject to the notice provisions described in the Section, is a violation of this Agreement.

ARTICLE 8. DEFAULTS AND REMEDIES.

8.1 Remedies in of City after Default. In the event of a Default by Owner, City may terminate this Agreement and shall otherwise have hereunder all legal and equitable remedies as provided by law. Before City may terminate this Agreement or take action to obtain judicial relief, the City shall comply with the notice and cure provisions of Section 8.3.

Owner hereby agrees to waive and/or release the City of Covina for any claim or claims or cause of action, not specifically and expressly reserved herein, which Owner may have at the time of execution of Agreement relating to any application to the City of Covina including but not limited

to, any application for any type of Commercial Cannabis Business license or conditional use permit from the City of Covina.

CALIFORNIA CIVIL CODE SECTION 1542

The Owner expressly acknowledges that this Agreement is intended to include in its effect, a waiver without limitation, of all claims or causes of actions which have arisen and of which each side knows or does not know, should have known, had reason to know or suspects to exist in their respective favor at the time of execution hereof, that this Agreement contemplates the extinguishment of any such Claim or Claims. The Owner specifically acknowledges and waives and releases the rights granted to Owner under **California Civil Code Section 1542**, which states as follows:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

By expressly waiving the rights granted to Owner under **California Civil Code Section 1542**, the Owner represents that they understand and acknowledge that if they have suffered any injury, damage as a result of the application for or request for any permit from the City of Covina and (i) they are not presently aware of any damage or injury, or (ii) any damage or injury has not yet manifested itself, any claims for any such damage or injury are forever released and discharged.

Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the exercise by the City of its power of eminent domain. Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the grossly negligent or malicious acts of the City and its officials, officers, agents, and employees. Nothing herein shall modify or abridge any defenses or immunities available to the City and its employees pursuant to the Government Tort Liability Act and all other applicable statutes and decisional law.

Except as set forth in the preceding paragraph relating to eminent domain, Owner's remedies shall be limited to those set forth in this Section 8.1, Section 8.2, and Section 8.3 except for those in Section 3.6.

8.2 Specific Performance. The nature of a development agreement under the Development Agreement Law is a very unusual contract involving promoting a development project facing many complex issues including but not limited to environmental, financial, market, regulatory and other constantly evolving factors over an extremely long time frame. The high level of uncertainty and risk involved justify the extraordinary commitments made to Owner by City. The parties acknowledge that City would not have entered into this Agreement had it been exposed to monetary damages claims from Owner for any termination, or Default hereunder. As such, the parties agree that in no event shall Owner be entitled to recover monetary damages of any amount or of any kind against City for City's termination or Default under this Agreement. For purposes of enforcement, therefore, Owner's sole remedy for any Default of this Agreement shall be the remedy of specific performance. Before Owner takes action to obtain a judicial order

for specific performance against City, Owner shall comply with the notice and cure provisions of Section 8.3.

8.3 Notice and Opportunity to Cure. A non-Defaulting Party in its discretion may elect to declare a Default under this Agreement in accordance with the procedures hereinafter set forth for any alleged Default of the other party ("Defaulting Party"). However, the non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure. The Defaulting Party shall be deemed in Default under this Agreement, if the breach or failure can be cured, but the Defaulting Party has failed to take such actions and cure such Default within sixty (60) days after the date of such notice. However, if such Default cannot be cured within such sixty (60) day period, and if the Defaulting Party does each of the following:

1. Notifies the non-Defaulting Party in writing with a reasonable explanation as to the reasons the asserted Default is not curable within the sixty (60) day period;

2. Notifies the non-Defaulting Party of the Defaulting Party's proposed cause of action to cure the Default;

3. Promptly commences to cure the Default within the sixty (60) day period;

4. Makes periodic reports to the non-Defaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to timely completion, then:

The Defaulting Party shall not be deemed in Default of this Agreement once the Default has been timely cured.

8.4 Termination Notice. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any Default, or fail to diligently pursue such cure as prescribed above, the non-Defaulting Party may, in its discretion, provide the Defaulting Party with a written notice of intent to terminate this Agreement ("Termination Notice"). The Termination Notice shall state that the non-Defaulting Party will elect to terminate the Agreement within sixty (60) days and state the reasons therefor (including a copy of any specific charges of Default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the non-Defaulting Party's election to terminate this Agreement shall only be rescinded (i) if the Defaulting Party fully and completely cures all Defaults prior to the date of termination, or (ii) if the non-Defaulting Party elects to revoke the Termination Notice.

8.5 Waiver of Breach. By not filing a legal challenge to City's action to approve or issue any Development Approval within the period established by applicable law, Owner shall be deemed to have waived any claim that any condition of approval attached to said Development Approval is improper or that the action, as approved, constitutes a breach of the provisions of this Agreement. By recordation of a final subdivision map on any portion of the Property, Owner shall be deemed to have waived any claim that any Condition of Approval of such final subdivision map is improper or that the Condition of Approval constitutes a breach of the provisions of this Agreement.

8.6 Attorney's Fees. In the event either party to this Agreement is forced to bring legal action to enforce its rights under this Agreement, and notwithstanding the limitation of the parties' remedies under Section 8.2, the prevailing party in any such action shall be entitled to recover its reasonable attorney's fees and costs of suit.

ARTICLE 9. THIRD PARTY LITIGATION.

9.1 Non-liability of Parties. As set forth above, City has determined that this Agreement is consistent with the General Plan and meets all of the legal requirements of State law. The parties acknowledge that:

A. In the future there may be challenges to the legality, validity and adequacy of the Development Approvals, the CEQA Determination, and/or this Agreement; and

B. If successful, such challenges could delay or prevent the performance of this Agreement and the Development of the Property.

C. In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 9, neither party shall have liability under this Agreement for any failure of either party to perform its respective obligations under this Agreement under this Agreement as the direct result of a judicial determination resulting from any claim or litigation that on the Effective Date, or at any time thereafter, the Land Use Regulations, the Development Approvals, or any related CEQA Determination for the Project, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Revision of Land Use Regulations. If, for any reason, the Land Use Regulations, the Development Approvals (including, without limitation, this Agreement), the CEQA Determination or any part thereof is hereafter judicially determined, as provided above, to not be in compliance with applicable laws or regulations and, if such noncompliance can be cured by an appropriate action otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. If required by a judicial decision, City shall process any of Owner's applications for amendments to any of the Development Approvals, the CEQA Determination, and this Agreement, as necessary in response to such judicial decision. The Parties understand and agree that no promise can be made as to any future approval, however, because land use regulations involve the exercise of City's police power and it is settled California law that government may not contract away its right to exercise its police power in the future. *Avco Community Developers Inc. v. South Coast Regional Com*., 17 Cal.3d 785, 800 (1976); *City of Glendale v. Superior Court*, 18 Cal.App.4th 1768 (1993).

9.3 Participation in Litigation: Indemnity. To the full extent permitted by law, Owner agrees to and shall fully indemnify, hold harmless, and defend, City and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of this Agreement, any of the other Development Approvals, or the CEQA Determination. Owner's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or

annul any approval, should it occur, related to this Agreement, any of the other Development Approvals, or the CEQA Determination, including actions invoking Planning and Zoning Law or CEQA, and shall also include actions related to enforcement of conflicts between State and Federal law. Owner shall reimburse City for any court costs and attorneys' fees that City may be required by a court to pay as a result of such Claim(s). City may, at its sole and absolute discretion, participate in the defense of any such Claim(s) undertaken by Owner, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Owner. Such participation in the defense of such Claim(s) or the retention of separate counsel by City shall not relieve Owner of its obligations under this Agreement.

9.4 City shall promptly provide written notice to Owner of any Claim(s). City shall take all necessary and reasonable steps to provide such notice to Owner in a timely fashion and in a manner that will not result in any substantial prejudice to Owner's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). City acknowledges that Owner desires to provide the defense of any Claim(s) in a cost efficient manner. City and Owner shall coordinate and cooperate in their defense activities, whether City is participating in defense undertaken by Owner or is retaining separate counsel. As used in this Agreement, cooperation does not include City having to take any action or make any decision that City does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires City to exercise its discretion in a particular manner.

9.5 Owner may not resolve such Claim(s) without City's prior written consent. In all events, City shall have the right to resolve any such Claim(s) in any manner, in its discretion, provided, however, Owner's consent shall be required (and may be granted or withheld in Owner's discretion) if the resolution of the Claim(s) shall require a payment by Owner or limit Owner's rights under the Development Approvals, including, without limitation, this Agreement. Owner's obligation to pay the cost of any such Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

9.6 In the event Owner fails or refuses to reimburse City for its cost to defend any Claim(s), City shall have the right to terminate this Agreement, subject to the notice and cure requirements of Section 8.3 above. Additionally, in the event of any such Claim(s), the Term of this Agreement shall be tolled for the period during which such Claim(s) are proceeding until fully and finally resolved

9.7 In order to ensure compliance with this Article 9, within twenty (20) days after notification by City of the receipt of any Claim(s), Owner shall deposit with City cash or other security in the amount of one hundred thousand dollars ($100,000), satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to City of all costs and fees related to any action triggering the obligations of this Article 9. If City is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Owner shall restore the deposit to its original amount within fifteen (15) days after notice from City that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars ($50,000) is necessary to

secure the obligations of this Article 9, Owner shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.

9.8 Hold Harmless: Owner's Construction and Other Activities. Owner shall indemnify, defend, save and hold City and its Agents, as defined in this Article 9 above, and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Owner's or Owner's agents, contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by Owner or by any of Owner's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Owner or any of Owner's agents, contractors or subcontractors. Notwithstanding anything to the contrary in this Section 9.8, nothing herein shall make Owner liable for the negligence or willful misconduct of City's Agent(s).

9.9 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than City's Default as provided herein and shall continue to be the liability and obligation of Owner, binding upon Owner, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.

9.10 Environmental Contamination. Owner shall indemnify and hold the City, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of the Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors, excepting any acts or omissions of City as successor to any portions of the Property dedicated or transferred to City by Owner, for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, the City, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. The City may in its discretion participate in the defense of any such claim, action or proceeding. The provisions of this Section 9.10 do not apply to environmental conditions that predate Owner's ownership or control of the Property or applicable portion; provided, however, that the foregoing limitation shall not operate to bar, limit, or modify any of Owner's statutory or equitable obligations as an owner or seller of the Property.

ARTICLE 10. THIRD PARTY LENDERS, ASSIGNMENT & SALE.

10.1 Encumbrances. The parties hereto agree that this Agreement shall not prevent or limit Owner, in any manner, at Owner's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property.

10.2 Lender Requested Modification/Interpretation. The City acknowledges that the lenders providing such financing may request certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. The City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and

purposes of this Agreement and as long as such requests do not minimize, reduce, curtail, negate or in any way limit City's rights under this Agreement.

10.3 Assignment/Transfer/Sale. No assignment, transfer or sale of the rights or obligations of the Owner under this Agreement is permitted. Any sale, transfer, or assignment without City Council approval is a breach of this Agreement.

ARTICLE 11. MISCELLANEOUS PROVISIONS.

11.1 Penalty.

11.1.1 Owner acknowledges that to ensure proper compliance with the terms of this Agreement and any applicable laws, City must engage in costly compliance review, inspections, and if necessary enforcement actions to protect health, safety, and welfare of its residents. Penalty and interest provisions are necessary to assist City in compliance review and enforcement actions. If Owner fails to make any payment due, as required by this Agreement, including the Public Benefit Fee(s) in Article 5, City may impose a "Non-Performance Penalty." A "Non-Performance Penalty" of ten percent (10%) shall be applied to all past due payments. Payment of Non-Performance Penalty shall be in a single installment due on or before fifteen (15) days following delivery of a notice of non-performance penalty by the City to the Owner. This provision shall survive the termination of this Agreement.

11.1.2 If Owner fails to pay the Non-Performance Penalty, then, in addition to the principal amount of the Non-Performance Penalty, Owner shall pay City interest at the rate of eighteen percent (18%) per annum, computed on the principal amount of the Non-Performance Penalty, from fifteen (15) days following delivery of a notice of Non-Performance Penalty. This provision shall survive the termination of this Agreement.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and Agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or Agreements that are not contained or expressly contained herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement, provided, however, City at its option may rely on statements by Owner's agents at the public hearings leading to the City's approval of the project or on written documents by Owner's agents that are a part of the public record.

11.3 Severability. If any term, provision, covenant, or condition of this Agreement shall be determined invalid, void, or unenforceable, by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. The foregoing notwithstanding, the provision of the public benefits set forth in Article 5, including the payment of the fees set forth therein, are essential elements of this Agreement and the City would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void, or unenforceable, at the City's option this entire Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever. The foregoing notwithstanding, the development rights set forth in Article 4 of

this Agreement are essential elements of this Agreement and Owner would not have entered into this Agreement but for such provisions, and therefore in the event that any portion of such provisions are determined to be invalid, void or unenforceable, at Owner's option this entire Agreement shall terminate and from that point on be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to principles of conflicts of laws. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, since all parties were represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Singular and Plural; Gender, and Person. Except where the context requires otherwise, the singular of any word shall include the plural and vice versa, and pronouns inferring the masculine gender shall include the feminine gender and neuter, and vice versa, and a reference to "person" shall include, in addition to a natural person, any governmental entity and any partnership, corporation, joint venture or any other form of business entity.

11.7 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.8 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.9 No Third Party Beneficiaries. The only parties to this Agreement are Owner and the City. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. There are no third party beneficiaries and this Agreement is not intended, and shall not be construed, to benefit, or be enforceable by any other person whatsoever.

11.10 Supersedes Previous Agreements. This Agreement when signed and executed by Owner and the Mayor of Covina supersedes any previous Agreements and renders them null and void.

11.11 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.12 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.13 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and prosecuted in the Superior Court of the County of Los Angeles, State of California, and the parties hereto waive all provisions of federal or state law or judicial decision providing for the filing, removal or change of venue to any other state or federal court, including, without limitation, Code of Civil Procedure Section 394.

11.14 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Owner is that of a government entity regulating the development of private property and the owner of such property.

11.15 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.16 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain.

11.17 Agent for Service of Process. In the event Owner is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer, resident of the State of California, or if it is a foreign corporation, then Owner shall file, upon its execution of this Agreement, with the Chief Executive Officer or his or her designee, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon Owner. If for any reason service of such process upon such agent is not feasible, then in such event Owner may be personally served with such process out of the County of Los Angeles and such service shall constitute valid service upon Owner. Owner is amenable to the process so described, submits to the jurisdiction of the Court so obtained, and waives any and all objections and protests thereto.

11.18 Authority to Execute. The person or persons executing this Agreement on behalf of Owner warrants and represents that he/she/they have the authority to execute this Agreement on behalf of his/her/their corporation, partnership or business entity and warrants and represents that he/she/they has/have the authority to bind Owner to the performance of its obligations hereunder. Owner shall each deliver to City on execution of this Agreement a certified copy of a resolution and or minute order of their respective board of directors or appropriate governing body authorizing the execution of this Agreement and naming the officers that are authorized to execute

this Agreement on its behalf. Each individual executing this Agreement on behalf of his or her respective company or entity shall represent and warrant that:

(i) The individual is authorized to execute and deliver this Agreement on behalf of that company or entity in accordance with a duly adopted resolution of the company's board of directors or appropriate governing body and in accordance with that company's or entity's articles of incorporation or charter and bylaws or applicable formation documents; and

(ii) This Agreement is binding on that company or entity in accordance with its terms; and

(iii) The company or entity is a duly organized and legally existing company or entity in good standing; and

(iv) The execution and delivery of this Agreement by that company or entity shall not result in any breach of or constitute a default under any mortgage, deed of trust, loan agreement, credit agreement, partnership agreement, or other contract or instrument to which that company or entity is party or by which that company or entity may be bound.

11.19 Nexus/Reasonable Relationship Challenges. Owner agrees that the fees imposed are in fact reasonable and related to the mitigation of the negative impacts of the business on the City and consents to, and waives any rights it may have now or in the future to challenge the legal validity of, the conditions, requirements, policies or programs set forth in this Agreement including, without limitation, any claim that the terms in this Agreement constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, and/or impose an unlawful tax.

11.20 No Money Damages Relief Against the City. The parties acknowledge that the City would not have entered into this Agreement had it been exposed to damage claims from Owner, or anyone acting on behalf of Owner for any breach thereof. As such, the parties agree that in no event shall Owner, or Owners' partners, or anyone acting on behalf of Owner be entitled to recover money damages against City for breach of this Agreement.

11.21 Laws. Owner agrees to comply with all applicable state, regional, and local laws, regulations, polices and rules. In addition, Owner further agrees to comply with all issued entitlements, permits, licenses, including any and all applicable development standards. Specifically, Owner agrees to comply with all applicable provisions of CMC.

11.22 Compliance with Conditions of Approval. Owner agrees to comply with and fulfill all conditions of approval for any and all entitlement, permits, and/or licenses it receives from the City. All conditions of approval for all entitlements, permits and/or licenses are attached hereto and incorporated herein by this reference.

11.23 Consistency with Applicable Commercial Cannabis Regulation. The City and Owner acknowledge that this Agreement shall be read consistent with any statewide or national regulation of commercial cannabis that is promulgated in the future, either by legislative action or voter approval.

(SIGNATURES FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates written above.

CITY OF COVINA

By: _____
_____, Mayor

Date: _____

ATTEST:

By: _____
Fabian Velez, Chief Deputy City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Candice Lee, City Attorney

Date: _____

OWNER

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

(Two signatures of corporate officers required unless corporate documents authorize only one person to sign the agreement on behalf of the corporation)

APPROVED AS TO FORM:

By: _____
Legal Counsel for _____

Date: _____

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

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 _____, 202__, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

List of Exhibit Documents

No. 1 - Legal Description of the Property

No. 2 - Map showing Property and its location

No. 3 - Operations and Management Plan (refer to the RFP)

No. 4 - Conceptual Plans - For final plans refer to the approved tenant improvement plan check by Building and Safety Division (BLD 25-XXXX)

No. 5 - Labor Peace Agreement; or applicable Notarized Statement of Intent

Exhibit Document No. 1
Legal Description of the Property

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 2
Map showing Property and its location

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 3
Operations Plan (in reference to the RFP)

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 4
Conceptual Plans – for final plans refer to the approved tenant improvement plan check by the Building and Safety Division

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

Exhibit Document No. 5
Labor Peace Agreement; or applicable Notarized Statement of Intent

WILL BE ADDED PRIOR TO CITY COUNCIL MEETING

ORDINANCE 25-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN STIIIZY COVINA INC, AND THE CITY OF COVINA, RELATED TO APPROVAL OF A 4,600 CANNABIS MICROBUSINESS RETAIL ESTABLISHMENT WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, LOCATED AT 754 EAST ARROW HIGHWAY (APN: 8405-003-032) AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Stiiizy Covina, Inc. ("Stiiizy") has proposed and sought development approvals of a cannabis retail microbusiness to be located 754 East Arrow Highway. The proposal is for a Cannabis Microbusiness Retail Establishment consisting of a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, for property located at 754 E Arrow Hwy, Covina, CA, 91722 (APN: 8405-003-032); and

WHEREAS, a copy of the proposed Development Agreement is attached hereto and incorporated herein as Exhibit "A" to this Ordinance; and

WHEREAS, the project is categorically exempt pursuant to State CEQA Guidelines Section 15332 as a Class 32 exempt project because the project aligns with the applicable general plan designation and all relevant policies, as well as with the zoning regulations, the proposed development is situated within city limits on a site of no more than five acres, which is largely surrounded by urban uses and within an existing commercial center, the project site does not provide habitat for endangered, rare, or threatened species, and the approval of the Development Agreement and the project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed uses are consistent with similar uses already established in the industrial commercial center. Additionally, the site can be adequately served by all necessary utilities and public services; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025, on the proposed Project and Development Agreement and found that the proposed Development Agreement is consistent with objectives of the General Plan, compatible with the uses authorized for the project area, in conformity with public convenience and beneficial to the public welfare, will not adversely impact the orderly

development of property, and contains the required elements as required by law and the City; and

WHEREAS, the City Council, after published notice, held a public hearing on July 15, 2025, concerning the proposed Project, and has considered the reports and documents presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing; and

WHEREAS, on July 15, 2025, the City Council of the City of Covina held a noticed public hearing to review the Development Agreement pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq. (" CEQA"), and the State CEQA Guidelines, 14 C. C.R. 15000 et seq. and considered information presented by City staff, the Planning Commission' s recommendation, and the written and oral comments presented at the public hearing; and

WHEREAS, on July 15, 2025, the City Council of the City of Covina, concurrently with the consideration of the proposed Project including Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, also considered the proposed Development Agreement at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the proposed Project prior to and at the public hearing; 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. CEQA. The City Council, based on its own independent judgment, determines that the project to be carried out by the Development Agreement is categorically exempt pursuant to State CEQA Guidelines Section 15332 as a Class 32 exempt project. The project aligns with the applicable general plan designation and all relevant policies, as well as with the zoning regulations. The proposed development is situated within city limits on a site of no more than five acres, which is largely surrounded by urban uses and within an existing commercial center. The project site does not provide habitat for endangered, rare, or threatened species, and the approval of the Development Agreement and the project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed uses are consistent with similar uses already established in the industrial commercial center. Additionally, the site can be adequately served by all necessary utilities and public services

SECTION 2. Based on the full record of these proceedings, the City Council hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan, including but not limited to the Land Use Element designation for the site and with applicable policies and objectives of the General Plan;
2. Is in conformity with good land use practices because the project approvals, and the terms and provisions of the Development Agreement will guarantee adequate safety and security of the building and operation and provide for financial and community benefits to the City so as to ensure that its operation will be compatible with and not

injurious to surrounding uses and will provide general benefits to the City and the community;

3. Will not be detrimental to the health, safety and general welfare as the project approvals and provisions of the development agreement will guarantee adequate safety measures;
4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be developed and operated in compliance with strict standards consistent with state law, City ordinances and conditions of approval; and
5. Contains the terms and conditions required by the City, agreed upon by the applicant and is compliant with state law. Specifically, the Agreement provides for a term of 15 years, subject to extension by mutual agreement of the City and STIIIZY (Section 3.5); provides for the permitted uses of the property, intensity of use, the size of the operation and does not require dedication of land for public purposes (Section 4); contains terms for operation by reference to the "Development Approvals" that STIIIZY must comply with in connection with the Project (Section 3.1.10 and Section 4). The Agreement also provides terms for consideration of future approvals. (Section 4.11) and various specific requirements are imposed on the operation of the commercial cannabis business that is permitted to operate pursuant to the Development Approvals and the Agreement, including the requirement for a Community Benefit Fee, provisions for job and wage creation and defense and indemnification. Based on these findings and other evidence in the record, the Development Agreement is consistent with, and the provisions of Government Code 65864 through 65869. 5.

SECTION 3. Based upon the aforementioned findings, and all other evidence in the record of the proceeding, the City Council hereby approves the Development Agreement between STIIIZY Covina Inc. and the City of Covina attached hereto as Exhibit" A" and incorporated herein by reference.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The Mayor is authorized to execute the Development Agreement on behalf of the City once this Ordinance is effective. The executed Development Agreement shall be recorded against the title to the property within 10 days of the Effective Date of this Ordinance.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk' s office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days

after its adoption.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the City Clerk shall cause to be published once the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall enter the same in the Book of Original Ordinances.

PASSED, **APPROVED**, and **ADOPTED** this __ day of _____, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, Mayor

ATTEST:

_____
FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
KEVIN ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 25-06 was introduced for first reading at a special meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ____ day of _____, 2025, by the following vote:

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

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

RESOLUTION CC 2025-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 25-001, TO PERMIT THE ESTABLISHMENT OF A CANNABIS MICROBUSINESS RETAIL ESTABLISHMENT WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, AND SITE PLAN REVIEW (SPR) 25-026, TO ALLOW A 4,600 SQUARE-FEET TENANT IMPROVEMENT, FOR A PROPERTY LOCATED AT 754 E ARROW HWY, COVINA, CA, 91722 (APN: 8405-003-032), AND MAKING A DETERMINATION OF EXEMPTION FROM CEQA

WHEREAS, on February 21, 2023, the City Council of the City of Covina adopted Ordinance 23-01 and a Mitigated Negative Declaration (MND) to allow cannabis retailers and microbusinesses to conduct business in the City of Covina; and

WHEREAS, as part of operating a cannabis retail establishment within the City of Covina, City Council, as part of the selection process, requires all selected applicants to apply for a Conditional Use Permit, and

WHEREAS, Property owner, Andrew McIntyre, through authorized applicant, Andrew De La Garza, has filed an application for Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026 a request to approve a cannabis microbusiness retail establishment (Stiiizy Covina, Inc. ("Stiiizy")), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E. Arrow Highway, (Property); and

WHEREAS, CMC Section 17.84.060 requires the Planning Commission to hold a hearing and make a recommendation to the City Council on a cannabis use conditional use permit, and that any approval of such permit shall be made by the City Council; and

WHEREAS, CMC Section 17.64.040.B requires that the Planning Commission make a recommendation on site plan review when the application is processed concurrently, and final action is to be taken by the City Council; and

WHEREAS, Government Code Section 65867 requires the Planning Commission and the City Council to hold a hearing on an application for a development agreement; and

WHEREAS, on June 24, 2025, the Planning Commission conducted a public hearing on the proposed CUP 25-001, SPR 25-026, and development agreement at which time oral and written comments received prior to or at the meeting together with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said meeting on that date. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project (inclusive of the application for CUP 25-001, SPR 25-026, and the development agreement), the Planning

Commission adopted Resolution No. 2025-011 PC recommending that the City Council approve Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026; and

WHEREAS, on July 15, 2025, at a duly noticed public hearing as prescribed by law, the City Council considered the proposed Project and any document received prior to or at the public hearing, at which time the City Staff presented its report, and interest person has an opportunity to testify either in support or opposition to the proposed project. The City Council concluded the public hearing on said date; and

WHEREAS, all legal perquisites prior to the adoption of this Resolution have occurred.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing both orally and documentary, and after being fully informed, the City Council hereby find and decide, pursuant to the Title 17.62.120 (Conditional Use Permit) and Title 17.64.070 of the Municipal Code:

A. <u>Findings for Conditional Use Permit (CMC Section 17.62.120)</u>

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**
   Facts: The overall 34,324-square-foot building has existed on the subject site since 1986, with no known issues pertaining to appurtenant commercial activities. The 4,600 square feet interior space in which the proposed cannabis microbusiness would operate appears to have sufficient physical dimensions to support the use of retail, manufacturing, and distributing, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone. Part of the scope of work is providing exterior lighting for visibility and to safely illuminate the premises. City staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and, therefore complies with this provision. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**
   Facts: The site is situated within an established development and integrates well with the surrounding neighborhood infrastructure and support services. It has convenient

access to major streets, the freeway system, and retail services. The proposed use is for a cannabis microbusiness that includes manufacturing and distribution, which is expected to generate a negligible increase in traffic. There are multiple access points on the site, which will help prevent congestion. The City Traffic Engineer has reviewed the proposal and confirmed that Arrow Hwy and Arrow Grand Circle have sufficient widths and capacity to accommodate this use. **Therefore, this criterion has been met as proposed.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**
   Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis microbusiness. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis microbusiness would not become a nuisance for adjacent businesses. The proposed cannabis microbusiness meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**
   Facts: The operation of a cannabis microbusiness is conditionally permitted within the Light Manufacturing (M-1) zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). f Conditions of approval have been formulated to ensure that the proposed improvements for cannabis microbusiness establishment with will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. <u>Findings for Site Plan Review (CMC Section 17.64.070)</u>

1. **All provisions of Title of the CMC are complied with;**
   Facts: The proposed operation of a cannabis microbusiness within the Planned Community Development (PCD) / Light Manufacturing M-1 zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**
   Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis microbusiness "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis microbusiness conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Planned Community Development (PCD) / Light Manufacturing (M-1) Development Standards, the Covina Design Guidelines, and General Plan **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**
   Facts: The proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis microbusiness and other associated improvements. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by industrial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis microbusiness is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 92,347 square feet (2.12 acres) in land area

and developed with a 34,324 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA)**;
   Facts: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone thereby facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves minor interior improvements along with upgrades to accommodate a cannabis microbusiness within an existing 4,600 square feet space involving partition, mechanical, plumbing and electrical conveyances. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section 15332, which 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 commercial center, 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. **Therefore, this criterion has been met.**

5. **The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;**
   Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. **The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;**
   Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

SECTION 3. The City Council, based on its own independent judgment, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15332, the project is exempt from environmental review because it meets the criteria under Class 32. The project aligns with the applicable general plan designation and all relevant policies, as well as with the zoning regulations of the applicant. The proposed development is situated within city limits on a site of no more than five acres, which is largely surrounded by urban uses. Because the location is part of an existing commercial center, the project site does not provide habitat for endangered, rare, or threatened species. Approving this project would not lead to any significant impacts related to traffic, noise, or water quality, as the proposed uses are consistent with similar uses already established in the industrial commercial center. Additionally, the site can be adequately served by all necessary utilities and public services. Furthermore, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby recommends that the City Council approves the application:

A. Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, subject to the conditions of approval incorporated here and attached hereto as Exhibit "A."

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. Effective Date. This Resolution shall be effective upon the effective date of Ordinance 25-06.

SECTION 7. Certification, 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 15th day of July, 2025.

City of Covina, California

BY: _____
VICTOR LINARES, 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 2025-86 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 15th day of July, 2025, 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

CONDITIONAL USE PERMIT (CUP) 25-001 AND
SITE PLAN REVIEW (SPR) 25-026
APN: 8405-003-032

CONDITIONS OF APPROVAL

The **Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026,** shall allow for a 4,600 square-feet tenant improvement to allow the establishment of a cannabis microbusiness in conjunction with retail, distribution and manufacturing in the PCD (Planned Community Development) / M-1 (Light Manufacturing) Zone zone at 754 E Arrow Hwy, Covina, CA, 91724 (APN 8405-003-032).

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved CUP and SPR applications.

B. GENERAL REQUIREMENTS:

1. This CUP may be suspended or revoked by the city manager for any violation of any state or local law, the Covina Municipal Code ("CMC"), rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in the CMC, any other related CMC section, and/or any violation of any conditions of approval of this land use entitlement.

2. This CUP is non-transferable and cannot be sold or transferred to another operator.

3. Any attempt to transfer a cannabis business permit either directly or indirectly in violation of CMC Section 5.80.190 is hereby declared a violation of the permit and such a purported transfer shall be deemed a ground for revocation of the permit.

4. Applicant shall operate the business in compliance with all State of California laws, local laws, and any regulations promulgated thereunder, including but not limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA")

5. Prior to the start of operations, the applicant shall provide the City Manager and Planning Department a copy of the State License authorizing the applicant to operate said business.

6. Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the applicant's ability to operate within the city until the state of California or its respective department or division reinstates or reissues the state license per CMC Section 5.80.170.

7. The applicant must notify the City Manager and Planning Department within 48 hours of suspension of its license by the state of California, or by any of its departments or divisions. Failure to do so is a violation of these Conditions of Approval for the CUP and may be grounds for revocation of this CUP as determined by the City Manager per the CMC.

8. Proof of reinstatement of rights to the applicant by the state of California, or by any of its departments or divisions must be provided to the City Manager and Planning Department prior to the recommencement of any on-site and/or delivery operations.

9. This CUP is valid for use only at the proposed business address located 754 E Arrow Hwy.

10. Prior to the start of Operations, the applicant is required to obtain a City of Covina Cannabis Business and/or Microbusiness (if applicable) Business License per CMC Section 5.80.120 Issuance of a cannabis business permit.

11. A cannabis business permit shall be exercised by the cannabis business within six months of issuance. Exercised shall be when the permitted use commences on the site.

12. A cannabis business permit issued pursuant to chapter 5.80 shall expire 12 months after the date of issuance. The date of issuance shall be the date that the city manager and/or chief of police, or their designee (collectively "Auditor") has inspected the cannabis business site and determined the cannabis business complies with the security requirements set forth in CMC Chapters 5.80 and 17.84.

13. An application for renewal of a cannabis business permit shall be filed with the city manager at least 60 calendar days prior to the expiration date of the current permit per CMC 5.80.150.

14. A cannabis business permit may be suspended or revoked by the city manager for any violation of any state or local laws, this municipal code, rules, standards, policies, procedures, regulations, or conditions of approval related to cannabis in this chapter or adopted pursuant to this chapter, and any violation of any conditions of approval of this land use entitlement.

15. Prior to the start of Operations, the applicant is required to enter into a fully executed Development Agreement with the City. Pursuant to CMC Section 17.84.040.E the Development Agreement shall set forth the terms and conditions under which the cannabis business will operate that is in addition to the requirements of Chapter 17.84 of the CMC.

16. Within 30 days of issuance of this CUP, if the applicant will have 10 or more employees, the applicant shall provide a copy of the business's labor and peace agreement, as defined in Business and Professions Code Section 26001(aa) to the City Manager and Planning Department.

17. The approved hours of operations for on-site retail sales are 9 a.m. to 9 p.m., Monday to Sunday.

18. The approved hours of operations for retail deliveries are 9 a.m. to 9 p.m., Monday to Sunday. Applicant will not accept order for delivery after 8:00 pm to ensure all deliveries will conclude by 9:00 pm

19. Prior to the opening of the business operation, a site inspection audit will be completed by city staff, the Covina Police Department, and/or a city designee (collectively "Auditor") to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to the audit taking place. If the audit satisfies that the business operation is compliant with the CUP application, the Auditor will issue an Operational Certification to the business owner and the file.

20. If the Auditor finds that the business operation is not compliant with the representations made in the CUP application, the Auditor will provide a written list of the deficiencies to the Applicant, and the Applicant must affect corrective actions and have the premises re-audited prior to the opening of the business operation. This process will be repeated until the Auditor issues an Operational Certification to the business owner.

21. For the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a quarterly basis (4 site inspection audits in the first year) by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

22. After the first year of business operation, the applicant shall pay for a site inspection audit of all operations on a semi-annual basis (2 site inspection audits per year) throughout the life of the business operation by the Auditor to ensure compliance with all representations in the CUP application. A site inspection audit fee equal to $822.50 *(…or "per the city fee schedule", and then we need to amend the fee schedule)* will be required from the applicant prior to each audit taking place. This process will be repeated until the Auditor issues an Operational Certification to the business owner and the file.

23. If at any time a nuisance complaint about the business operation is filed with the City against the business and those allegations are investigated and substantiated by the Auditor, the City will issue a written Demand for Corrective Action to the applicant. The applicant will have 30-days to effect the required corrective actions, subject to review and verification by the City and/or it's designee.

24. If the City is not satisfied with the applicants Corrective Actions, the City may suspend the applicant's business license and hold a public hearing as soon as is practical as determined by the City Manager, to review and amend this CUP approval, or to rescind this approval and revoke the CUP and Business License of the Applicant.

25. Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the city.

26. Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the city manager upon a reasonable request.

27. All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for sale, and all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

28. Any person who is an owner, employee or who otherwise works for the cannabis business within the City of Covina must be legally authorized to do so under applicable state law.

29. Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check in compliance with CMC Section 5.80.060 for themselves and all persons in their employment and must be found to be in compliance with CMC Section 5.80.070 prior to the start of initial business operations.

30. After the initial opening of the business, any new employees hired to work on the premises of the business within the City of Covina are required to submit to a criminal background check in compliance with CMC Section 5.80.060 to the Covina Police Department and Planning Department and must be found in compliance with CMC Section 5.80.070 prior to the start of work within said premises, or they cannot work at the subject business.

31. After the issuance of a cannabis business permit, if any owner or employee is found to violate subsection (C) of CMC Section 5.80.060, this shall be grounds for suspension or revocation of the cannabis business permit pursuant to the procedures set forth in CMC Section 5.80.160.

32. All security measures incorporated into the CUP Application and Site Operations and Management Plan shall be in place and operational at all times, subject to inspection and audit as authorized in this approval, or as deemed necessary to insure the public health, safety, and welfare of the community, and in accordance with CMC Chapter 17.84.

33. If the applicant is using a private security firm, the applicant shall provide proof of a Covina Private Patrol Operator Permit (PPO) to the Covina Police Department and the Covina Planning Department prior to the initial patrol.

34. If the applicant changes from one security provider to another, the applicant shall provide proof of a Covina Private Patrol Operator Permit ("PPO") for the new provider to the Covina Police Department and the Covina Planning Department prior to the initial patrol by the new service provider.

35. All cannabis sales and other related sales associated with the business shall be conducted in accordance with CMC Chapter 17.84 and applicable state law.

36. Use City standard Signage Condition, modified to the Cannabis Section - Signage for the business operation shall be compliant with CMC Chapter 17.84.

37. Cannabis Retail Business shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. The applicant shall be required to verify customers at the lobby or reception area prior to entering the retail floor. All cannabis retail businesses shall be required to install a lobby or reception area to ensure safety, efficiency and procedures.

38. Every quarter of the year all cannabis business shall be eligible to apply for an Administrative Conditional Use Permit (ACUP). The administrative conditional use permit allows for a maximum of four (4) four sales, promotional or other business-related events per year.

39. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Project or the Applications (including but not limited to any permit or entitlements for the Development of the Property, including any and all Conditions of Approval, subject to approval or issuance by the City in connection with Development and operation of the Property and including the Conditional Use Permit, Cannabis Business License, Site Plan Review, Conceptual Plan Review, Security Plan, and the Development Agreement). Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate

fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

40. Pursuant to CMC Section 17.84.110, the applicant shall:
    a. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the operation of the cannabis business, issuance of a permit to a cannabis business, or the prosecution of the cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;
    b. Maintain insurance in the amounts and of the types that are acceptable to the city council or designee; and
    c. Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the conditional use permit or cannabis business permit or related to the city's approval of a cannabis activity. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

C. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.

3. Copies of the signed Resolution No. 2025-011 PC shall be included on the plans (full size) for submittal of plan check.

4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits.

5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.

6. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.

7. All building and site improvements shall be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

8. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.

D. BUILDING AND SAFETY DIVISION

1. **Submit 4** (Four) sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2022 California Building Code and Standards. 2 (Two) sets each of any structural, soils reports, and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author. (*Electronic submittal and plan review maybe available*)

2. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is required that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.

3. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable

notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

4. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor, Public Service Desk at 888-807-2111.

5. Construction activity within 500 feet of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

E. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Business will need to complete and obtain approval of a special business application Form 30 C before opening to the public.

F. COVINA POLICE DEPARTMENT

1. Owners, operators, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness. Install LED lighting, can be motion sensor lighting, to increase visibility regarding any activity taking place near or inside the enclosure.

2. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. LED lighting that will be installed can be depicted on exterior elevations.