

# Appendix L

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Sewer Area Study

**SEWER AREA STUDY**  
**FOR**  
**1501 DEL NORTE STREET**  
**WEST COVINA, CA 91790**

PREPARED BY:



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PROJECT NO. 224181  
NOVEMBER 22, 2024



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## I INTRODUCTION

The project associated with this sewer study consists of the construction of (282) total homes each being Single Family Homes, 3-story townhomes, and 4-story flats in a “Residential Single-Family Zone”

This Sewer Area Study will demonstrate adequate capacity in the existing City of West Covina sewer system serving the site; and that no sewer mitigation measures are required.

## II SITE DESCRIPTION

The 13.62-acre site is on the north side of Del Norte Street and the west side of Sunset Avenue. The site address is 1501 Del Norte Street, West Covina, CA 91790.

Half of the sewage from the site is conveyed to an 8” VCP sewer main on Sunset Avenue and the rest on Nora Avenue, and ultimately discharges to the Los Angeles County Sanitation District (LACSD) trunk sewer, located on Willow Avenue and Garvey Avenue (See Appendix D)

## III PROJECT DESCRIPTION

The development for this project will be a residential with (34) single-family homes, (138) Townhomes, and (110) Stacked Flats. Also, there will be a community center with an outdoor pool. It will also have access to a private driveway lane with entrances to the adjacent streets, Nora Avenue and Del Norte Street. The proposed property is 13.19 acres with a proposed street dedication of 0.43 acres to the City of West Covina.

## IV. DESCRIPTION OF EXISTING SEWER SYSTEM

The property site will be connecting to an existing 8” VCP main sewer pipe along Sunset Avenue and Nora Avenue. The flow direction of the sewer heads south towards Workman Avenue which will lead to the trunk sewer line southwest approximately 2 miles from City of West Covina manhole 639.

## V. DESCRIPTION OF PROPOSED SEWER SYSTEM

The proposed sewer line that will collect the townhomes and Stacked Flats will be an 8” Sewer with a 35-foot lateral connecting to Nora Avenue 8” existing Sewer line and a 713-foot lateral on Del Norte Avenue connecting to an existing line along Sunset Avenue. All single-family homes on the property's perimeter will have an individual lateral connection to the adjacent public sewer.

## VI. METHODOLOGY USED AND LIST OF REFERENCES

The methodology prescribed by The County of Los Angeles was used for this study.

### **Peak Flow Rates**

Existing flow rates at MH #639 and MH #503 were determined by evaluating the tributary area. An analysis of this manhole will be in section VII of this Appendix.

Flow rates for the proposed development were calculated using sewer production rates published in Los Angeles County's *"Estimated Average Daily Sewage Flows for Various Occupancies"* table. (See Appendix B)

Average daily flow rates were multiplied by a factor of 2.5 to obtain peak flow rates.

### **Sewer Line Capacity**

The capacity of each segment of sewer between manholes was calculated using pipe sizes and slopes documented in the City of West Covina Zoning Maps that route all sewer lines.

Pipe Capacity was modeled using the Cumulative Calculate Flow over the Capacity for each pipe segment using Kutter's formula, and an "n" value of 0.013.

In accordance with LA County's methodology, 100% capacity is defined as  $\frac{1}{2}$  full for pipes under 15-inches, and  $\frac{3}{4}$  full for pipes 15-inches and above.

## VII SEWER CAPACITY ANALYSIS

### **Sewer Main on Sunset Avenue**

Existing flow rates in the City's 8" sewer main on Sunset Avenue were determined by area interpretation.

### **Estimated Average Daily Sewage Flow**

Project Site Area = 593,294 sf.

Peak Flow = 2.5 x ADF

### Calculate Proposed Flow

Path 1:

Occupancy:

3 Bedroom Dwelling Units (18)

ADF: 300 gal/D.U. x 16 Dwelling Units = 4,800 GPD = 0.01 cfs

Peak Flow = ADF x 2.5 = 0.01 cfs x 2.5 = 0.02 cfs

Condominiums (79)

Condominiums coefficient = 0.001 from “Estimated Average Daily Sewage Flows for Various Occupancies” (See Appendix B)

ADF: 0.001 cfs/unit. x 79 Units = 0.08cfs

Path 2:

Occupancy:

3 Bedroom Dwelling Units (16)

ADF: 300 gal/D.U. x 16 Dwelling Units = 4800 GPD = 0.01 cfs

Peak Flow = ADF x 2.5 = 0.01 cfs x 2.5 = 0.02 cfs

Condominiums (144)

Condominiums coefficient = 0.001 from “Estimated Average Daily Sewage Flows for Various Occupancies” (See Appendix B)

ADF: 0.001 cfs/unit. x 144 Units = 0.14 cfs

Path 1

| Occupancy                | Gallons/ D.U. | Units | CFS/Units | Estimated ADF (GPD) | GPD to CFS | Peak Flow |
|--------------------------|---------------|-------|-----------|---------------------|------------|-----------|
| Condominiums (Flats)     |               | 35    | 0.04      |                     | 0.04       | 0.04      |
| Condominiums (Townhomes) |               | 44    | 0.04      |                     | 0.04       | 0.04      |
| 3 Bedroom Dwelling Units | 300           | 18    |           | 5400                | 0.01       | 0.02      |
| <b>Total</b>             |               | 97    |           | 5400                | 0.05       | 0.10      |

Path 2

| Occupancy                | Gallons/ D.U. | Units | CFS/Units | Estimated ADF (GPD) | GPD to CFS | Peak Flow |
|--------------------------|---------------|-------|-----------|---------------------|------------|-----------|
| Condominiums (Flats)     |               | 20    | 0.02      |                     | 0.02       | 0.02      |
| Condominiums (Townhomes) |               | 124   | 0.12      |                     | 0.12       | 0.12      |
| 3 Bedroom Dwelling Units | 300           | 16    |           | 4800                | 0.01       | 0.02      |
| <b>Total</b>             |               | 160   |           | 4800                | 0.13       | 0.16      |

#### VIII. PROPOSED MITIGATION IF NECESSARY

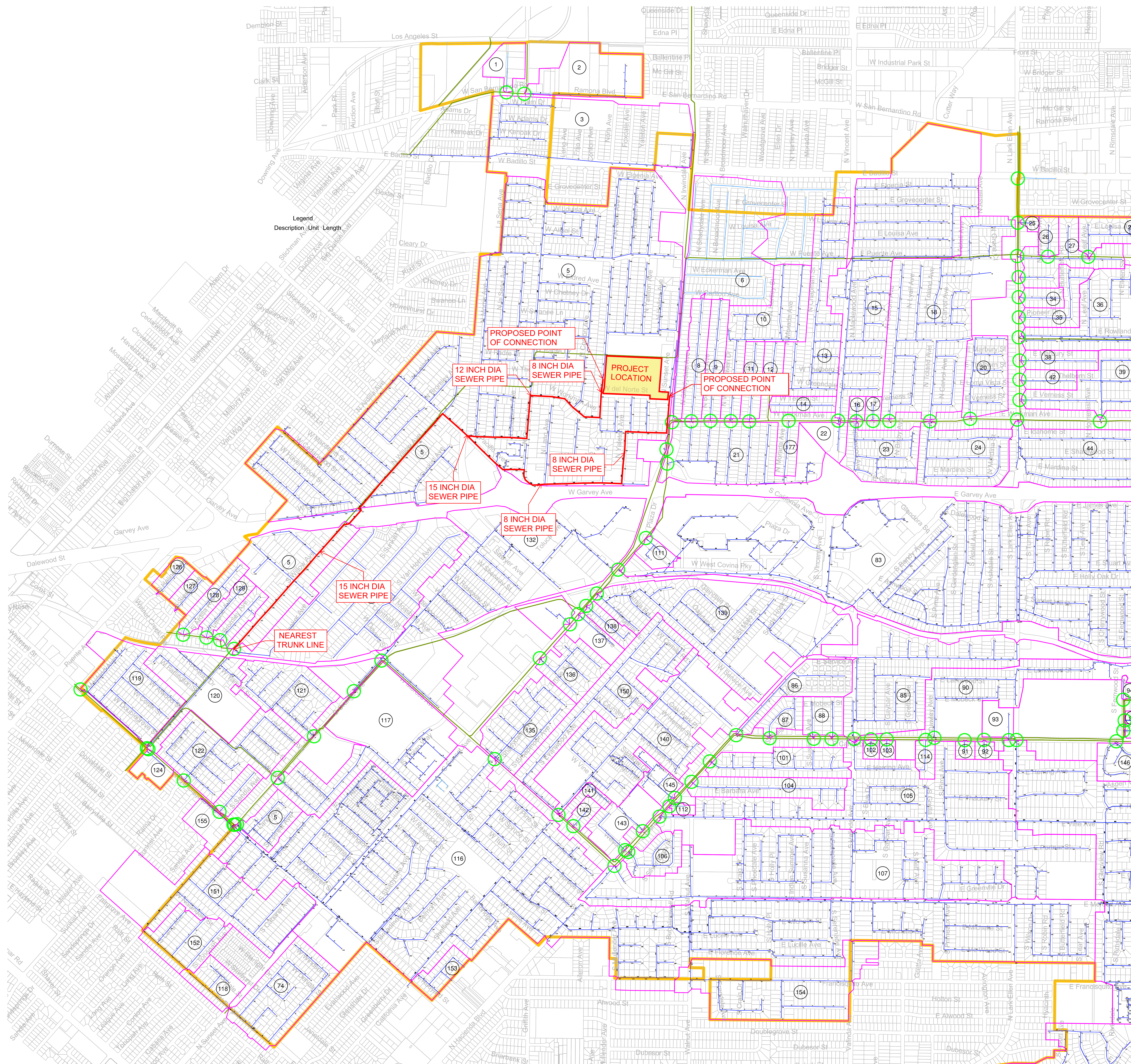
No segments exceeded 151% capacity from the project site to the trunk sewer, therefore no mitigation is necessary.

#### IX. CONCLUSION

Based on the criteria developed by the City of West Covina the sewer system serving the proposed project site is adequate to serve the proposed project; without requiring any sewer mitigation measures.

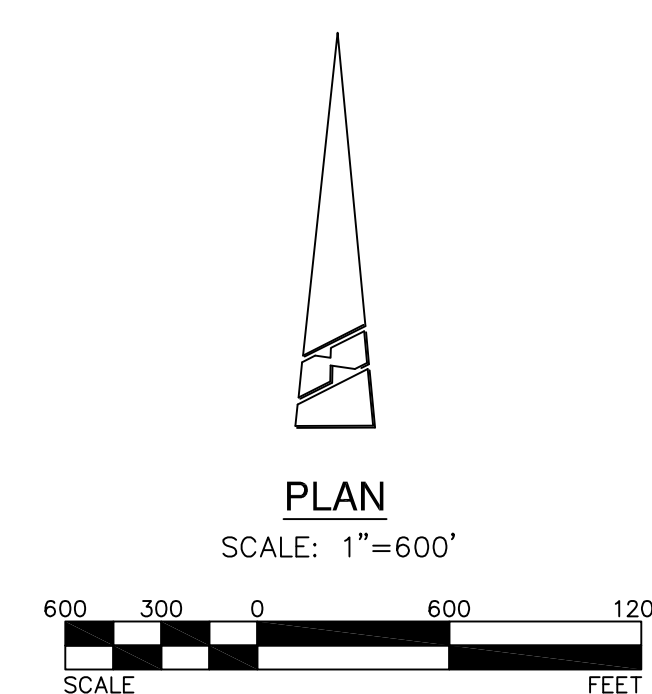
## X. APPENDIX OR REFERENCES

APPENDIX A  
SEWER AREA MAP



# LEGEND:

- EXISTING CSD TRUNK SEWERS
- SANITARY SEWER PIPE
- CITY BOUNDARY
- SEWER DRAINAGE AREA BORDER
- SEWER MAINTENANCE ZONE
- SEWAGE DELIVERY POINTS
- FLOW MONITORING LOCATIONS (PENDING)
- SEWER FLOW TO SEWAGE DELIVERY POINT



SEE EXHIBIT B

SEE EXHIBIT C

## APPENDIX F: MAINTENANCE YARD, SEWER MAINTENANCE ZONES FLOW MONITORING LOCATIONS & DELIVERY POINTS EXHIBIT A



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## APPENDIX B

### SEWER CAPACITY CALCULATIONS

# SEWER AREA TABLE (PATH 1)

| Street Name     | Segment |        | Pipe       |           | Design Capacity |                  | Area (Sq. Ft.) | Area (Ac.) | Zoning Coeff. | Calculated Peak Flow (cfs) | Cumulative Calculated Flow | % Full                    | PC or CI Construction Plan | Comment                                     | Jurisdiction |
|-----------------|---------|--------|------------|-----------|-----------------|------------------|----------------|------------|---------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------------------------|--------------|
|                 | M.H. #  | M.H. # | Size (in.) | Slope (%) | 1/2 Full (<15") | 3/4 Full (> 15") |                |            |               |                            |                            | Cumulative Flow/ Capacity |                            |                                             |              |
| Sunset Ave A1   | 636     | 637    | 8          | 0.4       | 0.49            |                  | 9492           | 0.22       | 0.001         | 0.001                      | 0.00                       | 0%                        |                            | Under Capacity                              | LA COUNTY    |
| Sunset Ave A2   | 637     | 638    | 8          | 0.4       | 0.49            |                  | 32492          | 0.75       | 0.015         | 0.028                      | 0.03                       | 6%                        |                            | Under Capacity                              | LA COUNTY    |
| Project Site A3 | 638     | 639    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.10                       | 0.13                       | 26%                       |                            | Below 151% capacity; no mitigation required | LA COUNTY    |
| Sunset Ave A5   | 639     | 640    | 8          | 0.4       | 0.49            |                  | 37741          | 0.87       | 0.001         | 0.00                       | 0.13                       | 27%                       |                            | Under Capacity                              | LA COUNTY    |
| Sunset Ave A6   | 640     | 489    | 8          | 0.4       | 0.49            |                  | 35772          | 0.82       | 0.004         | 0.01                       | 0.14                       | 28%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A7  | 489     | 490    | 8          | 0.4       | 0.49            |                  | 52989          | 1.22       | 0.004         | 0.01                       | 0.15                       | 31%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A8  | 490     | 493    | 8          | 0.4       | 0.49            |                  | 36706          | 0.84       | 0.004         | 0.01                       | 0.16                       | 32%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A9  | 493     | 484    | 8          | 0.4       | 0.49            |                  | 6885           | 0.16       | 0.004         | 0.00                       | 0.16                       | 33%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A10 | 484     | 485    | 8          | 0.4       | 0.49            |                  | 57451          | 1.32       | 0.004         | 0.01                       | 0.17                       | 35%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A11 | 485     | 486    | 8          | 0.4       | 0.49            |                  | 115058         | 2.64       | 0.004         | 0.03                       | 0.20                       | 41%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A12 | 486     | 487    | 8          | 0.4       | 0.49            |                  | 85066          | 1.95       | 0.015         | 0.07                       | 0.27                       | 56%                       |                            | Under Capacity                              | LA COUNTY    |
| Garvey Ave A13  | 487     | 474    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.27                       | 56%                       |                            | Under Capacity                              | LA COUNTY    |
| Garvey Ave A14  | 474     | 473    | 8          | 0.4       | 0.49            |                  | 72522          | 1.66       | 0.015         | 0.06                       | 0.34                       | 69%                       |                            | Under Capacity                              | LA COUNTY    |
| Garvey Ave A15  | 473     | 472    | 8          | 0.4       | 0.49            |                  | 45238          | 1.04       | 0.015         | 0.04                       | 0.37                       | 76%                       |                            | Under Capacity                              | LA COUNTY    |
| Garvey Ave A16  | 472     | 460    | 8          | 0.4       | 0.49            |                  | 66224          | 1.52       | 0.015         | 0.06                       | 0.43                       | 88%                       |                            | Under Capacity                              | LA COUNTY    |
| Garvey Ave A17  | 460     | 462    | 8          | 0.4       | 0.49            |                  | 74435          | 1.71       | 0.015         | 0.06                       | 0.50                       | 101%                      |                            | Under Capacity                              | LA COUNTY    |
| Orange Ave A18  | 462     | 463    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.50                       | 101%                      |                            | Under Capacity                              | LA COUNTY    |
| Orange Ave A19  | 463     | 464    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.50                       | 101%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A20 | 464     | 465    | 8          | 0.4       | 0.49            |                  | 37911          | 0.87       | 0.015         | 0.03                       | 0.53                       | 108%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A21 | 465     | 466    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.53                       | 108%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A22 | 466     | 656    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.53                       | 108%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A23 | 656     | 432    | 8          | 0.4       | 0.49            |                  |                |            |               | 0.00                       | 0.53                       | 108%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A24 | 432     | 429    | 8          | 0.4       | 0.49            |                  | 27918          | 0.64       | 0.015         | 0.02                       | 0.55                       | 113%                      |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A25 | 429     | 430    | 15         | 0.4       |                 | 5.07             | 31707.00       | 0.73       | 0.004         | 0.01                       | 0.56                       | 11%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A26 | 430     | 355    | 15         | 0.4       |                 | 5.07             | 61349          | 1.41       | 0.004         | 0.01                       | 0.57                       | 11%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A27  | 355     | 356    | 15         | 0.4       |                 | 5.07             | 29590          | 0.68       | 0.004         | 0.01                       | 0.58                       | 11%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A28  | 356     | 357    | 15         | 0.4       |                 | 5.07             | 118863         | 2.73       | 0.004         | 0.03                       | 0.61                       | 12%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A29  | 357     | 358    | 15         | 0.4       |                 | 5.07             | 121337         | 2.79       | 0.004         | 0.03                       | 0.64                       | 13%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A30  | 358     | 359    | 15         | 0.4       |                 | 5.07             | 154894         | 3.56       | 0.004         | 0.04                       | 0.67                       | 13%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A31  | 359     | 360    | 15         | 0.4       |                 | 5.07             | 70981          | 1.63       | 0.004         | 0.02                       | 0.69                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A32  | 360     | 361    | 15         | 0.4       |                 | 5.07             | 56038          | 1.29       | 0.004         | 0.01                       | 0.70                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A33  | 361     | 348    | 15         | 0.4       |                 | 5.07             | 19530          | 0.45       | 0.004         | 0.00                       | 0.70                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A34  | 348     | 346    | 15         | 0.4       |                 | 5.07             | 10332          | 0.24       | 0.004         | 0.00                       | 0.71                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A35  | 346     | 347    | 15         | 0.4       |                 | 7.36             |                |            |               | 0.00                       | 0.71                       | 10%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A36  | 347     | 330    | 15         | 0.4       |                 | 5.07             |                |            |               | 0.00                       | 0.71                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A37  | 330     | 331    | 15         | 0.4       |                 | 5.07             | 65361          | 1.50       | 0.004         | 0.02                       | 0.72                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A38  | 331     | 332    | 15         | 0.4       |                 | 5.07             | 91924          | 2.11       | 0.004         | 0.02                       | 0.74                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A39  | 332     | 329    | 15         | 0.4       |                 | 5.07             | 107432         | 2.47       | 0.004         | 0.02                       | 0.77                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A40  | 329     | 333    | 15         | 0.4       |                 | 5.07             | 58632          | 1.35       | 0.004         | 0.01                       | 0.78                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A41  | 333     | 334    | 15         | 0.4       |                 | 5.07             | 67972          | 1.56       | 0.004         | 0.02                       | 0.80                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A42  | 334     | 341    | 15         | 0.4       |                 | 5.07             | 79459          | 1.82       | 0.004         | 0.02                       | 0.82                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A43  | 341     | 342    | 15         | 0.4       |                 | 5.07             | 85038          | 1.95       | 0.004         | 0.02                       | 0.83                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A44  | 342     | 343    | 15         | 0.4       |                 | 5.07             | 77618          | 1.78       | 0.004         | 0.02                       | 0.85                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A45  | 343     | 344    | 15         | 0.4       |                 | 5.07             | 54728          | 1.26       | 0.004         | 0.01                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A46  | 344     | 345    | 15         | 0.4       |                 | 5.07             | 31813          | 0.73       | 0.004         | 0.01                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A47  | 345     | TR MH  | 15         | 0.4       |                 | 5.07             | 9778           | 0.22       | 0.004         | 0.00                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |

# SEWER AREA TABLE (PATH 2)

| Street Name      | Segment |        | Pipe       |           | Design Capacity |                  | Area (Sq. Ft.) | Area (Ac.) | Zoning Coeff. | Calculated Peak Flow (cfs) | Cumulative Calculated Flow | % Full                    | PC or CI Construction Plan | Comment                                     | Jurisdiction |
|------------------|---------|--------|------------|-----------|-----------------|------------------|----------------|------------|---------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------------------------|--------------|
|                  | M.H. #  | M.H. # | Size (in.) | Slope (%) | 1/2 Full (<15") | 3/4 Full (> 15") |                |            |               |                            |                            | Cumulative Flow/ Capacity |                            |                                             |              |
| Sunset Ave A1    | 633     | 634    | 8          | 0.4       | 0.49            |                  | 43504          | 1.00       | 0.004         | 0.01                       | 0.01                       | 2%                        |                            | Under Capacity                              | LA COUNTY    |
| Sunset Ave A2    | 634     | 635    | 8          | 0.4       | 0.49            |                  | 29435          | 0.68       | 0.004         | 0.01                       | 0.02                       | 3%                        |                            | Under Capacity                              | LA COUNTY    |
| Sunset Ave A3    | 635     | 632    | 8          | 0.4       | 0.49            |                  | 21736          | 0.50       | 0.004         | 0.00                       | 0.02                       | 4%                        |                            | Under Capacity                              | LA COUNTY    |
| Rowland Ave A4   | 632     | 631    | 8          | 0.4       | 0.49            |                  | 23663          | 0.54       | 0.004         | 0.01                       | 0.03                       | 6%                        |                            | Under Capacity                              | LA COUNTY    |
| Hollow Ave A5    | 628     | 629    | 8          | 0.4       | 0.49            |                  | 73155          | 1.68       | 0.004         | 0.02                       | 0.04                       | 9%                        |                            | Under Capacity                              | LA COUNTY    |
| Hollow Ave A6    | 629     | 630    | 8          | 0.4       | 0.49            |                  | 57790          | 1.33       | 0.004         | 0.01                       | 0.06                       | 12%                       |                            | Under Capacity                              | LA COUNTY    |
| Hollow Ave A7    | 630     | 631    | 8          | 0.4       | 0.49            |                  | 36301          | 0.83       | 0.004         | 0.01                       | 0.07                       | 13%                       |                            | Under Capacity                              | LA COUNTY    |
| Hollow Ave A8    | 631     | 513    | 8          | 0.4       | 0.49            |                  | 18467          | 0.42       | 0.004         | 0.00                       | 0.07                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Rowland Ave A9   | 513     | 514    | 8          | 0.4       | 0.49            |                  | 7460           | 0.17       | 0.004         | 0.00                       | 0.07                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A10  | 606     | 607    | 8          | 0.4       | 0.49            |                  | 31743          | 0.73       | 0.004         | 0.01                       | 0.08                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A11  | 607     | 521    | 8          | 0.4       | 0.49            |                  | 61472          | 1.41       | 0.004         | 0.01                       | 0.09                       | 19%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A12  | 521     | 515    | 8          | 0.4       | 0.49            |                  | 74950          | 1.72       | 0.004         | 0.02                       | 0.11                       | 22%                       |                            | Under Capacity                              | LA COUNTY    |
| Yaleton Ave A13  | 515     | 514    | 8          | 0.4       | 0.49            |                  | 43688          | 1.00       | 0.004         | 0.01                       | 0.12                       | 25%                       |                            | Under Capacity                              | LA COUNTY    |
| Rowland Ave A14  | 514     | 516    | 8          | 0.4       | 0.49            |                  | 14741          | 0.34       | 0.004         | 0.00                       | 0.12                       | 25%                       |                            | Under Capacity                              | LA COUNTY    |
| Foxdale Ave A15  | 608     | 609    | 8          | 0.4       | 0.49            |                  | 62962          | 1.45       | 0.004         | 0.01                       | 0.14                       | 28%                       |                            | Under Capacity                              | LA COUNTY    |
| Foxdale Ave A16  | 609     | 520    | 8          | 0.4       | 0.49            |                  | 61651          | 1.42       | 0.004         | 0.01                       | 0.15                       | 31%                       |                            | Under Capacity                              | LA COUNTY    |
| Foxdale Ave A17  | 520     | 517    | 8          | 0.4       | 0.49            |                  | 60724          | 1.39       | 0.004         | 0.01                       | 0.17                       | 34%                       |                            | Under Capacity                              | LA COUNTY    |
| Foxdale Ave A18  | 517     | 516    | 8          | 0.4       | 0.49            |                  | 58650          | 1.35       | 0.004         | 0.01                       | 0.18                       | 37%                       |                            | Under Capacity                              | LA COUNTY    |
| Rowland Ave A19  | 516     | 511    | 8          | 0.4       | 0.49            |                  | 14473          | 0.33       | 0.004         | 0.00                       | 0.18                       | 37%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A20     | 604     | 605    | 8          | 0.4       | 0.49            |                  | 48905          | 1.12       | 0.004         | 0.01                       | 0.19                       | 40%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A21     | 605     | 516    | 8          | 0.4       | 0.49            |                  | 71174          | 1.63       | 0.004         | 0.02                       | 0.21                       | 43%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A22     | 516     | 518    | 8          | 0.4       | 0.49            |                  | 60856          | 1.40       | 0.004         | 0.01                       | 0.22                       | 46%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A23     | 518     | 511    | 8          | 0.4       | 0.49            |                  | 73744          | 1.69       | 0.004         | 0.02                       | 0.24                       | 49%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A24     | 511     | 512    | 8          | 0.4       | 0.49            |                  | 36750          | 0.84       | 0.004         | 0.01                       | 0.25                       | 51%                       |                            | Under Capacity                              | LA COUNTY    |
| Nora Ave A25     | 512     | 503    | 8          | 0.4       | 0.49            |                  | 44369          | 1.02       | 0.004         | 0.01                       | 0.26                       | 53%                       |                            | Under Capacity                              | LA COUNTY    |
| Project Site A26 | 503     | 502    | 8          | 0.4       | 0.49            |                  | 38334          | 0.88       | 0.004         | 0.17                       | 0.43                       | 88%                       |                            | Below 151% capacity, no mitigation required | LA COUNTY    |
| Nora Ave A27     | 502     | 501    | 8          | 0.4       | 0.49            |                  | 151736         | 3.48       | 0.004         | 0.03                       | 0.47                       | 95%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A28  | 501     | 504    | 8          | 0.4       | 0.49            |                  | 14098          | 0.32       | 0.004         | 0.00                       | 0.47                       | 96%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A29  | 504     | 505    | 8          | 0.4       | 0.49            |                  | 34098          | 0.78       | 0.004         | 0.01                       | 0.48                       | 98%                       |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A30  | 505     | 508    | 8          | 0.4       | 0.49            |                  | 50426          | 1.16       | 0.004         | 0.01                       | 0.49                       | 100%                      |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A31  | 508     | 509    | 8          | 0.4       | 0.49            |                  | 37901          | 0.87       | 0.004         | 0.01                       | 0.50                       | 102%                      |                            | Under Capacity                              | LA COUNTY    |
| Workman Ave A32  | 509     | 443    | 8          | 0.4       | 0.49            |                  | 52301          | 1.20       | 0.004         | 0.01                       | 0.51                       | 104%                      |                            | Under Capacity                              | LA COUNTY    |
| Orange Ave A33   | 443     | 454    | 12         | 0.4       | 1.07            |                  | 57530          | 1.32       | 0.004         | 0.01                       | 0.52                       | 49%                       |                            | Under Capacity                              | LA COUNTY    |
| Orange Ave A34   | 454     | 455    | 12         | 0.4       | 1.07            |                  | 72517          | 1.66       | 0.004         | 0.02                       | 0.54                       | 51%                       |                            | Under Capacity                              | LA COUNTY    |
| Orange Ave A35   | 455     | 453    | 12         | 0.4       | 1.07            |                  | 23589          | 0.54       | 0.004         | 0.01                       | 0.55                       | 51%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Lane A36 | 453     | 447    | 12         | 0.4       | 1.07            |                  | 326434         | 7.49       | 0.004         | 0.07                       | 0.62                       | 58%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Lane A37 | 447     | 452    | 12         | 0.4       | 1.07            |                  | 134871         | 3.10       | 0.004         | 0.03                       | 0.65                       | 61%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Lane A38 | 452     | 431    | 12         | 0.4       | 1.07            |                  | 143404         | 3.29       | 0.004         | 0.03                       | 0.68                       | 64%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Lane A39 | 431     | 429    | 12         | 0.4       | 1.07            |                  | 125520         | 2.88       | 0.004         | 0.03                       | 0.71                       | 67%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A40  | 429     | 430    | 15         | 0.4       |                 | 5.07             | 31707          | 0.73       | 0.004         | 0.01                       | 0.72                       | 14%                       |                            | Under Capacity                              | LA COUNTY    |
| Pacific Ave A41  | 430     | 355    | 15         | 0.4       |                 | 5.07             | 61349          | 1.41       | 0.004         | 0.01                       | 0.74                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A42   | 355     | 356    | 15         | 0.4       |                 | 5.07             | 29590          | 0.68       | 0.004         | 0.01                       | 0.74                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A43   | 356     | 357    | 15         | 0.4       |                 | 5.07             | 118863         | 2.73       | 0.004         | 0.03                       | 0.77                       | 15%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A44   | 357     | 358    | 15         | 0.4       |                 | 5.07             | 121337         | 2.79       | 0.004         | 0.03                       | 0.80                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A45   | 358     | 359    | 15         | 0.4       |                 | 5.07             | 154894         | 3.56       | 0.004         | 0.04                       | 0.83                       | 16%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A46   | 359     | 360    | 15         | 0.4       |                 | 5.07             | 70981          | 1.63       | 0.004         | 0.02                       | 0.85                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A47   | 360     | 361    | 15         | 0.4       |                 | 5.07             | 56038          | 1.29       | 0.004         | 0.01                       | 0.86                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A48   | 361     | 348    | 15         | 0.4       |                 | 5.07             | 19530          | 0.45       | 0.004         | 0.00                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A49   | 348     | 346    | 15         | 0.4       |                 | 5.07             | 10332          | 0.24       | 0.004         | 0.00                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A50   | 346     | 347    | 15         | 0.4       |                 | 7.36             |                | 0.00       |               | 0.00                       | 0.87                       | 12%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A51   | 347     | 330    | 15         | 0.4       |                 | 5.07             |                | 0.00       |               | 0.00                       | 0.87                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A52   | 330     | 331    | 15         | 0.4       |                 | 5.07             | 65361          | 1.50       | 0.004         | 0.02                       | 0.88                       | 17%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A53   | 331     | 332    | 15         | 0.4       |                 | 5.07             | 91924          | 2.11       | 0.004         | 0.02                       | 0.90                       | 18%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A54   | 332     | 329    | 15         | 0.4       |                 | 5.07             | 107432         | 2.47       | 0.004         | 0.02                       | 0.93                       | 18%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A55   | 329     | 333    | 15         | 0.4       |                 | 5.07             | 58632          | 1.35       | 0.004         | 0.01                       | 0.94                       | 19%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A56   | 333     | 334    | 15         | 0.4       |                 | 5.07             | 67972          | 1.56       | 0.004         | 0.02                       | 0.96                       | 19%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A57   | 334     | 341    | 15         | 0.4       |                 | 5.07             | 79459          | 1.82       | 0.004         | 0.02                       | 0.98                       | 19%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A58   | 341     | 342    | 15         | 0.4       |                 | 5.07             | 85038          | 1.95       | 0.004         | 0.02                       | 1.00                       | 20%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A59   | 342     | 343    | 15         | 0.4       |                 | 5.07             | 77618          | 1.78       | 0.004         | 0.02                       | 1.01                       | 20%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A60   | 343     | 344    | 15         | 0.4       |                 | 5.07             | 54728          | 1.26       | 0.004         | 0.01                       | 1.03                       | 20%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A61   | 344     | 345    | 15         | 0.4       |                 | 5.07             | 31813          | 0.73       | 0.004         | 0.01                       | 1.03                       | 20%                       |                            | Under Capacity                              | LA COUNTY    |
| Willow Ave A62   | 345     | TR MH  | 15         | 0.4       |                 | 5.07             | 9778           | 0.22       | 0.004         | 0.00                       | 1.04                       | 20%                       |                            | Under Capacity                              | LA COUNTY    |

## Worksheet for Circular Pipe - 8in

|                             |                     |
|-----------------------------|---------------------|
| Project Description         |                     |
| Friction Method             | Kutter Formula      |
| Solve For                   | Discharge           |
| Input Data                  |                     |
| Roughness Coefficient       | 0.010               |
| Channel Slope               | 0.004 ft/ft         |
| Normal Depth                | 4.0 in              |
| Diameter                    | 8.0 in              |
| Results                     |                     |
| Discharge                   | 0.49 cfs            |
| Flow Area                   | 0.2 ft <sup>2</sup> |
| Wetted Perimeter            | 1.0 ft              |
| Hydraulic Radius            | 2.0 in              |
| Top Width                   | 0.67 ft             |
| Critical Depth              | 3.9 in              |
| Percent Full                | 50.0 %              |
| Critical Slope              | 0.004 ft/ft         |
| Velocity                    | 2.83 ft/s           |
| Velocity Head               | 0.12 ft             |
| Specific Energy             | 0.46 ft             |
| Froude Number               | 0.976               |
| Maximum Discharge           | 1.08 cfs            |
| Discharge Full              | 0.99 cfs            |
| Slope Full                  | 0.001 ft/ft         |
| Flow Type                   | Subcritical         |
| GVF Input Data              |                     |
| Downstream Depth            | 0.0 in              |
| Length                      | 0.0 ft              |
| Number Of Steps             | 0                   |
| GVF Output Data             |                     |
| Upstream Depth              | 0.0 in              |
| Profile Description         | N/A                 |
| Profile Headloss            | 0.00 ft             |
| Average End Depth Over Rise | 0.0 %               |
| Normal Depth Over Rise      | 50.0 %              |
| Downstream Velocity         | Infinity ft/s       |
| Upstream Velocity           | Infinity ft/s       |
| Normal Depth                | 4.0 in              |
| Critical Depth              | 3.9 in              |
| Channel Slope               | 0.004 ft/ft         |
| Critical Slope              | 0.004 ft/ft         |

## Worksheet for Circular Pipe - 12in

|                             |                     |
|-----------------------------|---------------------|
| Project Description         |                     |
| Friction Method             | Kutter Formula      |
| Solve For                   | Discharge           |
| Input Data                  |                     |
| Roughness Coefficient       | 0.013               |
| Channel Slope               | 0.004 ft/ft         |
| Normal Depth                | 6.0 in              |
| Diameter                    | 12.0 in             |
| Results                     |                     |
| Discharge                   | 1.07 cfs            |
| Flow Area                   | 0.4 ft <sup>2</sup> |
| Wetted Perimeter            | 1.6 ft              |
| Hydraulic Radius            | 3.0 in              |
| Top Width                   | 1.00 ft             |
| Critical Depth              | 5.2 in              |
| Percent Full                | 50.0 %              |
| Critical Slope              | 0.007 ft/ft         |
| Velocity                    | 2.73 ft/s           |
| Velocity Head               | 0.12 ft             |
| Specific Energy             | 0.62 ft             |
| Froude Number               | 0.769               |
| Maximum Discharge           | 2.34 cfs            |
| Discharge Full              | 2.15 cfs            |
| Slope Full                  | 0.001 ft/ft         |
| Flow Type                   | Subcritical         |
| GVF Input Data              |                     |
| Downstream Depth            | 0.0 in              |
| Length                      | 0.0 ft              |
| Number Of Steps             | 0                   |
| GVF Output Data             |                     |
| Upstream Depth              | 0.0 in              |
| Profile Description         | N/A                 |
| Profile Headloss            | 0.00 ft             |
| Average End Depth Over Rise | 0.0 %               |
| Normal Depth Over Rise      | 0.0 %               |
| Downstream Velocity         | 0.00 ft/s           |
| Upstream Velocity           | 0.00 ft/s           |
| Normal Depth                | 6.0 in              |
| Critical Depth              | 5.2 in              |
| Channel Slope               | 0.004 ft/ft         |
| Critical Slope              | 0.007 ft/ft         |

## Worksheet for Circular Pipe - 15in

|                             |                     |
|-----------------------------|---------------------|
| Project Description         |                     |
| Friction Method             | Kutter<br>Formula   |
| Solve For                   | Discharge           |
| Input Data                  |                     |
| Roughness Coefficient       | 0.010               |
| Channel Slope               | 0.004 ft/ft         |
| Normal Depth                | 11.3 in             |
| Diameter                    | 15.0 in             |
| Results                     |                     |
| Discharge                   | 5.07 cfs            |
| Flow Area                   | 1.0 ft <sup>2</sup> |
| Wetted Perimeter            | 2.6 ft              |
| Hydraulic Radius            | 4.5 in              |
| Top Width                   | 1.08 ft             |
| Critical Depth              | 11.0 in             |
| Percent Full                | 75.0 %              |
| Critical Slope              | 0.004 ft/ft         |
| Velocity                    | 5.14 ft/s           |
| Velocity Head               | 0.41 ft             |
| Specific Energy             | 1.35 ft             |
| Froude Number               | 0.948               |
| Maximum Discharge           | 5.97 cfs            |
| Discharge Full              | 5.52 cfs            |
| Slope Full                  | 0.003 ft/ft         |
| Flow Type                   | Subcritical         |
| GVF Input Data              |                     |
| Downstream Depth            | 0.0 in              |
| Length                      | 0.0 ft              |
| Number Of Steps             | 0                   |
| GVF Output Data             |                     |
| Upstream Depth              | 0.0 in              |
| Profile Description         | N/A                 |
| Profile Headloss            | 0.00 ft             |
| Average End Depth Over Rise | 0.0 %               |
| Normal Depth Over Rise      | 0.0 %               |
| Downstream Velocity         | 0.00 ft/s           |
| Upstream Velocity           | 0.00 ft/s           |
| Normal Depth                | 11.3 in             |
| Critical Depth              | 11.0 in             |
| Channel Slope               | 0.004 ft/ft         |
| Critical Slope              | 0.004 ft/ft         |

## ZONING MAP

“ESTIMATED AVERAGE DAILY SEWAGE FLOW FOR VARIOUS OCCUPANCIES”  
TABLE

### Estimated Average Daily Sewage Flows for Various Occupancies

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

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

### Zoning Coefficients

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

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

\* Use 0.001 (cfs/unit) for condominiums only

APPENDIX C

WILL SERVE LETTER

## APPENDIX D

### SUPPORTING PLANS/MAPS

## SITE PLAN

EASEMENTS:

PER PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. OSA-7095113 (RA) EFFECTIVE DATE JUNE 25,2024.

- AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING. AFFECTS: AS DESCRIBED THEREIN.
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)
- AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1895 IN BOOK 1043 OF DEEDS, PAGE 359. IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN.
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946 AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION. AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281 IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN (PLOTTED)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT

RECORDING DATE: JULY 11, 1990  
RECORDING NO: 99-1219538, OFFICIAL RECORDS  
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993  
RECORDING NO: 93-2492845, OFFICIAL RECORDS

THE ESTATE OR INTEREST IN THE LAND HEREIN AFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE ESTATE  
TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
WEST COVINA UNIFIED SCHOOL DISTRICT  
AS TO THE LEGAL DESCRIPTION AND TITLE MATTERS SHOWN HEREON, MORAN CONSULTING CORPORATION HAS RELIED SOLELY UPON THE PRELIMINARY REPORT PREPARED BY ISSUING POLICIES OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, MORAN CONSULTING CORPORATION AND CESAR MORAN, P.L.S. 9376, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT.

LEGAL DESCRIPTION:

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

PARCEL 1:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" EAST, A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.40 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 88°24'11" WEST, 434.11 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 2:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND RECORDED BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE, MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 4°49'31" WEST, 686.41 FEET, TO A 2 INCH IRON PIPE; THENCE NORTH 88°24'11" WEST, 634.66 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF THE PARCEL OF LAND MARKED "JOHN LANG" ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 31 PAGE 48 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH 3°57'27" EAST, 685.91 FEET TO A 2 INCH IRON PIPE WHICH BEARS NORTH 88°24'11" WEST, FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 88°24'11" EAST, 645.03 FEET TO THE TRUE POINT OF BEGINNING, SAID LAND IS SHOWN AS PARCEL "B" ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 3:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

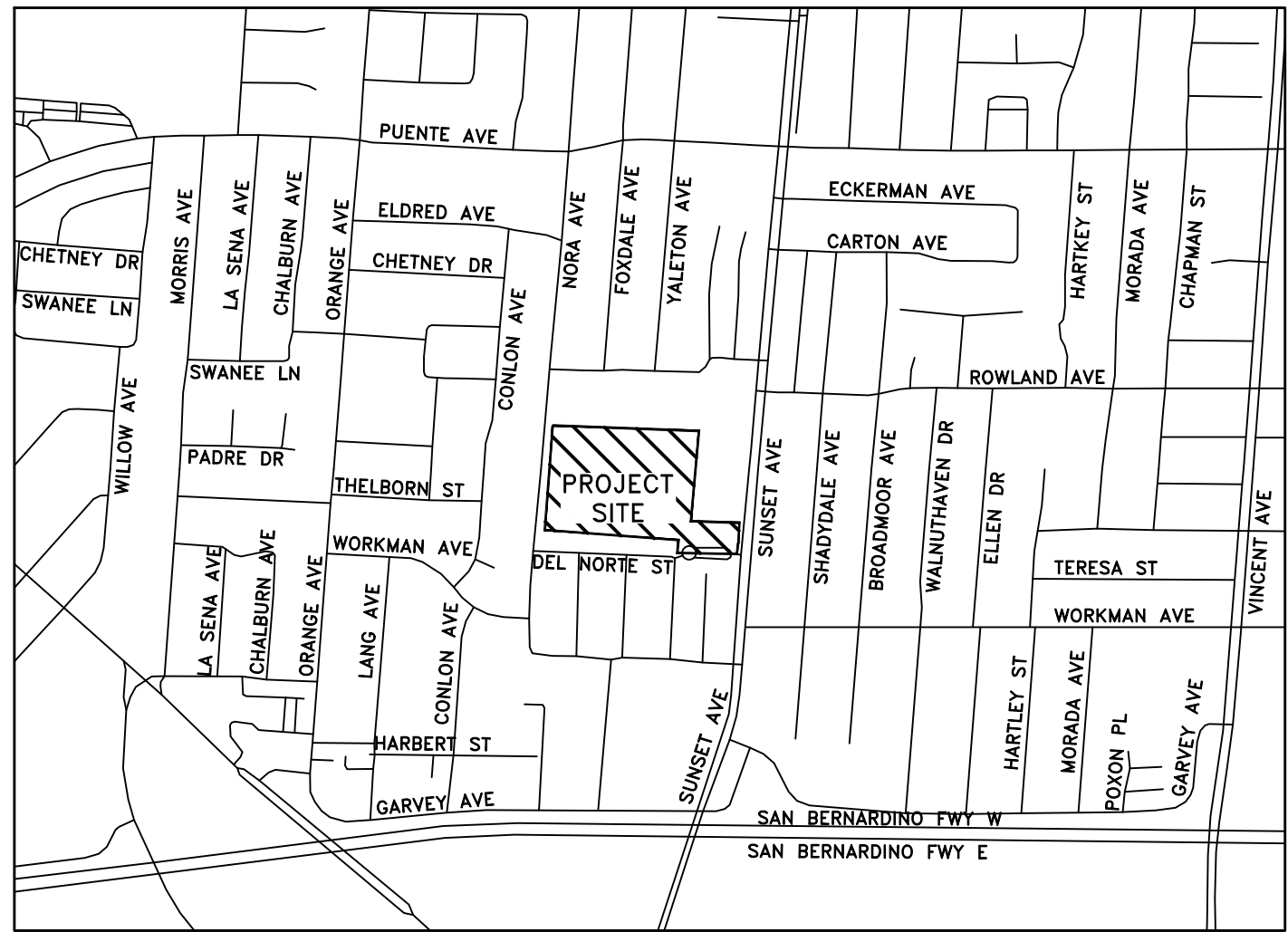
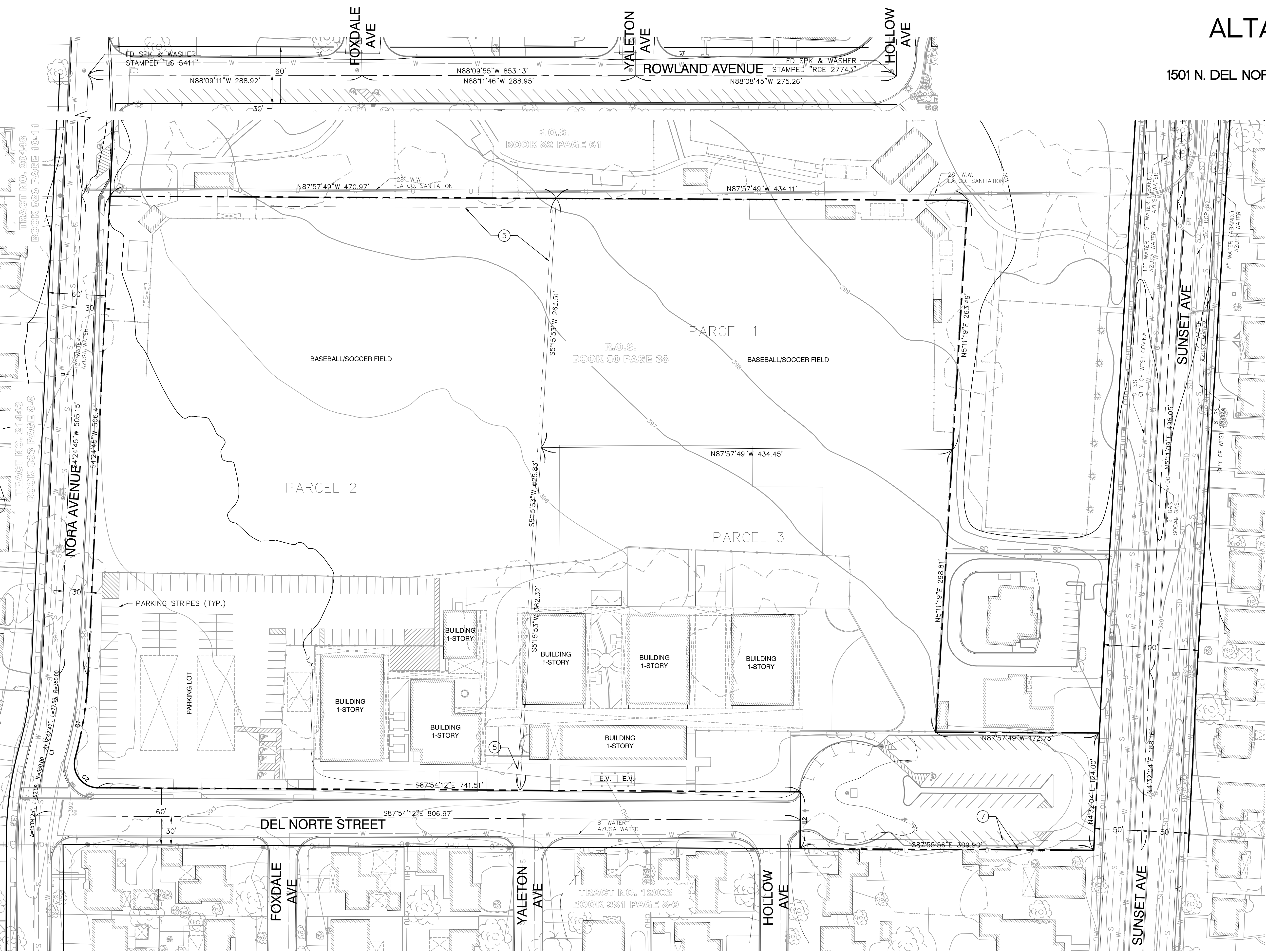
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE, THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°44'57" EAST, 124.00 FEET, THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET"; SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING, THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1995 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.



SURVEYOR'S CERTIFICATION

TO MERITAGE HOMES OF CALIFORNIA, INC AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 8, 9, 11(A), 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2024.

CESAR MORAN  
P.L.S. 9376

7/23/24

DATE



NOTES:

- AREA: 593,294 SQ. FT. ~ 13.62 ACRES
- SITE CONSISTS OF:  
ASSESSORS PARCEL NUMBER: 8458-020-901
- PARKING COUNT: 159
- FLOOD ZONE: PER THE FLOOD INSURANCE RATE MAP, THE PROPERTY IS IN A ZONE "X" AREA.
- ALL TIES SHOWN TO BUILDINGS, WALLS, FENCES, ETC. ARE TO THE EXPOSED FACE OF SAID OBJECT AS NOTED. NO FOOTING EXPLORATION HAS BEEN UNDERTAKEN.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY.

ALTA/NSPS SURVEY

FOR

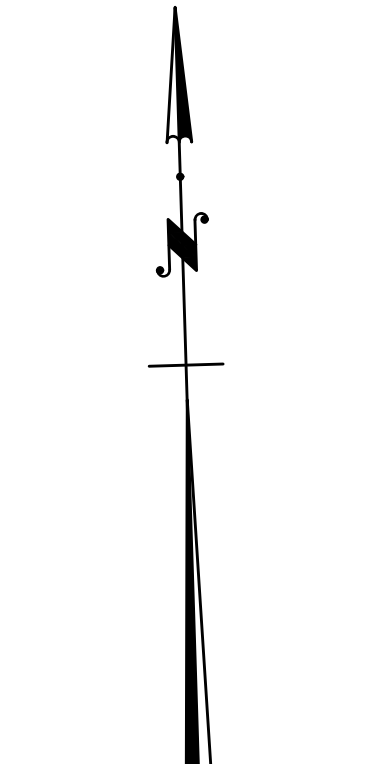
1501 N. DEL NORTE AVENUE, WEST COVINA, CA 91790

LEGEND:

- 100.00
- SS
- W
- E
- G
- T
- X
- EXISTING CONTOURS
- EXISTING SEWER
- EXISTING WATER
- GAS LINE
- TELEPHONE LINE
- CHAIN LINK FENCE
- BLOCK WALL
- BOUNDARY LINE
- STREET CENTERLINE
- RIGHT OF WAY
- BENCHMARK
- STREET LIGHT
- POWER POLE
- FIRE HYDRANT
- INFLOW CONTROL VALVE
- SIGN
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE

ABBREVIATIONS:

- AC - ASPHALT CONCRETE
- BRKN - BROKEN
- BLRD - BOLLARD
- CB - CATCH BASIN
- CP - CONTROL POINT
- CONC - CONCRETE
- COR - CORNER
- COMMPB - COMMUNICATION PULL BOX
- EG - EDGE OF CUTTER
- EJB - ELECTRIC JUNCTION BOX
- EPAB - ELECTRIC PULL BOX
- EBP - ELECTRIC BOX PANEL
- E.V. - ELECTRICAL VAULT
- EV - EXISTING
- FD - FOUND
- FF - FINISH FLOOR
- FOB - FACE OF BUILDING
- FOC - FACE OF CURB
- FL - FLOWLINE
- FS - FINISH SURFACE
- FW - FACE OF WALL
- GB - GRADE BREAK
- GV - GAS VALVE
- INV - INVERT
- LS - LICENSED SURVEYOR
- RS - REINFORCED CONCRETE PIPE
- SS - SANITARY SEWER
- SSMH - SANITARY SEWER MANHOLE
- SDMH - STORM DRAIN MANHOLE
- SPK - SPIKE
- SLPB - STREET LIGHT PULL BOX
- TV - TOP OF CURB
- TW - TOP OF WALL
- WM - WATER METER
- WV - WATER VALVE



| CURVE TABLE |        |        |        |                 |              |
|-------------|--------|--------|--------|-----------------|--------------|
| CURVE NO.   | LENGTH | RADIUS | DELTA  | CHORD DIRECTION | CHORD LENGTH |
| C1          | 88.36' | 380.00 | 13.32  | N10° 30' 18"E   | 88.16'       |
| C2          | 45.85' | 25.00  | 105.08 | S35° 26' 06"E   | 39.69'       |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE NO.   | LENGTH | DIRECTION     |
| L1         | 8.73'  | S17° 07' 33"W |
| L2         | 60.00' | S2° 05' 48"W  |



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK

BENCH MARK NO.

4G4954

DATE:

NAD83

DESCRIPTION:

DPW BM TAG IN E CB 3.3 ST S/O

BOR @ SE COR SUNSET AVE & ROWLAND AVE

ELEV.

401.938

YEAR:

2013

CITY:  
WEST COVINA

COUNTY:  
LOS ANGELES

STATE:  
CALIFORNIA



PREPARED BY:

MORAN CONSULTING CORPORATION  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4500 E. Pacific Coast Highway, Suite 210  
Long Beach, California 90804  
Main (562) 340-4670 • Fax (562) 340-4680  
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.L.S. 9376

DATE: 07/23/24

JOB NO.: 224181

DRAWN BY: CR

REVISIONS

| NO. | DATE       | BY | DESCRIPTION                        |
|-----|------------|----|------------------------------------|
| 1   | 07/01/2024 | CR | VICINITY MAP PROPERTY AREA UPDATED |
| 2   | 07/22/2024 | CR | REVISED PER UPDATED PTR            |
| 3   | 07/23/2024 | CR | REVISED PER UPDATED PTR            |

PLANS PREPARED FOR:

MLC HOLDING, INC.  
ATTN: JOHANNA CROOKER  
5 PETERS CANYON ROAD, SUITE 310  
IRVINE, CA 92606

PHONE (949) 372-3315  
E-Mail Address:  
JOHANNA.CROOKER@MLCHOLDING.NET

PROJECT TITLE:

ALTA SURVEY

PROJECT ADDRESS:

1501 DEL NORTE

WEST COVINA, CA 91790

LEGAL DESCRIPTION:

TRACT NO.

5 PETERS

SHEET PER PLAN

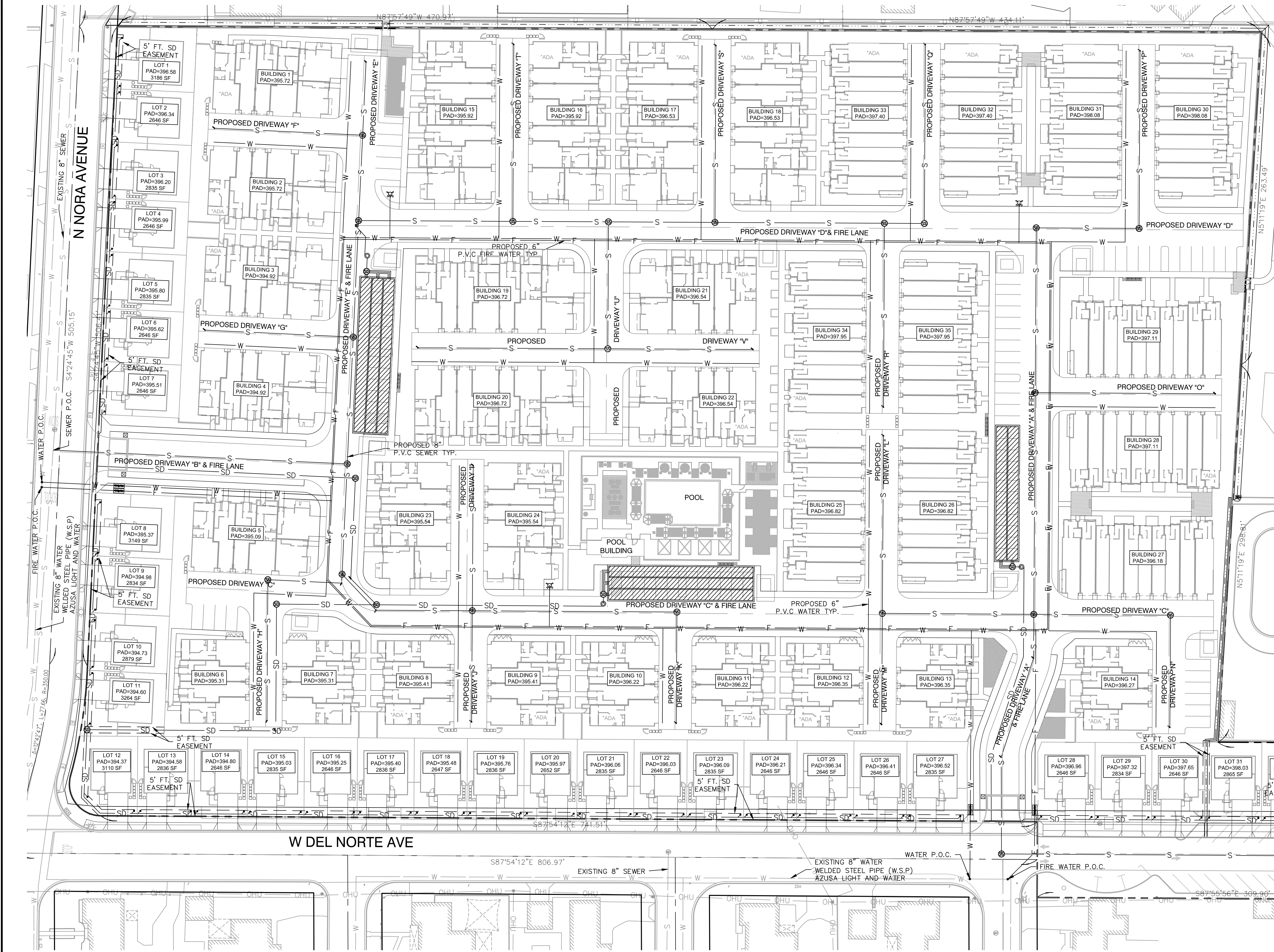
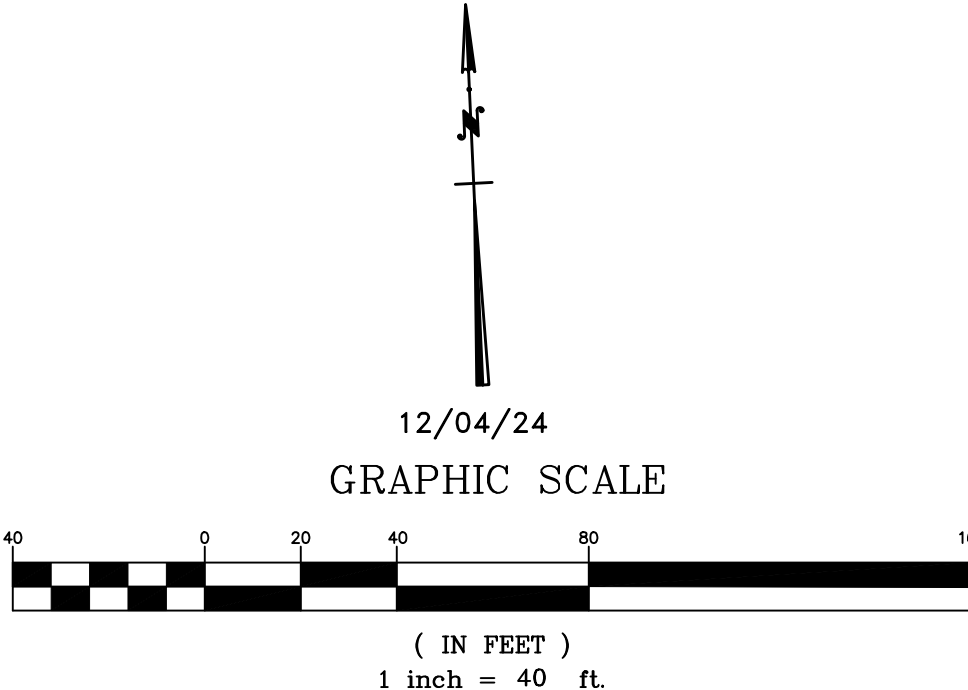
1 OF 1

SHEET

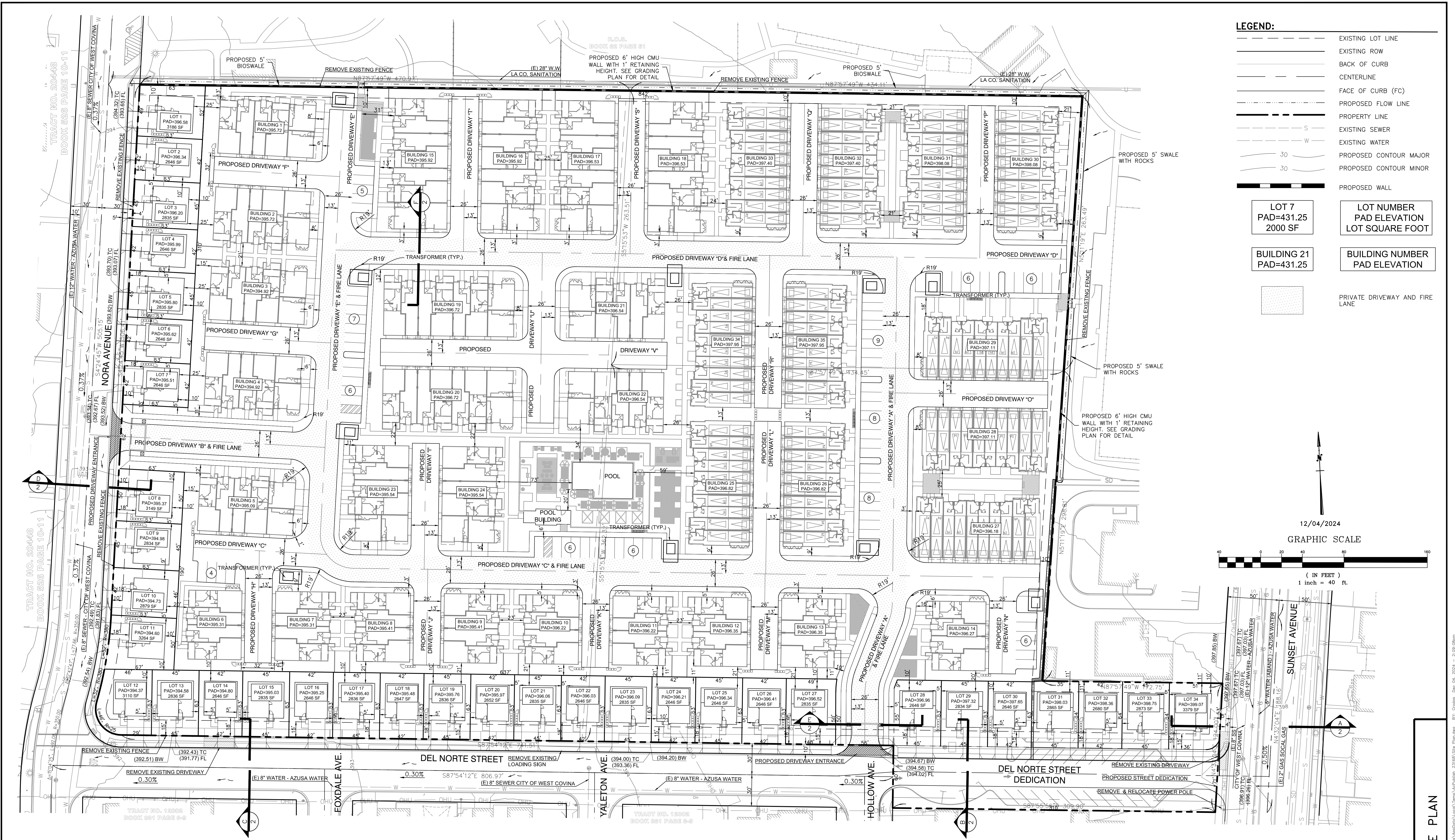
ALTA SURVEY  
SHEET TITLE

UTILITY PLAN  
TENTATIVE TRACT  
No. 044618

| LEGEND |                                 |  |                        |
|--------|---------------------------------|--|------------------------|
|        | CENTERLINE                      |  | EXISTING SEWER         |
|        | PROPOSED PROPERTY LINE          |  | EXISTING WATER         |
|        | EASEMENTS                       |  | EXISTING GAS           |
|        | PROPOSED 8" P.V.C. SEWER MAIN   |  | EXIST. OVERHEAD ELECT. |
|        | PROPOSED 6" P.V.C. WATER MAIN   |  | EXISTING TELEPHONE     |
|        | PROPOSED 6" P.V.C. FIRE WATER   |  | EXISTING ELECTRICAL    |
|        | PROPOSED STORM DRAIN            |  | SIGN                   |
|        | PROPOSED TRENCH DRAIN           |  | STORM DRAIN MANHOLE    |
|        | PROPOSED SEWER MANHOLE          |  | STORM DRAIN INLET      |
|        | PROPOSED SEWER CLEANOUT         |  | ELECTRICAL MANHOLE     |
|        | PROPOSED WATER VALVE            |  | ELECTRICAL VAULT       |
|        | PROPOSED BFP                    |  | FIRE HYDRANT           |
|        | PROPOSED FIRE HYDRANT           |  | WATER METER            |
|        | PROPOSED CATCH BASIN            |  | SEWER MANHOLE          |
|        | PROPOSED STORM DRAIN CLEANOUT   |  | LIGHT POLE             |
|        | PROPOSED ACCESS MANHOLE         |  | STREET LIGHT PULL BOX  |
|        | PROPOSED HYDRODYNAMIC SEPARATOR |  |                        |
|        | PROPOSED INFILTRATION GALLERIES |  |                        |



|  <div>DIAL TOLL FREE<br/><b>8 1 1</b><br/>AT LEAST TWO DAYS<br/>BEFORE YOU DIG<br/><small>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</small></div> | <b>BASIS OF BEARING:</b><br>THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP. |                                                                                                     |    |                         | <b>CITY:</b><br>WEST COVINA |                         |  | <b>PREPARED BY:</b><br><div><b>M</b> MORAN CONSULTING CORPORATION<br/><small>• CIVIL ENGINEERING • SURVEYING • LAND PLANNING</small><br/>4500 E. Pacific Coast Highway, Suite 210<br/>Long Beach, California 90804<br/>Main (562) 340-4670 Fax (562) 340-4680<br/>E-Mail Address: cmoran@moran-corp.com</div> |  | <b>REVISIONS</b> <table><thead><tr><th>N°</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>▲</td><td></td><td></td><td></td></tr><tr><td>▲</td><td></td><td></td><td></td></tr><tr><td>▲</td><td></td><td></td><td></td></tr><tr><td>▲</td><td></td><td></td><td></td></tr><tr><td>▲</td><td></td><td></td><td></td></tr></tbody></table> |  |  |  | N° | DATE | BY | DESCRIPTION | ▲ |  |  |  | ▲ |  |  |  | ▲ |  |  |  | ▲ |  |  |  | ▲ |  |  |  | <b>PLANS PREPARED FOR:</b><br>MLC HOLDINGS, INC.<br>ATTN: JOHANNA CROOKER<br>5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606<br><br>PHONE (949) 372-3315<br>E-Mail |  |  |  | <b>PROJECT TITLE</b><br><br>DEL NORTE |  | <b>TRACT NO.</b><br><br>044618 |  |
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|                                                                                                                                                                                                                                            | N°                                                                                                                                                                     | DATE                                                                                                | BY | DESCRIPTION             |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
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| <b>BENCHMARK NO:</b><br>BM 4G4954                                                                                                                                                                                                          |                                                                                                                                                                        | <b>DESCRIPTION</b><br>DPW BM TAGE IN E CB 3.3 FT S/O<br>BCR @ SE COR SUNSET AVE &<br>ROWLAND AVENUE |    | <b>DATUM:</b><br>NAVD88 |                             | <b>ELEV:</b><br>401.938 |                                                                                       | <b>YEAR:</b><br>2013                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
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|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |
|                                                                                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                     |    |                         |                             |                         |                                                                                       |                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |    |      |    |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |                                                                                                                                                                      |  |  |  |                                       |  |                                |  |



- LEGEND:**
- EXISTING LOT LINE
  - EXISTING ROW
  - BACK OF CURB
  - CENTERLINE
  - FACE OF CURB (FC)
  - PROPOSED FLOW LINE
  - PROPERTY LINE
  - EXISTING SEWER
  - EXISTING WATER
  - PROPOSED CONTOUR MAJOR
  - PROPOSED CONTOUR MINOR
  - PROPOSED WALL

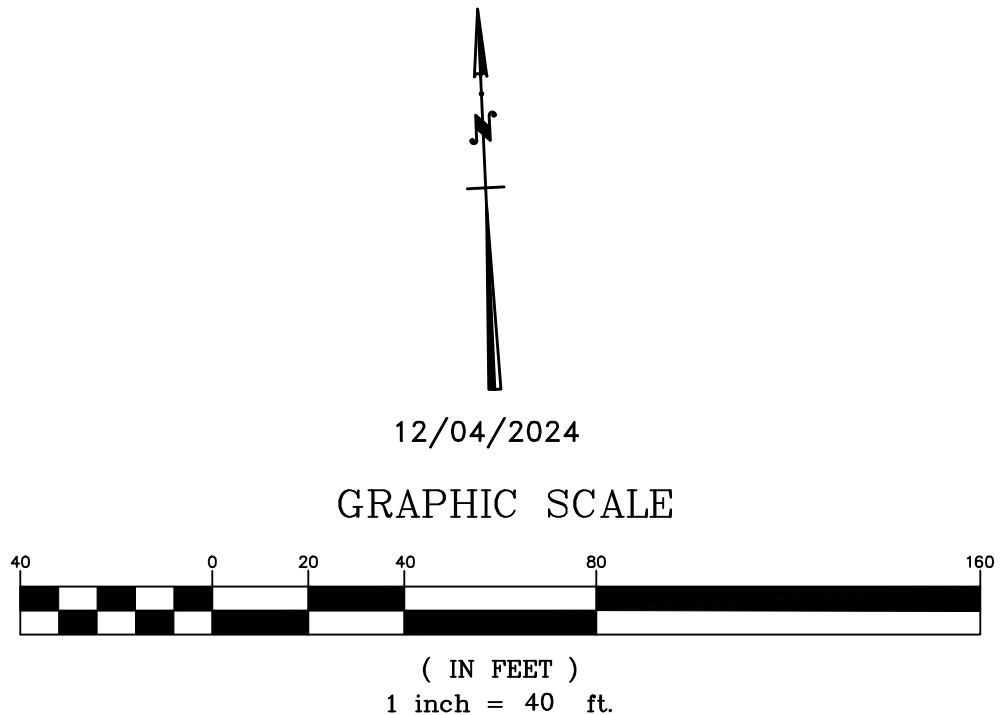
LOT 7  
PAD=431.25  
2000 SF

LOT NUMBER  
PAD ELEVATION  
LOT SQUARE FOOT

BUILDING 21  
PAD=431.25

BUILDING NUMBER  
PAD ELEVATION

PRIVATE DRIVEWAY AND FIRE LANE



|                                                                                                                                                                        |  |  |                               |  |                                                                                                                                                                                                                                                                                |  |                  |  |                                                                                                                                   |  |                                                                          |  |                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|------------------------|--|
| <b>BASIS OF BEARING:</b><br>THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP. |  |  | <b>CITY:</b><br>WEST COVINA   |  | <b>PREPARED BY:</b><br><b>M</b> MORAN CONSULTING CORPORATION<br>• CIVIL ENGINEERING • SURVEYING • LAND PLANNING<br>4500 E. Pacific Coast Highway, Suite 210<br>Long Beach, California 90804<br>Main (562) 340-4670 Fax (562) 340-4680<br>E-Mail Address: cmoran@moran-corp.com |  | <b>REVISIONS</b> |  | <b>PLANS PREPARED FOR:</b><br>MLC HOLDINGS, INC.<br>ATTN: JOHANNA CROOKER<br>5 PETERS CANYON ROAD, SUITE<br>310 IRVINE, CA. 92606 |  | <b>PROJECT TITLE</b><br>DEL NORTE                                        |  | <b>TRACT NO.</b>       |  |
| <b>BENCHMARK NO.:</b><br>BM 4G4954                                                                                                                                     |  |  | <b>COUNTY:</b><br>LOS ANGELES |  | <b>CEGAR MORAN P.E. C72247</b><br>DATE: 12/04/24 JOB N° 224181 DRAWN BY: CR                                                                                                                                                                                                    |  |                  |  | <b>PHONE (949) 372-3315</b><br><b>FAX</b><br><b>E-Mail</b>                                                                        |  | <b>PROJECT ADDRESS</b><br>1501 DEL NORTE STREET<br>WEST COVINA, CA 91790 |  | <b>SCALE: PER PLAN</b> |  |
| <b>DESCRIPTION</b><br>DPW BM TAPE IN E CB 3.3 FT S/O<br>BCR @ SE COR SUNSET AVE &<br>ROWLAND AVENUE                                                                    |  |  | <b>STATE:</b><br>CALIFORNIA   |  |                                                                                                                                                                                                                                                                                |  |                  |  |                                                                                                                                   |  | <b>LEGAL DESCRIPTION</b><br>SEE SHEET 1                                  |  | <b>3 OF 3</b>          |  |
| <b>DATUM:</b><br>NAVD88                                                                                                                                                |  |  |                               |  |                                                                                                                                                                                                                                                                                |  |                  |  |                                                                                                                                   |  |                                                                          |  |                        |  |
| <b>ELEV.:</b><br>401.938                                                                                                                                               |  |  |                               |  |                                                                                                                                                                                                                                                                                |  |                  |  |                                                                                                                                   |  |                                                                          |  |                        |  |
| <b>YEAR:</b><br>2013                                                                                                                                                   |  |  |                               |  |                                                                                                                                                                                                                                                                                |  |                  |  |                                                                                                                                   |  |                                                                          |  |                        |  |



SITE PLAN

SHEET TITLE

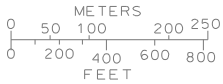
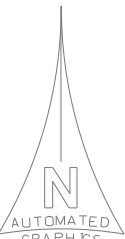
SMD MAP

U-68  
U-69  
U-70  
U-77

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

PROJECT  
LOCATION

NEW VISTA  
TECHNICAL CENTER  
DEL NORTE ST



LEGEND

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

TOTAL MH'S THIS MAP: 471



SEE SHT. NO. E-2214

SEE SHT. NO. E-2216

SEE SHT. NO. E-2169

SEE SHT. NO. E-2258

MAP REV.  
05-18-15

E-2215

MAP REV  
05-18-15  
DATA BASE REV  
11-18-92

CONSOLIDATED S.M.D.

E-2215

T:598:C6

1127-1229,2215

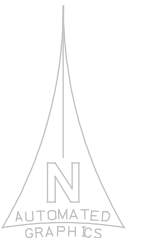
SEE SHT. NO. E-2257

~~21~~ P.C. 11207

S. P. 191

## PROJECT LOCATION

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



## LEGEND

- |                                                                                       |                                                                    |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|  | CLAY SEWERS MAINTAINED<br>BY S.M.D. 8" UNLESS OTHER-<br>WISE NOTED |
|  | PLASTIC SEWERS                                                     |
|  | CONCRETE SEWERS                                                    |
|  | CLAY SEWERS, LINED                                                 |
|  | CEMENT SEWERS, LINED                                               |
|  | SEWERS NOT MAINTAINED<br>BY S.M.D.                                 |
|  | TRUNK SEWERS                                                       |
|  | CITY BOUNDARY                                                      |
|  | STANDARD MANHOLE                                                   |
|  | DROP MANHOLE                                                       |
|  | SHALLOW MANHOLE                                                    |
|  | TRAP MANHOLE                                                       |
|  | WEIR MANHOLE                                                       |
|  | CLEANOUT                                                           |
|  | LAMP HOLE                                                          |

TOTAL MH'S THIS MAP: 21

SEE SHT. NO. E-2259

MAP REV.  
07-01-93

E-2258

MAP REV  
07-01-93

DATA BASE REV  
12-16-92

CONSOLIDATED S.M.D.

E-2258 | 1229.

T:589:F5

## AS-BUILT DRAWINGS

