

Appendix A

PRELIMINARY DUE DILIGENCE REPORT: 17332 Irvine Blvd, Tustin, California

Proposed 15 Unit Duplex and Single-Family Condominium Development Tustin, California

ACG Project No. 106836

Updated: June 25, 2026

Site Location:

17332 Irvine Blvd
Tustin, CA 92780

Prepared For:

The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
(562) 370-2203

Prepared By:

Advanced Civil Group, Inc.
30251 Golden Lantern, Suite E PMB 251
Laguna Niguel, CA 92677
(866) 338-5778
www.advancedcivilgroup.com



Table of Contents

1.1 Purpose of Report	3
1.2 Project Description.....	4
1.3 Existing Site Conditions	4
2. Title Related Items	5
2.1 Access.....	5
2.2 Easements.....	5
3. Drainage	7
3.1 Existing Drainage and Drainage Infrastructure	7
3.2 Proposed Drainage Concept	8
3.3 Water Quality Management	8
3.4 FEMA Flood Insurance Rate Map Information.....	8
4. Sanitary Sewer	9
4.1 Existing Sewer Infrastructure	9
4.2 Proposed Sanitary Sewer Concept.....	9
5. Water (Domestic and Fire).....	10
5.1 Existing Water Infrastructure.....	10
5.2 Proposed Water Concept.....	11
6. Grading, Earthwork and Development Considerations	12
6.1 Grading and Earthwork.....	12
6.2 Geotechnical Items to Consider	12
6.3 Access Items to Consider	12
6.4 Retaining Walls.....	12
7. Entitlement	13
7.1 Mapping	13
8. Conclusion and Recommendations.....	13
Attachments.....	14



1. INTRODUCTION

1.1 Purpose of Report

The purpose of this due diligence report ("Report") is to provide The Olson Company ("Client") with information related to existing site conditions associated with the 0.99 +/- acre property known as Assessor Parcel No. 401-512-01 ("Property") located south of Irvine Boulevard and between Yorba Street and Mountain View Drive on the east in the City of Tustin ("City"), Orange County ("County"), California (see below Figure 1: Vicinity Map) and to identify civil related items that may impact feasibility of development of the Property with the project described below.

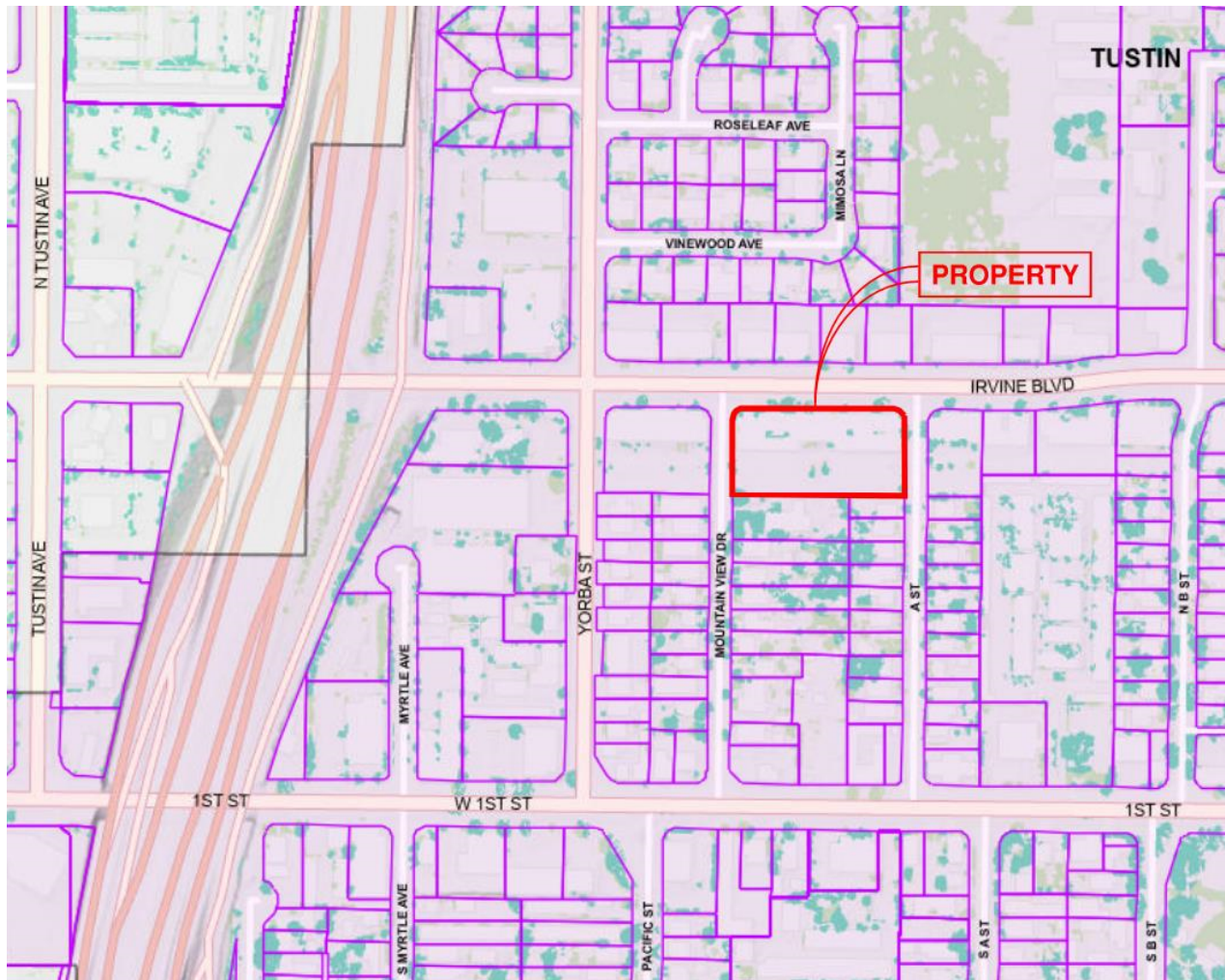


Figure 1: Vicinity Map (North is up)

Source: Orange County GIS



1.2 Project Description

It is our understanding that Client is proposing a for sale duplex and single-family condominium development project consisting of 15 units ("Project") on the Property.

1.3 Existing Site Conditions

Current Use – The Property is currently developed with a commercial use. A single existing commercial building is located in the north along Irvine Boulevard and existing parking is located in the south.

Existing Site Improvements

- The Property is generally flat with elevations ranging from about 149 to 146 feet above mean sea level (MSL). Irvine Boulevard to the north has top of curb elevations ranging from 147.90 to 145.27 feet above MSL, about the same elevation as the Property. Yorba Street to the west has top of curb elevations ranging from 147.90 to 147.07 feet above MSL, also about the same elevation of the Property. Mountain View Drive to the east has top of curb elevations ranging from 146.39 to 145.27 feet above MSL, also about the same elevation of the Property.
- The existing street improvements in Irvine Boulevard to the north, Yorba Street to the west and Mountain View Drive to the east are all built to their ultimate condition with curb, gutter, and sidewalk.
- An existing 8-inch East Orange County Water District ("EOCWD") sewer line runs south in Yorba Street about 27 feet west of the east curb face at about 10 feet of depth.
- An existing 8-inch EOCWD sewer line runs south in Mountain View Drive about 22 feet east of the west curb face at about 7.5 feet of depth.
- An existing 8-inch EOCWD sewer line runs east in Irvine Boulevard about 64 feet north of the south curb face.
- An existing 8-inch City water line is in Irvine Boulevard about 8 feet south of the north curb face.
- An existing 8-inch City water line is in Yorba Street about 22 feet west of the east curb face.
- An existing 6-inch City water line is in Mountain View Drive about 6 feet west of the east curb face.
- No known storm drain infrastructure is located on or adjacent to the Property. The nearest municipal storm drain is located about 1,000 feet east of the Property in Irvine Boulevard or 700 feet south in W First Street.
- There are overhead utilities and two power poles located along the south of the Property.
- There are two public light poles in the sidewalks adjacent to the Property. One in Yorba Street and one is Irvine Boulevard.
- There is one above ground transformer located near the center of the Property.
- There are multiple underground dry utilities on the Property that serve the current building, these include gas, electric and communication underground utilities.
- An existing Edison Vault is located in the Yorba Street sidewalk adjacent to the Property.
- An existing traffic light vault and traffic light pole are located on the Property corner at Yorba Street and Irvine Boulevard.



2. Title Related Items

2.1 Access

There are two existing driveway cutouts. One from Yorba Street to the west. The other from Mountain View Drive to the east. Both streets are owned and maintained by the City.

2.2 Easements

There are four easements and one abutter's rights noted on the exception section of the Property Title Report Order No.: OSA-7103953 (RA). Below is a quick description of each and how they impact future development.

Item 3 - An easement for either or both pole lines, conduits and incidental purposes in the document recorded as Book 7098, Page 826 of Official Records. The easement is located along the southerly 6 feet of the Property. The easement appears to convey utilities to and through the Property via the existing two power poles and overhead and underground utilities located in this area. This easement will likely need to remain and should be considered in the site layout as a site constraint.

Item 4 – Access rights to Yorba Street for the portion of Property located along Yorba Street granted by the City but are subject to approval from the office of the City Engineer as documented in Instrument No. 86-560854 recorded on November 14, 1986. This should not have a negative impact on the Project as the proposed new driveway location along Yorba Street for the Project will be subject to review and approval by the City Engineer.

Item 5 - An easement for either or both pole lines, conduits and incidental purposes in the document recorded as Book 7474, Page 956 of Official Records granted to Southern California Edison Company. The easement is located along the southerly 10 feet of the Property. The easement appears to convey electrical utilities to and through the Property via the existing two power poles and overhead and underground utilities located in this area. This easement will likely need to remain and should be considered in the site layout as a site constraint.

Item 6 - An easement for either or both pole lines, conduits and incidental purposes in the document recorded as Book 9232, Page 702 of Official Records granted to Southern California Edison Company. The easement is located as a diagonal across a portion of the Property as seen in Figure 2 below. This easement appears to bring power to the existing building. With redevelopment of the Property, this easement should be able to be quitclaimed and mapped over and should not negatively impact the Project.

Item 7 - An easement for either or both pole lines, conduits and incidental purposes in the document recorded as Book 14267, Page 797 of Official Records granted to Southern California Edison Company. The easement is located along the southerly 6 feet of a portion of the Property and overlaps portions of Items 3 and 5. The easement appears to convey electrical utilities to and through a portion of the Property via one of the existing power poles and overhead and underground utilities located in this area. This easement will likely need to remain and should be considered in the site layout as a site constraint.



In summary, Items 3, 5 and 7 impact the southern 6 feet to 10 feet of the Property and should be considered in the site design. The remaining Items should not have a negative impact on development of the Project. Below is a plot showing the existing plottable easements.

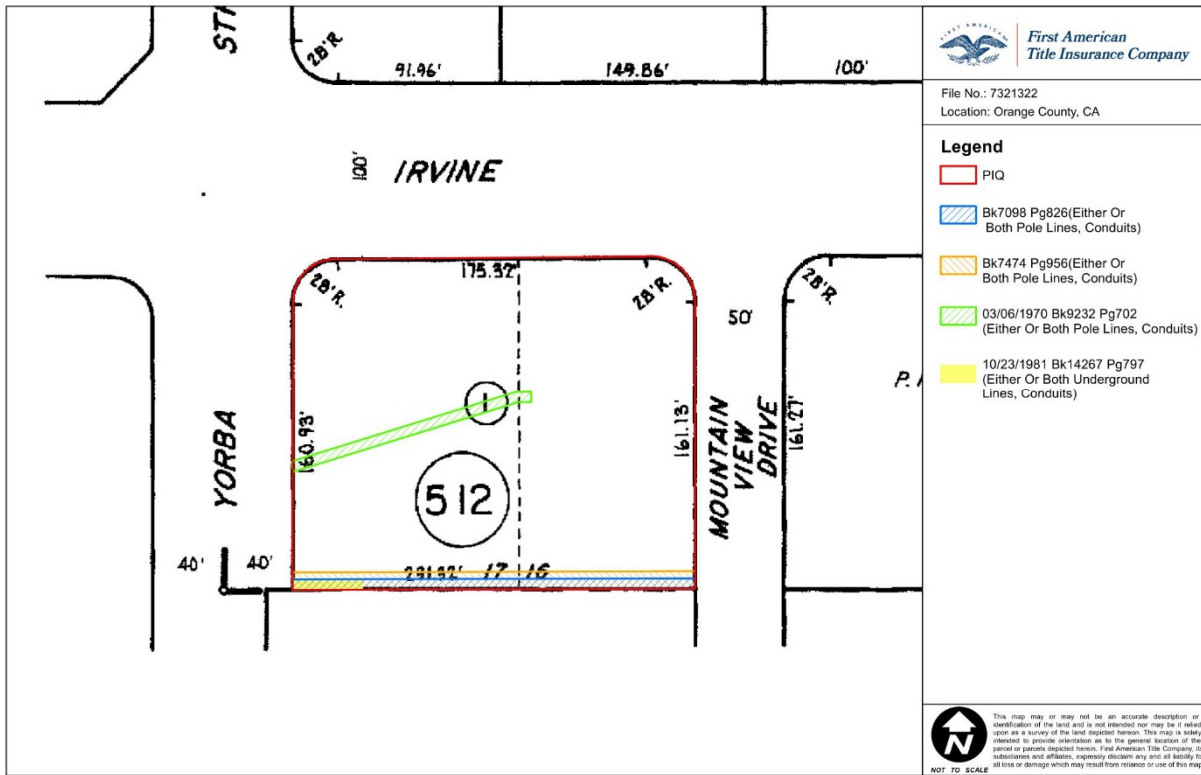


Figure 2: Plotted Easements

Source: First American Title Insurance Company



3. Drainage

3.1 Existing Drainage and Drainage Infrastructure

The Property currently drains via surface flow to the east and eventually to the northeast. Concrete valley gutters collect the majority of the runoff and drain above ground to Mountain View Drive, over the sidewalk and into the curb and gutter.

The County and City storm drain maps show that the closest public drainage facility are catch basin located on the south and north sides of Irvine Boulevard about 1,000 feet east of the Property. Additionally, there appears to be public storm drain about 700 feet to the south in W First Street. Below is the County map showing the nearest public storm drain.

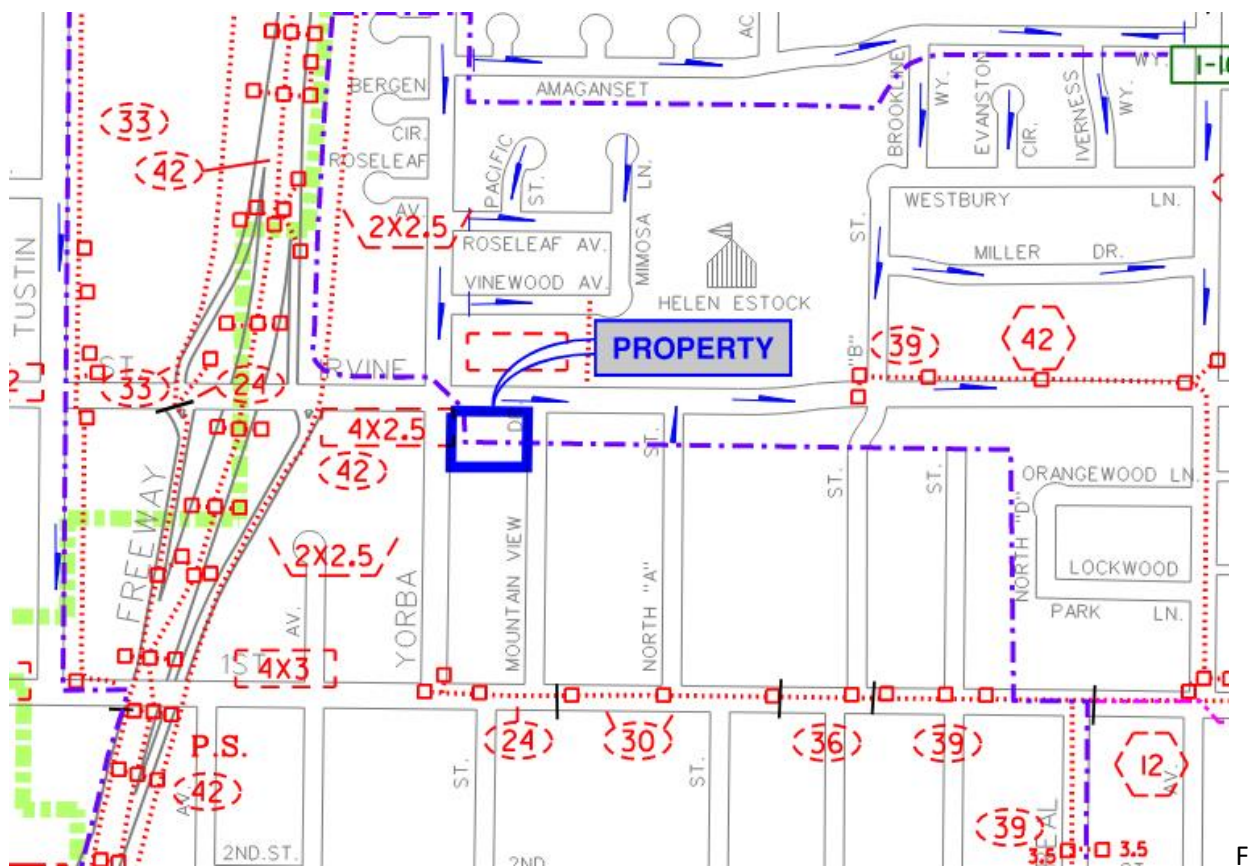


Figure 3: Existing Storm Drain Pipes

Source: Orange County Public Works



3.2 Proposed Drainage Concept

The Project is expected to keep a similar drainage pattern, so the best drainage design would likely be to keep runoff above ground as much as possible by utilizing the interior drive to convey runoff towards the east portion of the Property. This will reduce the need for a large amount of onsite storm drain.

A structural Best Management Practice (“BMP”) will likely be needed to capture and treat the runoff before discharging offsite as required by the County’s Water Quality Management Plan (“WQMP”) regulations. After being treated by a BMP, the runoff will likely need to drain into Mountain View Drive.

3.3 Water Quality Management

The Project will trigger the need for WQMP BMP mitigation. Based on the Geotechnical Due-Diligence Investigation prepared by Albus Associates dated November 20, 2025 (“Geo Report”), infiltration is likely a viable solution. The Geo Report found that ground water is likely deeper than 50 feet and that the infiltration rates are high, so shallow or deep infiltration appears feasible. It is likely that the City will require some storm water detention as part of the new drainage system, so we expect that a combination detention and infiltration system like StormTech to likely be the best drainage and WQMP solution. With this system and the high infiltration a pump system will likely not be needed.

We recommend these improvements and the WQMP BMP improvements be considered early in the site development stage of the Project to ensure adequate space is available for the improvements. The system will likely need to be placed under the Project drive.

3.4 FEMA Flood Insurance Rate Map Information

The current FEMA Flood Insurance Rate Map (“FIRM”) shows that the Property and surrounding properties are within Flood Hazard Zone X which is 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (see attached FIRM).



4. Sanitary Sewer

4.1 Existing Sewer Infrastructure

The Property is located within the EOCWD sanitary sewer service area. There are existing 8-inch sanitary sewer lines located on the west in Yorba Street, on the east in Mountain View Drive and on the north in Irvine Boulevard. All three of these sewer lines are terminus points at the most upstream end of each of the three lines. EOCWD is still in the process of providing as-builts but indicated in phone calls that there are no known capacity issues with these three sewer lines. Below is a EOCWD sewer system map.

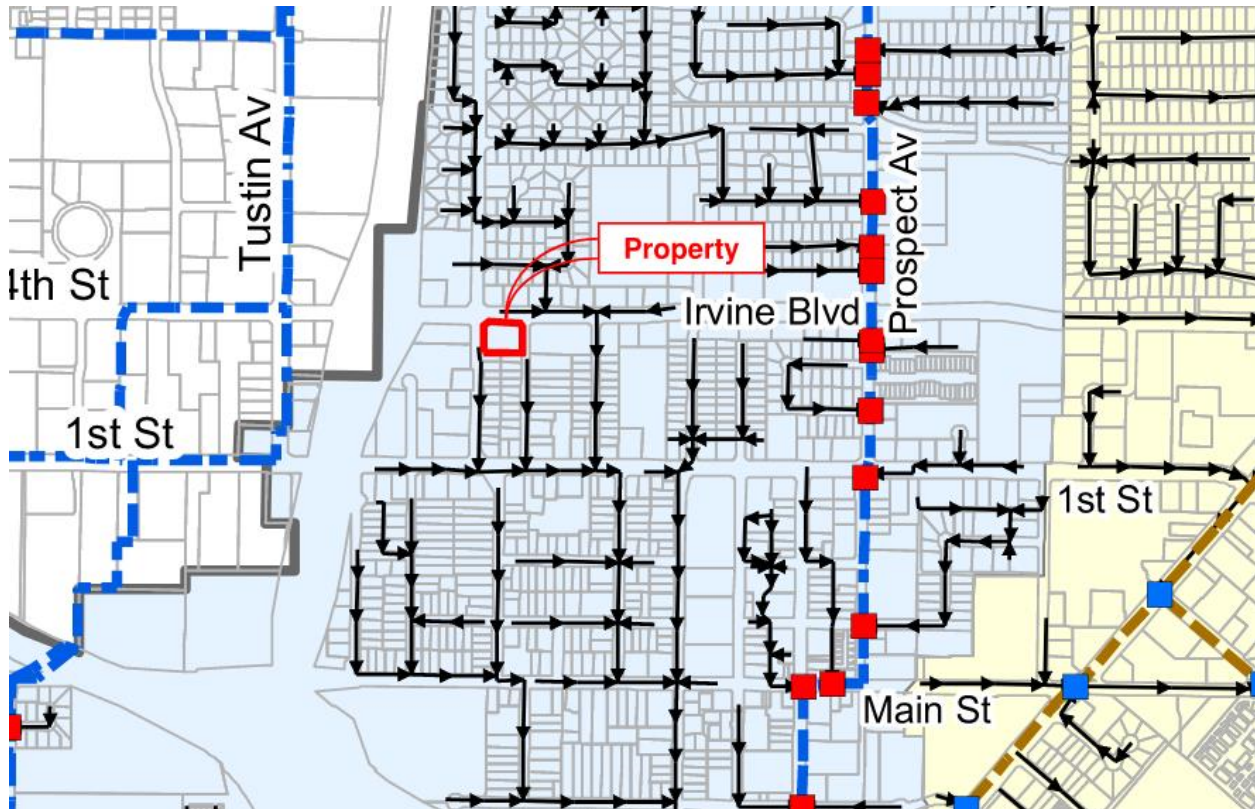


Figure 4: Existing Sewer System

Source: East Orange County Water District

4.2 Proposed Sanitary Sewer Concept

A Sewer Will Serve Letter has been requested from EOCWD. As noted above, there are no known capacity issues in the area and the project will likely not be required to do any sewer flow monitoring.

The best sewer connection point for the Project will likely be in Mountain View Drive because of the light traffic within the local street and the location of the sewer. Sewer is about 7.5 feet deep in this location and would likely allow the Project to gravity drain without issue. If this location is not feasible for some reason, the next best connection point will be in Yorba Street. Sewer in Yorba Street is about 10 feet deep and would likely allow the Project to gravity drain without issue. Connecting to the sewer in Irvine Boulevard is not anticipated.



5. Water (Domestic and Fire)

5.1 Existing Water Infrastructure

The Property is located within the City Water Department service area. There is an existing 8-inch AC water main line located in Irvine Boulevard on the north half of the street. There is an existing 8-inch AC water main located in Yorba Street on the east half of the street. There is an existing 6-inch AC water main located in Mountain View Drive on the east half of the street. Water is currently provided to the Property via a lateral and meter located in the Yorba Street sidewalk.

A fire hydrant flow test was requested for the nearest fire hydrant to the Property. The results have not been received as of the date of this report. There are multiple fire hydrants adjacent to the Property, but at least one new fire hydrant may be needed to meet fire hydrant spacing requirements.

Figure 5 below from the City Water Department shows the water system near the Property.

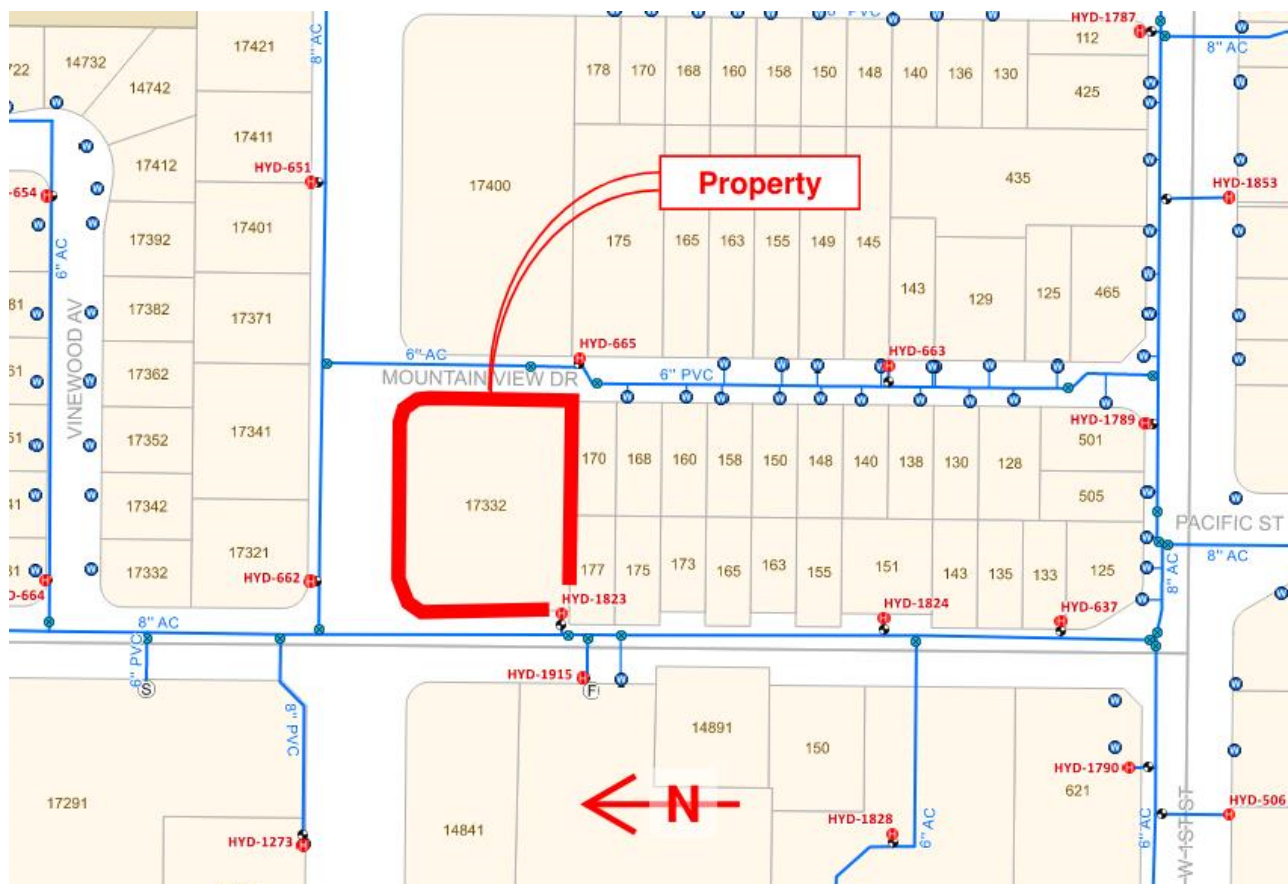


Figure 5: Water System Map

Source: City of Tustin Water Department



5.2 Proposed Water Concept

Domestic - The best connection point for the future water system associated with the Project would likely be in Mountain View Drive because of the minimal traffic in the local street. The water demand for the project is not expected to be significant because of the duplex and single-family products and the 13D sprinkler system required. The existing 6-inch line in Mountain View Drive will likely meet the Project demands. However, if the 6-inch line does not provide enough flow, the Project could alternatively connect to the existing 8-inch main in Yorba Street. Other recent developments like the Project were able to use onsite public water lines and individual meters to each unit. It is expected that the Project will have a similar system.

Fire – The proposed Project building type is expected to require an NFPA 13D sprinkler system. This type of system allows for individual sprinkler systems to be connected to the potable water supply, so a separate water supply line is not expected.

A Water Will Serve Letter has been requested from the City Water Department, but the letter has not been received as of the date of this report. The Project may require a hydraulic study and demand calculation of the existing water system to ensure it has adequate capacity and pressure for the Project, but the existing water system is expected to have adequate supply and pressure for the Project.



6. Grading, Earthwork and Development Considerations

6.1 Grading and Earthwork

It is expected that the proposed Project grades will be very close to the existing Property grades. No significant grading or earthwork challenges are expected. Typical over excavation of between 3 and 4 feet are noted in the Geo Report and should be factored into the earthwork operation.

6.2 Geotechnical Items to Consider

No significant geotechnical issues were identified in the Geo Report.

6.3 Access Items to Consider

The proposed site design will include two at grade driveways to access the main drive isle from Yorba Street and Mountain View Drive. The existing driveways will be removed and the new driveways constructed. Some new curb, gutter and sidewalk within Yorba Street and Mountain View will be needed, but offsite street improvements should be minimal.

6.4 Retaining Walls

A retaining wall is located on the south side of the Property and retains about one to two feet of soil on the Property above the neighbors to the south. The wall appears to be completely on the Property. This wall appears to be in good shape and may be able to remain in place, but for purposes of this report we recommend that a new wall be considered for feasibility. The retained height will remain as is.



7. Entitlement

7.1 Mapping

The Project will need to go through a tentative tract map for condominiums entitlement process and final tract map recordation process along with condominium plan preparation to subdivide the Property. No significant mapping issues are anticipated.

8. Conclusion and Recommendations

Development of the Property as proposed appears to be feasible from a civil engineering perspective. Unique items to consider when reviewing site design, estimated costs and Property underwriting are listed below.

- The existing power poles and easements within the south 10 foot strip of the Property should be taken into consideration during site planning.
- Item 6 appears to be a Southern California Edison easement that serves the existing building on the Property and should be able to be quit claimed and/or mapped over and should not impact the Project design.
- The sewer system appears to have capacity and EOCWD staff has indicated verbally that this is the case, but EOCWD may require a sewer capacity study to confirm the sewer system has adequate capacity.
- City Water Department may require a water hydraulic study and demand calculation of the existing water system to confirm the system has adequate capacity and pressure, but it appears that the existing water system has capacity for the Project.
- The Project will likely be required to install at least one new fire hydrant to meet fire hydrant spacing requirements.
- The Project will likely require stormwater detention and infiltration. An underground storage and infiltration system like a StormTech system should be considered within the main drive. Adequate spacing for this system along with sewer, water and dry utilities in the main drive should be taken into account during site planning. A stormwater pump system is not expected for the Project.
- The overhead utility lines along the south of the Project may need to be undergrounded.



Attachments





Service Provider Acknowledgement Letter

Issued: 05/07/2025
185 N. McPherson Rd. Orange, CA 92869
Phone: (714) 538-5815

Project Information

Description:	30 Townhomes	Zoning:	TBD
Project Proponent:	City Ventures	No. of Lots:	TBD
Address:	17332 Irvine Blvd.	Acreage:	TBD
City/State/Zip:	Tustin, CA 92780	Tract Map:	TBD
APN:	401-512-01	Zone(s) Affected:	WZ, SWR
Phone:	(949) 230-0309		
Email:	grace@kestechtechnologies.com		

KES Technologies
1 Venture Suite No. 130
Irvine, California, CA 92618

EOCWD Wholesale Water (WZ) Service Requirements

Project is in the EOCWD Wholesale Zone and may be eligible for service.

Any required annexations and/or rezoning shall occur before water service is available to the project. Applicable fees and charges will be quoted after the Plan Check process and required studies are completed. The project may be subject to capacity infrastructure (installation, upgrade, modification, relocation or abandonment) costs in excess of connection fees, as determined by the local water agency.

EOCWD Sewer (SWR) Service Requirements

Project is in the EOCWD Sewer Area and may be eligible for service.

Any required annexations and/or rezoning shall occur before sewer service is available to the project. The owner shall be responsible for all easements/land required to provide service to the project. A sewer capacity study of the District's portion of the system may be required. A connection to the District's local sewer system has not yet been determined but will be part of the plan check process. The local sewer connects to OCSAN's regional sewer system and available capacity, if any, in OCSAN's system has not yet been determined; applicable fees and charges will be quoted after the Plan Check process and required studies are completed. The project may be subject to capacity infrastructure (installation, upgrade, modification, relocation, and/or abandonment) costs in excess of connection fees. All sewer facilities shall be submitted with engineered drawings signed and sealed by a Professional Engineer licensed in the State of California; sewer facilities shall be designed in accordance with District Standard Plans and Specifications and constructed per District approved plans.

EOCWD Service Provider Acknowledgement Letter

Additional Connection Fee Information

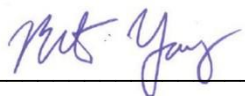
In order to obtain any further information with regards to the availability of water and sewer service to this project, a water and/or sewer service application shall be accompanied by the payment of plan check and capacity/fireflow study fees per the authority having jurisdiction's requirements. Payment shall be in the form of a check or cashier's check.

Retail water meters shall be installed pursuant to retail water provider's requirements. Connection to water and sewer facilities shall occur within an appropriate amount of time from permit issuance date. If water or sewer is not connected within six months of permit issuance date, any increase in permit fees approved by the Board of Directors can be applied.

This letter does not contain an estimate for any engineering deposits or fees related to plan checking or inspection related deposits, or any other costs or fees – these will be quoted following the application or upon completion of the permitting process, as applies, and are subject to the results of the engineering analysis.

Current water and/or sewer connection fees are subject to change by the Board of Directors without notice and fees will be based on the current fee in effect at the time of fee payment. Please note that all applications shall include APN numbers and evidence of property ownership. If applicable, the developer will grant to the District all water rights including surface and ground water rights over, upon and under all lands within the project.

The District reserves the right at any time to re-evaluate, revise and update the Service Provider Acknowledgement Letter. The District considers the Letter to have expired automatically one year from the issuance date of the Letter.

Signed  Date: 05/07/25
Title: Engineering Manager



OCFA WATER AVAILABILITY FORM

SECTION A: To be completed by customer

Project Name: _____	OCFA SR #: _____ ASSIGNED UPON PLAN SUBMITTAL
Project Address: <u>17332 Irvine</u>	City: <u>Tustin</u>
Applicant Phone #: (____) _____	Fax #: (____) _____
Area of largest building _____ ft ² ;	Construction type? (check one): ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB
Is this building sprinklered throughout? (check one) ☐ N ☐ Y	

SECTION B: To be completed by local water department/district Customer to provide results to OCFA

Water Department/District: <u>Tustin Water</u>	
Test location (indicate address or cross-streets & provide reference map): <u>Irvine Blvd / Yorba St.</u>	
Hydrant number(s) (if applicable): <u>N/A</u>	
Elevation of test hydrant: <u>N/A</u> feet above sea level	
Date of Test ¹ : <u>1/28/2026</u>	Time of test ¹ : <u>10:45</u> ☒ am ☐ pm

¹ Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 6:00 – 9:00 am and 5:00 – 9:00 pm)

FLOW TEST RESULTS			
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED			
Static pressure:	<u>70</u> psi	Residual pressure:	<u>60</u> psi
Observed flow:	<u>1060</u> gpm	Flow calc'd at 20 psi:	<u>2528</u> gpm

☐ Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:			
Maximum static pressure	psi	Minimum static pressure	psi
Minimum residual pressure	psi	Minimum residual flow	gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: <u>Randy Medina</u>	Company/Agency: <u>City of Tustin</u>
Signature: <u>[Signature]</u>	Title: <u>Water Const. + Maint. Supervisor</u>
Date: <u>1/28/2026</u>	